

*Deer Run Community
Development District*

Agenda

June 7, 2023

AGENDA

Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.DeerRunCDD.com

May 31, 2023

Board of Supervisors
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Audit Committee Meeting is scheduled for **Wednesday, June 7, 2023 at 6:00 p.m.** at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110. Immediately following will be the regular meeting. Following is the advance agenda for the meeting:

Audit Committee Meeting

- I. Roll Call
- II. Review and Ranking of Audit Proposals
- III. Other Business
- IV. Adjournment

Regular Business Meeting

- I. Roll Call
- II. Public Comments (*regarding agenda items below*)
- III. Discussion of Amenity Suspension Privileges
- IV. Consideration of Audit Committee Ranking of Proposals for Fiscal Year 2023 Audit
- V. Consideration of Aquatics Management Proposals
- VI. Consideration of Agreement with Applied Aquatics for Fiscal Year 2024
- VII. Consideration of Proposals for Internet and Phone Services (will be sent under separate cover)

- VIII. Consideration of Yellowstone Proposals
 - A. Phase 4 Addendum
 - B. Amenity Center Mulch
- IX. Discussion of Operations & Maintenance Assessment Allocation by Unit Type
- X. Consideration of Resolution 2023-06, Approving the Proposed Budget and Setting a Public Hearing Date to Adopt
- XI. Consideration of Resolution 2023-07, Setting a Public Hearing Date to Adopt Revised Rules of Procedure
- XII. Discussion of Amenity Center Room Rentals
- XIII. District Management Letter to SJRWMD – Phase 5 Future Ownership & Maintenance
- XIV. Consideration of LED Lighting Agreement with FPL
- XV. Discussion of Pickleball Play on Community Calendar
- XVI. Staff Reports
 - A. Attorney
 - B. Engineer – Annual Engineer’s Report
 - C. District Manager
 - D. Operations Manager - Report
 - E. Amenity Manager - Report
- XVII. Supervisor’s Request
- XVIII. Public Comments
- XIX. Approval of Consent Agenda
 - A. Approval of the Minutes of the March 22, 2023 Meeting and April 27, 2023 Workshop
 - B. Acceptance of the Minutes of the March 22, 2023 Audit Committee Meeting

- C. Balance Sheet as of April 30, 2023 and Statement of Revenues and Expenses for the Period Ending April 30, 2023
- D. Assessment Receipt Schedule
- E. Approval of Check Register
- XX. Next Scheduled Meeting: 07/26/23 @ 6:00 p.m.@ Island Club
- XXI. Adjournment

SECOND ORDER OF BUSINESS

**DEER RUN
COMMUNITY DEVELOPMENT DISTRICT
PROPOSAL FOR AUDIT SERVICES**

PROPOSED BY:

Berger, Toombs, Elam, Gaines & Frank
CERTIFIED PUBLIC ACCOUNTANTS, PL

600 Citrus Avenue, Suite 200
Fort Pierce, Florida 34950

(772) 461-6120

CONTACT PERSON:

J. W. Gaines, CPA, Director

DATE OF PROPOSAL:

May 15, 2023

TABLE OF CONTENTS

| <u>DESCRIPTION OF SECTION</u> | <u>PAGE</u> |
|--|--------------------|
| A. Letter of Transmittal | 1-2 |
| B. Profile of the Proposer | |
| Description and History of Audit Firm | 3 |
| Professional Staff Resources | 4-5 |
| Ability to Furnish the Required Services | 5 |
| Arbitrage Rebate Services | 6 |
| A. Governmental Auditing Experience | 7-16 |
| B. Fee Schedule | 17 |
| C. Scope of Work to be Performed | 17 |
| D. Resumes | 18-34 |
| E. Peer Review Letter | 35 |
| Instructions to Proposers | 36-37 |
| Auditor Selection Criteria | 38 |



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

May 15, 2023

Deer Run Community Development District
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Deer Run Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Deer Run Community Development District. We will provide you with top quality, responsive service.

Experience

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits. We will conduct the audit in accordance with auditing standards generally accepted in the United States of America; "Government Auditing Standards" issued by the Comptroller General of the United States; the provisions of the Single Audit Act, Subpart F of Title 2 US Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.



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

Deer Run Community Development District
May 15, 2023

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. J. W. Gaines is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Deer Run Community Development District.

Very truly yours,

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

PROFILE OF THE PROPOSER

Description and History of Audit Firm

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 69 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire 69 year history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and currently, we are the independent auditors for St. Lucie County since 2002, and for 34 of the 38 years that the county has been audited by CPA firms. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 75 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

Professional Staff Resources

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has a total of 27 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

| | <u>Total</u> |
|---|--------------|
| Partners/Directors (CPA's) | 5 |
| Principals (CPA) | 1 |
| Managers (CPA) | 1 |
| Senior/Supervisor Accountants (2 CPA's) | 3 |
| Staff Accountants (1 CPA) | 7 |
| Computer Specialist | 1 |
| Paraprofessional | 6 |
| Administrative | <u>4</u> |
| Total – all personnel | 28 |

Following is a brief description of each employee classification:

Staff Accountant – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

Senior Accountant – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

Managers – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

Principal – A principal is a partner/director in training. He has been a manager for several years and possesses the technical skills to act as the auditor-in-charge. A principal has no financial interest in the firm.

Partner/Director – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

Professional Staff Resources (Continued)

Independence – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Deer Run Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

AuSection 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

Ability to Furnish the Required Services

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 69 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

ADDITIONAL SERVICES PROVIDED

Arbitrage Rebate Services

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL also provides arbitrage rebate compliance and related services to governmental issuers. The Tax Reform Act of 1986 requires issuers of most tax-exempt obligations to pay (i.e., “rebate”) to the United States government any arbitrage profits. Arbitrage profits are earnings on the investment of bond proceeds and certain other monies in excess of what would have been earned had such monies been invested at a yield equal to the yield on the bonds.

Federal tax law requires that interim rebate calculations and payments are due at the end of every fifth bond year. Final payment is required upon redemption of the bonds. More frequent calculations may be deemed advisable by an issuer’s auditor, trustee or bond counsel or to assure that accurate and current records are available. These more frequent requirements are usually contained in the Arbitrage or Rebate Certificate with respect to the bonds.

Our firm performs a comprehensive rebate analysis and includes the following:

- Verifying that the issue is subject to rebate;
- Calculating the bond yield;
- Identifying, and separately accounting for, all “Gross Proceeds” (as that term is defined in the Code) of the bond issue, including those requiring analysis due to “transferred proceeds” and/or “commingled funds” circumstances;
- Determining what general and/or elective options are available to Gross proceeds of the issue;
- Calculating the issue’s excess investment earning (rebate liability), if any;
- Delivering appropriate documentation to support all calculations;
- Providing an executive summary identifying the methodology employed, major assumptions, conclusions, and any other recommendations for changes in recordkeeping and investment policies;
- Assisting as necessary in the event of an Internal Revenue Service inquiry; and,
- Consulting with issue staff, as necessary, regarding arbitrage related matters.

GOVERNMENTAL AUDITING EXPERIENCE

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has been practicing public accounting in Florida for 69 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 900 community development districts, and over 1,800 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

Continuing Professional Education

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

Quality Control Program

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 31 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

Certificate of Achievement for Excellence in Financial Reporting (CAFR)

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

References

Terracina Community Development
District
Jeff Walker, Special District Services
(561) 630-4922

Gateway Community Development
District
Stephen Bloom, Severn Trent Management
(954) 753-5841

The Reserve Community Development District

Darrin Mossing, Governmental Management
Services LLC
(407) 841-5524

Port of the Islands Community Development
District
Cal Teague, Premier District Management

(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

Community Development Districts

Aberdeen Community Development
District

Beacon Lakes Community
Development District

Alta Lakes Community Development
District

Beaumont Community Development
District

Amelia Concourse Community
Development District

Bella Collina Community Development
District

Amelia Walk Community
Development District

Bonnet Creek Community
Development District

Aqua One Community Development
District

Buckeye Park Community
Development District

Arborwood Community Development
District

Candler Hills East Community
Development District

Arlington Ridge Community
Development District

Cedar Hammock Community
Development District

Bartram Springs Community
Development District

Central Lake Community
Development District

Baytree Community Development
District

Channing Park Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

| | |
|---|--|
| Cheval West Community Development District | Evergreen Community Development District |
| Coconut Cay Community Development District | Forest Brooke Community Development District |
| Colonial Country Club Community Development District | Gateway Services Community Development District |
| Connerton West Community Development District | Gramercy Farms Community Development District |
| Copperstone Community Development District | Greenway Improvement District |
| Creekside @ Twin Creeks Community Development District | Greyhawk Landing Community Development District |
| Deer Run Community Development District | Griffin Lakes Community Development District |
| Dowden West Community Development District | Habitat Community Development District |
| DP1 Community Development District | Harbor Bay Community Development District |
| Eagle Point Community Development District | Harbourage at Braden River Community Development District |
| East Nassau Stewardship District | Harmony Community Development District |
| Eastlake Oaks Community Development District | Harmony West Community Development District |
| Easton Park Community Development District | Harrison Ranch Community Development District |
| Estancia @ Wiregrass Community Development District | Hawkstone Community Development District |

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

| | |
|---|---|
| Heritage Harbor Community Development District | Madeira Community Development District |
| Heritage Isles Community Development District | Marhsall Creek Community Development District |
| Heritage Lake Park Community Development District | Meadow Pointe IV Community Development District |
| Heritage Landing Community Development District | Meadow View at Twin Creek Community Development District |
| Heritage Palms Community Development District | Mediterra North Community Development District |
| Heron Isles Community Development District | Midtown Miami Community Development District |
| Heron Isles Community Development District | Mira Lago West Community Development District |
| Highland Meadows II Community Development District | Montecito Community Development District |
| Julington Creek Community Development District | Narcoossee Community Development District |
| Laguna Lakes Community Development District | Naturewalk Community Development District |
| Lake Bernadette Community Development District | New Port Tampa Bay Community Development District |
| Lakeside Plantation Community Development District | Overoaks Community Development District |
| Landings at Miami Community Development District | Panther Trace II Community Development District |
| Legends Bay Community Development District | Paseo Community Development District |
| Lexington Oaks Community Development District | Pine Ridge Plantation Community Development District |
| Live Oak No. 2 Community Development District | Piney Z Community Development District |

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

| | |
|--|--|
| Poinciana Community Development District | Sampson Creek Community Development District |
| Poinciana West Community Development District | San Simeon Community Development District |
| Port of the Islands Community Development District | Six Mile Creek Community Development District |
| Portofino Isles Community Development District | South Village Community Development District |
| Quarry Community Development District | Southern Hills Plantation I Community Development District |
| Renaissance Commons Community Development District | Southern Hills Plantation III Community Development District |
| Reserve Community Development District | South Fork Community Development District |
| Reserve #2 Community Development District | St. John's Forest Community Development District |
| River Glen Community Development District | Stoneybrook South Community Development District |
| River Hall Community Development District | Stoneybrook South at ChampionsGate Community Development District |
| River Place on the St. Lucie Community Development District | Stoneybrook West Community Development District |
| Rivers Edge Community Development District | Tern Bay Community Development District |
| Riverwood Community Development District | Terracina Community Development District |
| Riverwood Estates Community Development District | Tison's Landing Community Development District |
| Rolling Hills Community Development District | TPOST Community Development District |
| Rolling Oaks Community Development District | |

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

| | |
|---|--|
| Triple Creek Community Development District | Vizcaya in Kendall Development District |
| TSR Community Development District | Waterset North Community Development District |
| Turnbull Creek Community Development District | Westside Community Development District |
| Twin Creeks North Community Development District | WildBlue Community Development District |
| Urban Orlando Community Development District | Willow Creek Community Development District |
| Verano #2 Community Development District | Willow Hammock Community Development District |
| Viera East Community Development District | Winston Trails Community Development District |
| VillaMar Community Development District | Zephyr Ridge Community Development District |

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Other Governmental Organizations

| | |
|---|--|
| City of Westlake | Office of the Medical Examiner, District 19 |
| Florida Inland Navigation District | Rupert J. Smith Law Library of St. Lucie County |
| Fort Pierce Farms Water Control District | St. Lucie Education Foundation |
| Indian River Regional Crime Laboratory, District 19, Florida | Seminole Improvement District |
| Viera Stewardship District | Troup Indiantown Water Control District |

Current or Recent Single Audits.

St. Lucie County, Florida
Early Learning Coalition, Inc.
Treasure Coast Food Bank, Inc.

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River
Martin
Okeechobee
Palm Beach

Municipalities

City of Port St. Lucie
City of Vero Beach
Town of Orchid

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Special Districts

Bannon Lakes Community Development District
Boggy Creek Community Development District
Capron Trail Community Development District
Celebration Pointe Community Development District
Coquina Water Control District
Diamond Hill Community Development District
Dovera Community Development District
Durbin Crossing Community Development District
Golden Lakes Community Development District
Lakewood Ranch Community Development District
Martin Soil and Water Conservation District
Meadow Pointe III Community Development District
Myrtle Creek Community Development District
St. Lucie County – Fort Pierce Fire District
The Crossings at Fleming Island
St. Lucie West Services District
Indian River County Mosquito Control District
St. John's Water Control District
Westchase and Westchase East Community Development Districts
Pier Park Community Development District
Verandahs Community Development District
Magnolia Park Community Development District

Schools and Colleges

Federal Student Aid Programs – Indian River Community College
Indian River Community College
Okeechobee County District School Board
St. Lucie County District School Board

State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)
Florida School for Boys at Okeechobee
Indian River Community College Crime Laboratory
Indian River Correctional Institution

FEE SCHEDULE

We propose the fee for our audit services described below to be \$3,375 for the years ended September 30, 2023 and 2024, and \$3,645 for the years ended September 30, 2025, 2026, and 2027. The fee is contingent upon the financial records and accounting systems of Deer Run Community Development District being “audit ready” and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

SCOPE OF WORK TO BE PERFORMED

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Deer Run Community Development District as of September 30, 2023, 2024, 2025, 2026, and 2027. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

Commitment to Quality Service

Personnel Qualifications and Experience

J. W. Gaines, CPA, CITP

Director – 41 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Affiliate member Government Finance Officers Association
- ◆ Past President, Vice President-Campaign Chairman, Vice President and Board Member of United Way of St. Lucie County, 1989 - 1994
- ◆ Past President, President Elect, Secretary and Treasurer of the Treasure Coast Chapter of the Florida Institute of Certified Public Accountants, 1988 - 1991
- ◆ Past President of Ft. Pierce Kiwanis Club, 1994 - 95, Member/Board Member since 1982
- ◆ Past President, Vice President and Treasurer of St. Lucie County Chapter of the American Cancer Society, 1980 -1986
- ◆ Member of the St. Lucie County Chamber of Commerce, Member Board of Directors, Treasurer, September 2002 - 2006, Chairman Elect 2007, Chairman 2008, Past Chairman 2009
- ◆ Member Lawnwood Regional Medical Center Board of Trustees, 2000 – Present, Chairman 2013 - Present
- ◆ Member of St. Lucie County Citizens Budget Committee, 2001 – 2002
- ◆ Member of Ft. Pierce Citizens Budget Advisory Committee, 2010 – 2011
- ◆ Member of Ft. Pierce Civil Service Appeals Board, 2013 - Present

Professional Experience

- ◆ Miles Grant Development/Country Club – Stuart, Florida, July 1975 – October 1976
- ◆ State Auditor General's Office – Public Accounts Auditor – November 1976 through September 1979
- ◆ Director - Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for numerous government and nonprofit audits.
- ◆ Over 40 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Gaines has been involved in all phases of the audits listed on the preceding pages.

Commitment to Quality Service

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| Personnel Qualifications and Experience |
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J. W. Gaines, CPA, CITP (Continued)

Director

Continuing Professional Education

- ♦ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors over the last two years to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP

Accounting and Audit Principal – 18 years

Accounting and Audit Manager – 4 years

Staff Accountant – 11 years

Education

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)
- ◆ Board Member – Phrozen Pharos (2019-2021)

Professional Experience

- ◆ Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
 - St. Lucie County, Florida
 - 19th Circuit Office of Medical Examiner
 - Troup Indiantown Water Control District
 - Exchange Club Center for the Prevention of Child Abuse, Inc.
 - Healthy Kids of St. Lucie County
 - Mustard Seed Ministries of Ft. Pierce, Inc.
 - Reaching Our Community Kids, Inc.
 - Reaching Our Community Kids - South
 - St. Lucie County Education Foundation, Inc.
 - Treasure Coast Food Bank, Inc.
 - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

Commitment to Quality Service

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| Personnel Qualifications and Experience |
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David S. McGuire, CPA, CITP (Continued)

Accounting and Audit Principal

Continuing Professional Education

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

- Not-for-Profit Auditing Financial Results and Compliance Requirements

- Update: Government Accounting Reporting and Auditing

- Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA

Accounting and Audit Manager – 30 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ◆ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ◆ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

Professional Experience

- ◆ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ◆ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ◆ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

Counties:

St. Lucie County

Municipalities:

City of Fort Pierce

City of Stuart

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA (Continued)

Accounting and Audit Manager

Professional Experience (Continued)

Special Districts:

Bluewaters Community Development District
Country Club of Mount Dora Community Development District
Fiddler's Creek Community Development District #1 and #2
Indigo Community Development District
North Springs Improvement District
Renaissance Commons Community Development District
St. Lucie West Services District
Stoneybrook Community Development District
Summerville Community Development District
Terracina Community Development District
Thousand Oaks Community Development District
Tree Island Estates Community Development District
Valencia Acres Community Development District

Non-Profits:

The Dunbar Center, Inc.
Hibiscus Children's Foundation, Inc.
Hope Rural School, Inc.
Maritime and Yachting Museum of Florida, Inc.
Tykes and Teens, Inc.
United Way of Martin County, Inc.
Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

Continuing Professional Education

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

Commitment to Quality Service

Personnel Qualifications and Experience

Matthew Gonano, CPA

Senior Staff Accountant – 10 years

Education

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

Professional Affiliations/Community Service

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

Commitment to Quality Service

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| Personnel Qualifications and Experience |
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Paul Daly

Staff Accountant – 9 years

Education

- ♦ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

Commitment to Quality Service

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| Personnel Qualifications and Experience |
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Melissa Marlin, CPA

Senior Staff Accountant – 9 years

Education

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ◆ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

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| Personnel Qualifications and Experience |
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Bryan Snyder

Staff Accountant – 8 years

Education

- ◆ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ◆ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ◆ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

Continuing Professional Education

- ◆ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ◆ Mr. Snyder is currently studying to pass the CPA exam.

Commitment to Quality Service

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| Personnel Qualifications and Experience |
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Maritza Stonebraker, CPA

Senior Accountant – 7 years

Education

- ♦ Indian River State College, B.S. – Accounting

Professional Experience

- ♦ Staff Accountant beginning her professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.

Continuing Professional Education

- ♦ Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

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| Personnel Qualifications and Experience |
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Jonathan Herman, CPA

Senior Staff Accountant – 9 years

Education

- ◆ University of Central Florida, B.S. – Accounting
- ◆ Florida Atlantic University, MACC

Professional Experience

- ◆ Accounting graduate with nine years experience with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Herman participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

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| Personnel Qualifications and Experience |
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Sean Stanton, CPA

Staff Accountant – 5 years

Education

- ◆ University of South Florida, B.S. – Accounting
- ◆ Florida Atlantic University, M.B.A. – Accounting

Professional Experience

- ◆ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank auditing governmental and non-profit entities.

Continuing Professional Education

- ◆ Mr. Stanton participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

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| Personnel Qualifications and Experience |
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Tifanee Terrell

Staff Accountant – 2 years

Education

- ◆ Florida Atlantic University, M.A.C.C. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Terrell is currently studying to pass the CPA exam.

Commitment to Quality Service

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| Personnel Qualifications and Experience |
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Dylan Dixon

Staff Accountant – 1 year

Education

- ◆ Indian River State College, A.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Dixon is currently pursuing a bachelor's degree in Accounting.
- ◆ Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mr. Dixon is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

Commitment to Quality Service

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| Personnel Qualifications and Experience |
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Brennen Moore

Staff Accountant

Education

- ◆ Indian River State College, A.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Moore is currently enrolled at Indian River State College and will complete his bachelor's degree in spring of 2023.
- ◆ Mr. Moore participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mr. Moore is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

Commitment to Quality Service

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| Personnel Qualifications and Experience |
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Jordan Wood
Staff Accountant

Education

- ◆ Indian River State College, A.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Wood is currently enrolled at Indian River State College to complete her bachelor's degree.
- ◆ Ms. Wood participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Wood is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

Bodine Perry

Bodine Perry

(BERGER_REPORT22)



**DEER RUN COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

Annual Audit Services for Fiscal Year 2023
Flagler County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. An electronic copy of the proposal must be received no later than Monday, May 15, 2023, 5:00 p.m. at the e-mail address of the District Recording Secretary Sarah Sweeting, ssweeting@gmsnf.com.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit an electronic copy of the Proposal Documents, and other requested attachments at the time and e-mail address indicated herein, which shall include the subject line, "Auditing Services - Deer Run Community Development District".

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the e-mail address where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**DEER RUN CDD
AUDITOR SELECTION
EVALUATION CRITERIA**

1. Ability of Personnel. (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of respondent, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. (E.g., the existence of any natural disaster plan for business operations)

5. Price. (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

FIFTH ORDER OF BUSINESS

Lake Maintenance Quotes

*The following quotes are all based on the following services provided:

Water Management Program will Include:

Submersed Vegetation Control
Emerald Vegetation Control
Floating Vegetation Control
Filamentous Algae Control
Shoreline Grass & Brush Control
Trash and Debris removal

J & J Aquatics- \$ 2,038.93 a Month- \$24,467.16 a Yr.-Current Ponds/DR Horton add

*Additional visits are free of charge if deemed needed
*20 scheduled visits per year
*1 Mosquito Application per month to pond located behind Amenity Center
*Black or blue lake colorant if wanted
*2 Full-line Water Quality Test (Pond of clients choice)
*Field Activity report provided each visit

Charles Aquatics INC.-(\$2,100.00 a Month-\$25,200 a Yr).- Current ponds- (\$3315.00 a Month w/ DR Horton add-\$39,780)

*Grass carp stocking (added Fee)
*Field activity report provided each visit
*12 scheduled visits per year

Future Horizon's INC.-(\$2,011.00 a month-\$24,140.00-Current Ponds)

* Field activity report provided each visit
*12 scheduled visits per year
* Will not bid on DR Horton added ponds until final construction surface acreage is complete.



PO Box 3417
Lake City, FL 32056
jandjaquaticsllc.com
"THE TWO JOEYS"
Joey Tice-Owner/Operations 386-697-1710
Joey Louks-Owner/Sales 386-466-8558

5/18/2023

Rich Grey
Deer Run CDD
500 Grand Reserve Drive
Bunnell, Florida 32110
904-217-3052
rgray@rmsnf.com

From: Joey Louks

J & J Aquatics Specialist, LLC is a Pond, Lake and Land Management company based out of Lake City, Florida. We provide services in North/Central Florida and South Georgia. **J & J Aquatics Specialist, LLC** is licensed in both Florida and Georgia for Aquatics and Pesticides. We are approved vendors with the top chemical companies in the South. **J & J Aquatics Specialist, LLC** is insured for **One Million Dollars** and can provide a coverage of benefits letter upon request. **What else could your pond management need when you have TWO Joeys!**

One of our Joey's surveyed the pond(s) at **Deer Run CDD** on **5/16/23**, and these were the findings. There is a total of **30 Pond(s) and 1 Canal System** which equals approximately **30.47 Acres**. **(Per map that was provided for the Blue highlighted ponds) and canal.**

Our pond management contract includes the following maintenance.

- Weed and algae control in the water and around the Shoreline of the Pond.
- Trash and debris removal on each visit.
- Monitoring storm drain grates and keeping them clear of trash & debris.
- Blue or Black Lake Colorant
- Upon your request, we can make suggestions for fishery improvements, sediment dredge solutions, and aeration needs.
- 2 Full-Line Water Quality Test per year (Pond of Clients Choice)
- 1 Mosquito Application per month on the pond behind the Club House (Office)

Our service schedule will be **20 scheduled visits per year** (1 each in November, December, January, and February and 2 each of the remaining months). Additional visits are free of charge if deemed needed. A field activity report will be provided to let you know what was accomplished each visit.

Our goal for the pond(s) at **Deer Run CDD** is to improve the overall appearance and quality of your pond system. The investment of your pond management services will be **12** monthly installments of \$ **2,038.93** which equals out to \$ **24,467.16** yearly.

Upon approval of proposal, a formal contract will follow for signature.

Initial: _____



Aquatic Management Agreement

This **Agreement** dated May 23, **2023**, is made between **Charles Aquatics, Inc.**, a Florida Corporation, and

Name Deer Run CDD c/o Rich Gray, Riverside Management Services

Property Address Grand Reserve Dr Bunnell, FL

Billing Address 9655 Florida Mining Blvd, Building 300 Suite 305

Phone 904-759-8890 Cell _____ E-Mail rgray@rmsnf.com

Hereinafter called "**CLIENT**".

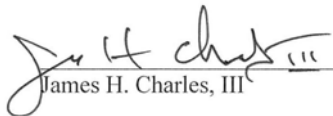
1) **Charles Aquatics, Inc.**, agrees to provide monthly visual inspections of the waterway(s) and application of herbicides or algaecides, as needed, in accordance with the terms and conditions of this **Agreement** and within all applicable governmental regulations for a period of twelve (12) months from the date of the execution of this **Agreement** at the following location(s): Twenty-seven (27) ponds located in Flagler County, FL.

2) **CLIENT** agrees to pay **Charles Aquatics, Inc.**, the following sum(s) for the listed aquatic management services:

| | |
|--|----------------------------|
| a) Monthly Aquatic Management Services | \$ <u>3,315.00</u> |
| b) Comprehensive Service Reports following each treatment | \$ <u>Included</u> |
| c) Pollution Liability Insurance | \$ <u>Included</u> |
| d) Grass Carp stocking (Upon Approval) | \$ <u>8.00/fish</u> |
| e) Permitting for Grass Carp | \$ <u>Included</u> |
| f) Fabrication and Installation of Aluminum Fish Barriers | \$ <u>55/sq. ft</u> |

3) **The terms and conditions in this entire Agreement (to include pages 2 and 3) form an integral part of this Agreement and the CLIENT hereby acknowledges that he has read, is familiar with, has checked and initialed all boxes listing DISCLOSURE conditions (a) through (i) on page 2, and will comply with the contents thereof.**

Charles Aquatics, Inc.


James H. Charles, III

Client

Sign _____

Print _____

Date _____

- 4) Payment - This contract has a Net 30 payment requirements. Payments made after 30 days from the date of the invoice will be assessed interest charges in the amount of 1.5% for each month payment is late.
- 5) The offer contained herein is withdrawn and this **Agreement** shall have no further force and effect unless executed and returned by the **CLIENT** to **Charles Aquatics, Inc.** within 30 days of the issuance.

Terms and Conditions

- 1) **Control Methods** - Aquatic Management services will be provided by procedures consistent with environmentally safe water management practices using one or more of the following established methods and techniques where applicable and as indicated on page one (1) of this agreement for the control of non-native, invasive aquatic weeds:
- a) **Chemical Control** - Chemical control consists of periodic applications of aquatic herbicides and algaecides to control non-native aquatic weeds and filamentous or macrophytic algae. When necessary and prior to treatment with aquatic herbicides or algaecides, oxygen tests will be conducted to ensure oxygen levels are adequate for fish and other aquatic life survival. There is no additional charge for indicated routine oxygen testing. Planktonic algae, Spikerush and Cyanobacteria will be an additional fee to control.
 - b) **Biological Control** - Biological control consists of the stocking of weed eating fish, *primarily triploid grass carp*. **CLIENT** acknowledges that prior to fish stocking, governmental permits may be required, and that there may be further requirements for the installation of fish barriers. Fish barrier installation is a separate service from fish stocking.
 - c) **Mechanical Removal** - Mechanical removal consists of the physical removal of aquatic weeds from waterways. The disposal site of aquatic weeds will be determined by mutual agreement between **Charles Aquatics, Inc.** and the **CLIENT**. Mechanical removal of aquatic weeds may be performed at an additional cost to the **Client**. **This Service is not included in this agreement but available for an additional fee.**
 - d) **Trash Removal** - Trash removal consists of the physical removal of **minor** trash floating within and from the areas immediately surrounding the **Client's** waterway(s) and may be provided at no additional cost. Minor trash is defined as the amount of trash that can fit into a 5 gallon bucket. More trash than that will be an additional cost at \$75/manhour. Hypodermic needles, used diapers, used condoms or other biohazards will not be collected.
- 2) **Disclosure** - **CLIENT** agrees to disclose, by checking and initialing boxes adjacent to subparagraphs (a) through (i) below, the existence of any of the following which presently exist or will be expected to exist in the treated waterway(s) during the entire term of this **Agreement** and any extension(s) thereof.

| | YES | NO | INITIALS |
|---|-------|-------|----------|
| a) Water used for irrigating landscape around ponds is "effluent" or reclaimed water. | _____ | _____ | _____ |
| b) Water from the treated waterway(s) is used for irrigation. | _____ | _____ | _____ |
| c) Water from the treated waterway(s) is used for human or animal consumption. | _____ | _____ | _____ |
| d) Treated waterways are not used for swimming by humans or pets | _____ | _____ | _____ |
| e) Treated waterways have been mitigated (government required aquatic planting) or are scheduled to be mitigated. | _____ | _____ | _____ |
| f) Any special use of treated waterway which may conflict with treatments. | _____ | _____ | _____ |
| g) The presence of fish such as triploid grass carp, tilapia or koi in the treated waterway. | _____ | _____ | _____ |
| h) Restrictions on the use of any aquatic herbicides or algaecides in the waterways to be treated. | _____ | _____ | _____ |
| i) Existence of other aquatic management programs being conducted in the same waterway(s) which Charles Aquatics, Inc. is treating. | _____ | _____ | _____ |

- j) **CLIENT** agrees to provide **Charles Aquatics, Inc.** additional details on any conditions (s) checked "YES" in boxes adjacent subparagraphs (a) through (i) above on the spaces below:

- k) **CLIENT** agrees that its failure to disclose any conditions (s) listed in (a) through (i) above may compromise **Charles Aquatics'** capacity to adequately perform satisfactory aquatic management service and may necessitate renegotiation of the **Agreement**.
- l) Any failure of **CLIENT** to disclose conditions listed in (a) through (i) above on the date of the execution of this Agreement which may hinder or significantly change **Charles Aquatics'** ability to provide satisfactory aquatic management service does not relieve **CLIENT's** obligation to pay **Charles Aquatics, Inc.** for service provided under the terms and conditions of this **Agreement**.
- m) Disclosure by checking and initialing boxes listing **certain** conditions adjacent to subparagraphs (a) through (i)

above may be cause for **Client** and **Charles Aquatics, Inc.** to renegotiate this **Agreement** prior to the provision of any service by **Charles Aquatics, Inc.**

- 3) **Time-Use Restrictions** - When federal and state regulations require water time-use restrictions following the application of aquatic herbicides, **Charles Aquatics, Inc.**, will notify the **CLIENT** in writing of such restrictions at the time of treatment. It shall be the responsibility of the **CLIENT** to comply with the restrictions throughout the required period of time-use restrictions. **CLIENT** understands and agrees that notwithstanding any other provisions of this **Agreement**, **Charles Aquatics, Inc.** does not assume any liability for failure by any party to be notified of, or comply with, the above time-use restrictions.
- 4) **Access** - **CLIENT** agrees to provide adequate access of aquatic management equipment to waterway(s) being treated. Adequate access will be determined by **Charles Aquatics, Inc.** and the **Client**. Access routes must be a minimum of ten (10) feet in width, and ten (10) feet high; must provide a firm surface for the passage of boats, boat trailers, and towing vehicles; must have a grade no greater than forty five (45) degrees; and not require crossing bulkheads surrounding waterways. In the event it is deemed there are not adequate access routes to waterways for aquatic management equipment, this **Agreement** may be terminated or renegotiated.
- 5) **Effective Date** - The effective date of this **Agreement** is the first day of the month in which aquatic management services are first provided.
- 6) **Termination** - Termination of this **Agreement** may be made in writing at any time by **Charles Aquatics, Inc.** or by the **CLIENT**. The effective date of any termination will be the last day of the month during which written notice is received by **Charles Aquatics, Inc.** *In the event Client terminates the agreement prior to the end of the initial year, Client agrees to pay Charles Aquatics, Inc. for the balance of the agreement.*
- 7) **Renewal** - Upon completion of this **Agreement** or any extension thereof, this **Agreement** shall be extended for a period equal to its original term unless terminated by either party. To compensate for economic forces beyond the control of **CHARLES AQUATICS, Inc.**, **Client** agrees to pay an annual four percent (4%) increase for provided aquatic management services. The increase will be rounded off to the nearest dollar.
- 8) **Insurance Coverage** - **Charles Aquatics, Inc.** shall maintain the following insurance coverage: Automobile Liability, General Liability and Pollution Liability. Workers' Compensation coverage is also provided. **Charles Aquatics, Inc.** will submit copies of current insurance certificates upon request.
- 9) **Disclaimer** - Neither party to this **Agreement** shall be responsible for damages, penalties or otherwise any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, acts of God, war, governmental orders and regulations, curtailment or failure to obtain sufficient materials or other force majeure condition (whether or not the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
- 10) **Authorized Agent** - **CLIENT** warrants that he is authorized to execute this **Aquatic Management Agreement** on behalf of the riparian owner and to hold **Charles Aquatics, Inc.**, harmless for consequences of such service not arising out of the sole negligence of **Charles Aquatics, Inc.** This would include injury or death to humans or animals who swim, drink or fish in waterways.
- 11) **Monthly Payments** - The monthly amount is firm for the entire term of the original **Agreement**. **CLIENT** understands that, for convenience the annual agreement payments will be distributed equally over a twelve (12) month period and that individual monthly billings may not necessarily reflect fluctuating costs of service. **CLIENT** agrees to reimburse **CHARLES AQUATICS, Inc.** for any bank charges resulting from a returned check for insufficient funds.
- 12) **Damages** - **Charles Aquatics, Inc.** agrees to hold **CLIENT** harmless from any loss, damage or claims arising out of the sole negligence of **Charles Aquatics, Inc.** However, **Charles Aquatics, Inc.** shall in no event be liable to the **CLIENT** or to others, for indirect, special or consequential damages to property resulting from normal activities performed in a responsible manner.
- 13) **Non-Payment, Default** - In the case of non-payment by the **CLIENT**, **Charles Aquatics, Inc.** reserves the right following written notice to the **CLIENT** to terminate this **Agreement**, and reasonable attorneys' fees and costs of collection shall be paid by the **CLIENT**, whether suit is filed or not. In addition, interest at the rate of one and one half percent (1.5%) per month may be assessed for the period of delinquency.
- 14) **Assignment of the Agreement** - This **Agreement** is not assignable by the **CLIENT** except upon prior written consent by **Charles Aquatics, Inc.**
- 15) **Alterations and Modifications** - This three (3) page **Agreement** constitutes the entire **Agreement** of the Parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both **Charles Aquatics, Inc.** and the **CLIENT**.



Aquatic Management Agreement

This **Agreement** dated May 23, **2023**, is made between **Charles Aquatics, Inc.**, a Florida Corporation, and

Name Deer Run CDD c/o Rich Gray, Riverside Management Services

Property Address Grand Reserve Dr Bunnell, FL

Billing Address 9655 Florida Mining Blvd, Building 300 Suite 305

Phone 904-759-8890 Cell _____ E-Mail rgray@rmsnf.com

Hereinafter called "**CLIENT**".

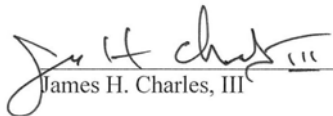
1) **Charles Aquatics, Inc.**, agrees to provide monthly visual inspections of the waterway(s) and application of herbicides or algaecides, as needed, in accordance with the terms and conditions of this **Agreement** and within all applicable governmental regulations for a period of twelve (12) months from the date of the execution of this **Agreement** at the following location(s): Twenty-three (23) ponds located in Flagler County, FL.

2) **CLIENT** agrees to pay **Charles Aquatics, Inc.**, the following sum(s) for the listed aquatic management services:

| | |
|--|----------------------------|
| a) Monthly Aquatic Management Services | \$ 2,100.00 |
| b) Comprehensive Service Reports following each treatment | \$ <u>Included</u> |
| c) Pollution Liability Insurance | \$ <u>Included</u> |
| d) Grass Carp stocking (Upon Approval) | \$ 8.00/fish |
| e) Permitting for Grass Carp | \$ <u>Included</u> |
| f) Fabrication and Installation of Aluminum Fish Barriers | \$ <u>55/sq. ft</u> |

3) **The terms and conditions in this entire Agreement (to include pages 2 and 3) form an integral part of this Agreement and the CLIENT hereby acknowledges that he has read, is familiar with, has checked and initialed all boxes listing DISCLOSURE conditions (a) through (i) on page 2, and will comply with the contents thereof.**

Charles Aquatics, Inc.


James H. Charles, III

Client

Sign _____

Print _____

Date _____

- 4) Payment - This contract has a Net 30 payment requirements. Payments made after 30 days from the date of the invoice will be assessed interest charges in the amount of 1.5% for each month payment is late.
- 5) The offer contained herein is withdrawn and this **Agreement** shall have no further force and effect unless executed and returned by the **CLIENT** to **Charles Aquatics, Inc.** within 30 days of the issuance.

Terms and Conditions

- 1) **Control Methods** - Aquatic Management services will be provided by procedures consistent with environmentally safe water management practices using one or more of the following established methods and techniques where applicable and as indicated on page one (1) of this agreement for the control of non-native, invasive aquatic weeds:
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- 2) **Disclosure** - **CLIENT** agrees to disclose, by checking and initialing boxes adjacent to subparagraphs (a) through (i) below, the existence of any of the following which presently exist or will be expected to exist in the treated waterway(s) during the entire term of this **Agreement** and any extension(s) thereof.

| | YES | NO | INITIALS |
|---|--------------------------|--------------------------|--------------------------|
| a) Water used for irrigating landscape around ponds is "effluent" or reclaimed water. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Water from the treated waterway(s) is used for irrigation. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| e) Treated waterways have been mitigated (government required aquatic planting) or are scheduled to be mitigated. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Any special use of treated waterway which may conflict with treatments. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) The presence of fish such as triploid grass carp, tilapia or koi in the treated waterway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h) Restrictions on the use of any aquatic herbicides or algaecides in the waterways to be treated. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i) Existence of other aquatic management programs being conducted in the same waterway(s) which Charles Aquatics, Inc. is treating. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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- 9) **Disclaimer** - Neither party to this **Agreement** shall be responsible for damages, penalties or otherwise any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, acts of God, war, governmental orders and regulations, curtailment or failure to obtain sufficient materials or other force majeure condition (whether or not the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
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Proposal

Page No. of Pages

FUTURE HORIZONS, INC.
 "Tomorrow's Products & Services Today"
 P.O. Box 1115
 HASTINGS, FL 32145
 Phone: 1-800-682-1187

| | | | |
|---|--------------------------------|--------------------------------------|------------------------|
| PROPOSAL SUBMITTED TO Deer Run CDD | | PHONE 904-759-8890 | DATE 05/24/2023 |
| STREET 9655 Florida Mining Blvd, Bldg 300, Ste 305 | | JOB NAME Aquatic Weed Control | |
| CITY, STATE and ZIP CODE Jacksonville, Florida 32257 | | JOB LOCATION Deer Run CDD | |
| ARCHITECT Rich Gray | DATE OF PLANS June 2023 | JOB PHONE 904-759-8890 | |

We propose hereby to furnish material and labor complete in accordance with specifications below, for the sum of:

Twenty Four Thousand One-Hundred Forty and No/100----- \$24,140.00
 dollars (\$).

Payment to be made as follows:

Monthly payments of \$2,011.00; invoiced at the completion of treatment for each month and payable within thirty days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

Melissa DeLoach

Note: This proposal may be withdrawn by us if not accepted within **30** days.

We hereby submit specifications and estimates for:

FUTURE HORIZONS, INC. will implement and maintain a monthly Aquatic Plant management program for 36 ponds and ditches (approximately 35.5 surface acres) at Deer Run CDD in Jacksonville, Florida.

FUTURE HORIZONS, INC. will provide all labor, equipment, herbicides and technology to control of all submersed, emergent, floating and invasive aquatic vegetation as well as algae in the designated areas.

FUTURE HORIZONS, INC will inspect and/or apply the herbicides once a month to control and prevent the vegetation from reestablishing in the designated areas.

FUTURE HORIZONS, INC. will use only State approved herbicides, application techniques and certified applicators in treating the designated areas.

FUTURE HORIZONS, INC. will furnish proof of one million dollars liability and vehicle insurance and workers compensation upon request.

FUTURE HORIZONS, INC. reserves the right to stop the aquatic management program should customer fail to pay each invoice within sixty (60) days. Once delinquent invoices are paid in full, there will be an additional start up fee of ten percent of the remaining contract balance. This start up fee will be paid before additional treatments are made by the Contractor. This start up fee is necessary because of regrowth of aquatic vegetation.

This on going contract maybe canceled by either party with a sixty day written notice. Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.

Upon acceptance, please sign and return this Proposal and retain a copy for your files. 1.5 % interest will be added to payments for every thirty days past the due date.

***Credit Card Transactions over \$1,000.00 will incur a 5% Administrative Fee**

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

SIXTH ORDER OF BUSINESS



FILE COPY

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to: Deer Run CDD

Date: April 1, 2023

Name c/o GMS Central Florida
Address 6200 Lee Vista Blvd., Suite 300
City Orlando, FL 32822
Phone 407-398-2890

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and GMS Central Florida hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Ponds associated with Deer Run CDD
Bunnell, FL
(See attached sheet)

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|------------------------------------|----------|
| 1. Submersed vegetation control | Included |
| 2. Emersed vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of monthly inspections and/or treatments as needed to maintain control of as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2023 thru 09/30/2024
Agreement will automatically renew as per Term and Condition 14.

| | | | |
|-------------------|-------------|--------------------------|-------------------------|
| Start-up Charge | NA | Due at the start of work | |
| Maintenance Fee | \$2,277.00 | Due | monthly as billed x 12. |
| Total Annual Cost | \$27,324.00 | | |

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within na days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 4/1/2023

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

Deer Run CDD

| Pond # | Monthly Cost |
|--------|--------------|
| 1 | \$65.00 |
| 1A | \$33.00 |
| 1B-2 | \$65.00 |
| 1B-3 | \$76.00 |
| 2A | \$55.00 |
| 3 | \$98.00 |
| 3A | \$55.00 |
| 4 | \$76.00 |
| 4A | \$44.00 |
| 4B | \$65.00 |
| 4C | \$65.00 |
| 5A | \$98.00 |
| 8 | \$65.00 |
| 9A | \$65.00 |
| 10 | \$65.00 |
| 11 | \$98.00 |
| 12 | \$87.00 |
| 13 | \$131.00 |
| 13A | \$109.00 |
| 14 | \$55.00 |
| 15 | \$55.00 |
| 16 | \$44.00 |
| 17 | \$76.00 |
| 18 | \$76.00 |
| 19 | \$65.00 |
| 20 | \$98.00 |
| 21 | \$218.00 |
| 22 | \$76.00 |
| 23 | \$55.00 |
| 24 | \$44.00 |
| | <hr/> |
| | \$2,277.00 |



P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to: Deer Run CDD

Date: April 1, 2023

Name c/o GMS Central Florida
Address 6200 Lee Vista Blvd., Suite 300
City Orlando, FL 32822
Phone 407-398-2890

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and GMS Central Florida hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Ponds associated with Deer Run CDD
Bunnell, FL
(See attached sheet)

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

| | |
|------------------------------------|----------|
| 1. Submersed vegetation control | Included |
| 2. Emerged vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of monthly inspections and/or treatments as needed to maintain control of as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2023 thru 09/30/2024

Agreement will automatically renew as per Term and Condition 14.

| | | | |
|-------------------|-------------|--------------------------|-------------------------|
| Start-up Charge | NA | Due at the start of work | |
| Maintenance Fee | \$2,277.00 | Due | monthly as billed x 12. |
| Total Annual Cost | \$27,324.00 | | |

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within na days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 4/1/2023

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

Deer Run CDD

| Pond # | Monthly Cost |
|--------|--------------|
| 1 | \$65.00 |
| 1A | \$33.00 |
| 1B-2 | \$65.00 |
| 1B-3 | \$76.00 |
| 2A | \$55.00 |
| 3 | \$98.00 |
| 3A | \$55.00 |
| 4 | \$76.00 |
| 4A | \$44.00 |
| 4B | \$65.00 |
| 4C | \$65.00 |
| 5A | \$98.00 |
| 8 | \$65.00 |
| 9A | \$65.00 |
| 10 | \$65.00 |
| 11 | \$98.00 |
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| 20 | \$98.00 |
| 21 | \$218.00 |
| 22 | \$76.00 |
| 23 | \$55.00 |
| 24 | \$44.00 |
| | <hr/> |
| | \$2,277.00 |



PO Box 1469
Eagle Lake, FL 33839-1469
Phone: 863.533.8882
Fax: 863.534.3322

Customer Information

To make sure we have the correct information, please fill this out and return to our office.

Affiliation: _____

Contact: _____

Address: _____

Billing Address: _____

Phone # _____

Fax # _____

Email _____

We look forward to being of continued service.

Thank you



Post Office Box 1469
Eagle Lake, FL 33839-1469

TF :: (800) 408-8882 T :: (863) 533-8882 F :: (863) 534-3322

April 1, 2023

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

RE: Aquatic Plant Management Agreement

The present term for aquatic plant maintenance for the sites(s) associated with your property is due for automatic renewal in May 2023. It is the desire of AAM, Inc., to continue the maintenance program.

Please refer to terms and conditions 14 on the back of your agreement which states, even if we do not receive a signed copy back your contract will automatically renew with an annual increase in May 2023.

Please review the proposal. If there are any questions, concerns or need for clarification, do not hesitate to call. If all meets with your approval, sign and return the **FILE COPY** of the agreement to our office.

We would like to thank you for your loyalty with AAM, Inc. and we look forward to being of continued service. If you have any questions, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Telly R. Smith", is written over a horizontal line.

Telly R. Smith

Enclosure





Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882



FILE COPY

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: April 1, 2023

Name Deer Run CDD c/o GMS
Address 6200 Lee Vista Blvd., Suite 300
City Orlando, FL 32822
Phone 407-841-5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and GMS hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

One (1) ditch associated with Deer Run CDD
Bunnell, FL

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

| | |
|------------------------------------|----------|
| 1. Submersed vegetation control | Included |
| 2. Emersed vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2023 thru 09/30/2024.

Agreement will automatically renew as per Term & Condition 14.

| | | | |
|-------------------|------------|--------------------------|-------------------------|
| Start-up Charge | NA | Due at the start of work | |
| Maintenance Fee | \$160.00 | Due | monthly as billed x 12. |
| Total Annual Cost | \$1,920.00 | | |

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 4/1/2023

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: April 1, 2023

Name Deer Run CDD c/o GMS
Address 6200 Lee Vista Blvd., Suite 300
City Orlando, FL 32822
Phone 407-841-5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and GMS hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

One (1) ditch associated with Deer Run CDD
Bunnell, FL

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|------------------------------------|----------|
| 1. Submersed vegetation control | Included |
| 2. Emersed vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2023 thru 09/30/2024.
Agreement will automatically renew as per Term & Condition 14.

| | | | |
|-------------------|------------|--------------------------|-------------------------|
| Start-up Charge | NA | Due at the start of work | |
| Maintenance Fee | \$160.00 | Due | monthly as billed x 12. |
| Total Annual Cost | \$1,920.00 | | |

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 4/1/2023

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
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6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.



PO Box 1469
Eagle Lake, FL 33839-1469
Phone: 863.533.8882
Fax: 863.534.3322

Customer Information

To make sure we have the correct information, please fill this out and return to our office.

Affiliation: _____

Contact: _____

Address: _____

Billing Address: _____

Phone # _____

Fax # _____

Email _____

We look forward to being of continued service.

Thank you



TF :: (800) 408-8882 T :: (863) 533-8882 F :: (863) 534-3322

April 1, 2023

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

RE: Aquatic Plant Management Agreement

The present term for aquatic plant maintenance for the sites(s) associated with your property is due for automatic renewal in May 2023. It is the desire of AAM, Inc., to continue the maintenance program.

Please refer to terms and conditions 14 on the back of your agreement which states, even if we do not receive a signed copy back your contract will automatically renew with an annual increase in May 2023.

Please review the proposal. If there are any questions, concerns or need for clarification, do not hesitate to call. If all meets with your approval, sign and return the **FILE COPY** of the agreement to our office.

We would like to thank you for your loyalty with AAM, Inc. and we look forward to being of continued service. If you have any questions, please contact our office.

Sincerely,

Telly R. Smith

Enclosure



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882



FILE COPY

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: April 1, 2023

Deer Run CDD
Name c/o GMS
Address 6200 Lee Vista Blvd., Suite 300
City Orlando, FL 32822
Phone 407-398-2890

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and GMC hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Entrance Pond @ Deer Run CDD
(Grand Reserve)
Bunnell, FL

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|------------------------------------|----------|
| 1. Submersed vegetation control | Included |
| 2. Emerged vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2023 thru 09/30/2024.

Agreement will automatically renew as per Term & Condition 14.

| | | |
|-------------------|------------|-----------------------------|
| Start-up Charge | NA | Due at the start of work |
| Maintenance Fee | \$131.00 | Due monthly as billed x 12. |
| Total Annual Cost | \$1,572.00 | |

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 4/1/2023

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
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Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: April 1, 2023

Deer Run CDD
Name c/o GMS
Address 6200 Lee Vista Blvd., Suite 300
City Orlando, FL 32822
Phone 407-398-2890

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and GMC hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Entrance Pond @ Deer Run CDD
(Grand Reserve)
Bunnell, FL

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

| | |
|------------------------------------|----------|
| 1. Submersed vegetation control | Included |
| 2. Emersed vegetation control | Included |
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Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

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The terms of this agreement shall be: 10/01/2023 thru 09/30/2024.

Agreement will automatically renew as per Term & Condition 14.

| | | | |
|-------------------|------------|--------------------------|-------------------------|
| Start-up Charge | NA | Due at the start of work | |
| Maintenance Fee | \$131.00 | Due | monthly as billed x 12. |
| Total Annual Cost | \$1,572.00 | | |

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 4/1/2023

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
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6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.



PO Box 1469
Eagle Lake, FL 33839-1469
Phone: 863.533.8882
Fax: 863.534.3322

Customer Information

To make sure we have the correct information, please fill this out and return to our office.

Affiliation: _____

Contact: _____

Address: _____

Billing Address: _____

Phone # _____

Fax # _____

Email _____

We look forward to being of continued service.

Thank you



TF :: 800 408-8882 T :: (863) 533-8882 F :: (863) 534-3322

April 1, 2023

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

RE: Aquatic Plant Management Agreement

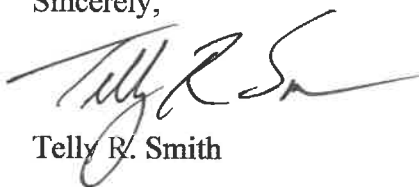
The present term for aquatic plant maintenance for the sites(s) associated with your property is due for automatic renewal in May 2023. It is the desire of AAM, Inc., to continue the maintenance program.

Please refer to terms and conditions 14 on the back of your agreement which states, even if we do not receive a signed copy back your contract will automatically renew with an annual increase in May 2023.

Please review the proposal. If there are any questions, concerns or need for clarification, do not hesitate to call. If all meets with your approval, sign and return the **FILE COPY** of the agreement to our office.

We would like to thank you for your loyalty with AAM, Inc. and we look forward to being of continued service. If you have any questions, please contact our office.

Sincerely,



Telly R. Smith

Enclosure

EIGHTH ORDER OF BUSINESS

A.



Excellence
IN COMMERCIAL LANDSCAPING



Landscape Maintenance Services Proposal
prepared for

DEER RUN CDD - PHASE 4 ADDENDUM

May 31, 2023



Richard Gray
Operations Manager
GMS-NF, LLC

Grand Reserve Dr, Bunnell

Richard Gray
Operations Manager

GMS-NF, LLC

475 West Town Place Suite 114
St Augustine, Florida 32092

Re: Landscape Maintenance Addendum Proposal for GMS-NF, LLC

Thank you for continuing your partnership with **Yellowstone Landscape** as your landscape maintenance service provider. Our proposal has been created to address the specific needs and expectations you have expressed for the Deer Run CDD - Phase 4 Addendum. We call this your Plan for Success because our integrated service plan has been designed to give you a landscape that you can be proud of.

This addendum is based on the scope we discussed during our onsite walk with Chris Hall. This will give them 38 visits for the mowing in Phase 4 and 28 occurrences for the pond bank string trimming. If this is more than they would like to add on right now, we can scale it back to 28 visits for all of those areas. However, this will address your concerns for regular maintenance behind the homes.

This also will increase the mowing for the areas we discussed at the roadway of the pond at the corner of Grand Reserve Dr and Grand Reserve Blvd.

If you have any questions after reviewing our proposal, please contact me at any time. I welcome the opportunity to provide you any further details about our firm's commitment to delivering a landscape that you will be proud of.

Sincerely,
John Distler, Business Development Manager
Yellowstone Landscape

jdistler@yellowstonelandscape.com
386-237-8621

SERVICE MAP

The image below depicts the boundaries of the serviceable areas of your landscape as understood for the purposes of developing this proposal.





LANDSCAPE MAINTENANCE

Your commercial landscape is a valuable investment and retaining that value ultimately comes down to excellent landscape maintenance.

The following is a summary of the proposed scope of services to be provided. It serves as an outline, detailing the Best Practices that our company has developed in order to ensure that we provide consistent landscape maintenance services to your property and meet all the contractual specifications of your landscape maintenance agreement.

MOWING

- Schedule of mowing is determined by the type of turf being serviced and adjusted to coincide with seasonal growth rates to maintain a consistent, healthy appearance.
- Scheduled cuts missed due to inclement weather will be made up as soon as possible.
- Mower blades will be kept sharp at all times to prevent tearing of grass leaves.
- Turf growth regulators may be used to assist in maintaining a consistent and healthy appearance of the turf.
- Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance.
- Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance health and vigor.

EDGING & TRIMMING

- Yellowstone Landscape will neatly edge and trim around all plant beds, curbs, streets, trees, buildings, etc. to maintain shape and configuration.
- Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris. All walks will be blown after edging to maintain a clean, well-groomed appearance.
- All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass. "Hard" edging, "soft" edging and string trimming will be performed in conjunction with turf mowing operations.
- Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers or chemical means, as environmental conditions permit.





DEBRIS REMOVAL

- Prior to mowing, each area will be patrolled for trash and other debris to reduce the risk of object propulsion and scattering, excluding areas concentrated with trash (e.g., dumpster zones, dock areas, and construction sites).
- Landscape debris generated on the property during landscape maintenance is the sole responsibility of Yellowstone Landscape, and will be removed no additional expense to the Client.

FERTILIZER

- Turf grass will be fertilized as appropriate in accordance with type using a premium turf fertilizer containing minor elements.
- Various ratios of Nitrogen, Phosphorus, and Potassium (NPK) will be utilized for different growing seasons and environmental conditions. All sidewalks, roads, curbs, and patios will be swept clean of granular fertilizer after applications to minimize staining.

INSECT, DISEASE, & WEED CONTROL

- Treatment of turf areas for damaging insect infestation or disease and weed control will be the responsibility of Yellowstone Landscape.
- All products will be applied as directed by the manufacturer's instructions and in accordance with all state and federal regulations.
- Yellowstone Landscape must possess and maintain an active certified Pest Control License issued through the local governing department responsible for issuing such licenses. Only trained applicators will apply agricultural chemicals.
- Access to a water source on the Client's property must be provided for use in spray applications.

SHRUBS

- All pruning and thinning will be performed to retain the intended shape and function of plant material using proper horticultural techniques. Shrubs will be trimmed with a slight inward slope rising from the bottom of the plant to retain proper fullness of foliage at all levels.
- Plant growth regulators may be used to provide consistent and healthy appearance for certain varieties of plant material and ground covers.
- Clippings are to be removed by Yellowstone Landscape following pruning.

TREE MAINTENANCE

- Trees will be cleared of sprouts from trunk. "Lifting" of limbs up to 10 feet above the ground is included.
- Palm Trees will have only brown or broken fronds removed at time of pruning.
- Yellowstone Landscape will maintain staking and guying of new trees. Re-staking of trees due to extreme weather is provided as a separate, billable service.

FERTILIZATION

- Shrubs and ground cover will be fertilized with a recommended analysis containing a balanced minor nutrient package with a minimum 50% slow-release Nitrogen source product. Fertilization typically occurs in spring and fall, according to environmental conditions.
- Ornamental and Shade Trees will be fertilized utilizing a balanced tree fertilizer at recommended rates according to size.
- Palm Trees will be fertilized utilizing a balanced palm tree fertilizer at recommended rates according to size.

INSECT, DISEASE, & WEED CONTROL

- Plants will be treated chemically as needed to effectively control insect infestation and disease as environmental and horticultural conditions permit. In extraordinary cases where disease or pests resist standard chemical treatments, Yellowstone Landscape will offer suggestions regarding the best course of action.
- Open ground in plant beds will be treated by manual or chemical means to control weed pressure as environmental, horticultural, and weather conditions permit.
- Yellowstone Landscape will maintain a log listing all applications and will have MSDS sheets available for each product used on the Client's property.
- The Client must provide access to a suitable water source on their property for use by Yellowstone Landscape in spray applications



EDGING & TRIMMING

- Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
- “Weedeating” type edging will not be used around trees.

IRRIGATION SYSTEM SPECIFICATIONS

- Irrigation inspections include inspection of sprinkler heads, timer mechanism, and each zone. In addition, the system will be inspected visually for hot spots and line breaks with each additional visit to the property.
- Irrigation rotors and spray nozzles will be kept free of grass and other plant material to ensure proper performance.
- Minor nozzle adjustments and cleaning and timer adjustments will be performed with no additional charge.
- Yellowstone Landscape will promptly inform the client of any system malfunction or deficiencies.
- Repairs for items such as head replacement, broken lines, pumps or timers will be performed upon the client’s approval and billed accordingly.
- Any damage caused by Yellowstone Landscape personnel shall be repaired promptly at no cost to the Client.

ANNUAL FLOWERS

- Annual flower beds will be serviced to remove flowers that are fading or dead (“deadheading”) to prolong blooming time and to improve the general appearance of the plant.
- All soils are to be roto-tilled after removing and prior to installing new flowers.
- “Flower Saver Plus®” (or comparable product) containing beneficial soil micro-organisms and rich organic soil nutrients, will be incorporated in the annual flower planting soil at the time of each flower change.
- Supplemental top-dressing with a controlled-release fertilizer and/or soluble liquid fertilizer will be applied to enhance flowering and plant vigor.

- Yellowstone Landscape will provide extra services, special services and/or landscape enhancements over and above the specifications of landscape maintenance agreement at an additional charge with written approval from an authorized management representative of the Client.
- Property inspections will be conducted regularly by an authorized Yellowstone Landscape representative. Yellowstone Landscape will document and correct any landscape maintenance deficiencies identified within one week, or provide a status update for work requiring a longer period to accomplish.
- Yellowstone Landscape will provide the Client with a contact list for use in case of emergencies and will have personnel on call after regular business hours to respond accordingly.





- Yellowstone Landscape will provide all labor, transportation and supervision necessary to perform the work described herein.
- Field personnel will be equipped with all necessary supplies, tools, parts and equipment and trained to perform work in a safe manner.
- Personnel will be licensed for all applicable maintenance functions, including any pesticide or supplemental nutrient applications, as required by law.
- Yellowstone Landscape service vehicles will be well maintained and clean in appearance. Vehicles must be properly licensed and tagged, and operated only by licensed personnel.
- All Yellowstone Landscape vehicles must operate in a safe and courteous manner while on the Client's property. Pedestrians have the right-of-way and service vehicles are expected to yield.
- All trailers, storage facilities, and maintenance equipment must be in good condition and present a clean and neat appearance.
- Tools and equipment must be properly suited for their purpose and used in a safe manner, utilizing the appropriate safety gear at all times.

YOUR INVESTMENT

| CORE MAINTENANCE SERVICES | PRICE |
|--|-----------------|
| Mowing & Detail Services Includes Mowing, Edging, String Trimming & Cleanup of additional areas in Phase 4 | \$30,000 |
| ANNUAL GRAND TOTAL | \$30,000 |

| | |
|---------------------|-------------|
| ANNUAL GRAND TOTAL | \$30,000.00 |
| MONTHLY GRAND TOTAL | \$2,500.00 |

YOUR SERVICE CALENDAR

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|--------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| MOWING | 2 | 2 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 2 | 2 |
| EDGING & TRIMMING | 2 | 2 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 2 | 2 |
| POND BANK TRIMMING | 0 | 2 | 2 | 2 | 3 | 4 | 4 | 4 | 3 | 2 | 2 | 0 |
| DEBRIS REMOVAL | 2 | 2 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 2 | 2 |

CLIENT NAME: GMS-NF, LLC

BILLING ADDRESS: 475 West Town PLace
St Augustine, Florida 32092

PROPERTY CONTACT: Richard Gray

PROPERTY CONTACT EMAIL: rgray@rmsnf.com

PROPERTY CONTACT PHONE:

CONTRACT EFFECTIVE DATE: June 01, 2023

CONTRACT EXPIRATION DATE: May 31, 2024

INITIAL TERM: One Year

PROPERTY NAME: Deer Run CDD - Phase 4 Addendum

PROPERTY ADDRESS: Grand Reserve Dr, Bunnell

CONTRACTOR: Yellowstone Landscape, PO Box 849, Bunnell, FL 32110

YELLOWSTONE CONTACT: Business Development Manager

YELLOWSTONE CONTACT EMAIL: jdistler@yellowstonelandscape.com

YELLOWSTONE CONTACT PHONE: 386-237-8621

YELLOWSTONE SCOPE OF SERVICES: The Client agrees to engage Yellowstone Landscape to provide the services and work as described. This is an addendum to the current contract, and will increase the billing by \$2,500 per month with the additional Phase 4 scope.

AGREEMENT

COMPENSATION SCHEDULE:

The Client agrees to pay Yellowstone Landscape **\$30,000.00** annually, in equal monthly installments billed in the amount of **\$2,500.00** upon receipt of invoice.

Charges will increase at the commencement of each additional automatic twelve (12) month renewal term per the Agreement Renewal section on the following page of this agreement. The TERMS AND CONDITIONS following and the EXHIBITS attached hereto constitute part of this agreement.

Presented by: Yellowstone Landscape

Accepted by: GMS-NF, LLC



 **SIGNATURE**
Richard Gray

Printed Name: Christopher Adornetti, Officer
Date: Not yet accepted

Printed Name: Richard Gray
Date: Not yet accepted



TERMS & CONDITIONS

Entire Agreement: This Landscape Management Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

Acceptance of Agreement: The Agreement constitutes Yellowstone Landscape (hereafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

Price, Quality, and Working Conditions: The amounts in the "Compensation Schedule" include all labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including Plans, Specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services.

Assignment: Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim, or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties: The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

Agreement Renewal: Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional twelve (12) month term and will continue to renew at the end of each successive twelve (12) month unless canceled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3.0% at the commencement of each additional automatic twelve (12) month renewal term.

Payment Terms: Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" on the preceding page of this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. Our preferred payment method is ACH transfer. If Client chooses to pay by check or money order, payments should be mailed to the address indicated on the invoice.

Termination for Cause: It is agreed that either party may terminate this agreement given (30) thirty days' notice in writing. However, the following conditions must be met in order to substantiate the cancellation of the agreement. Yellowstone will be given 30 days written notice to correct any issues that the Client feels justify the cancellation of the agreement. Yellowstone must receive notification in writing that the issue has not been resolved to the established level of satisfaction prior to termination. Final billing will be prorated to reflect services rendered until the termination date. Please note that the equal monthly payment in no way represents the value of work performed in any given month. In the event of cancellation, the Client agrees to pay Yellowstone any amount above and beyond the payments for actual work performed.

Default: In the event that Client breaches its obligations under this Agreement to permit and cooperate with Yellowstone's performance of its duties or Client fails to make payment for any Services within 30 days of receipt of Yellowstone's invoice, Yellowstone may, but shall not be obligated to, suspend Services until the breach is cured and/or until all arrearages have been paid in full. This Agreement will terminate automatically and without notice upon the insolvency of, or upon the filing of a bankruptcy petition by or against Client.

Claims: Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

Jurisdiction: By entering into this Agreement and unless otherwise agreed the parties agree that the courts of the State of Florida, or the courts of the United States located in the Middle District of the State of Florida, shall have the sole and exclusive jurisdiction to entertain any action between the parties hereto and the parties hereto waive any and all objections to venue being in the state courts located in Flagler County (and agree that the sole venue for such challenges shall be Flagler County) or the Middle District of Florida, if federal jurisdiction is appropriate. Should the parties not agree on the State of Florida as the appropriate jurisdiction for legal challenges, the parties agree the state in which the job site is located will be designated as the appropriate legal jurisdiction for all legal disputes and challenges to the contract or the work related thereto.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

- a. Worker's Compensation Insurance with statutory limits;
- b. Employer's Liability Insurance with limits of not less than \$1,000,000;
- c. Commercial General Liability Insurance with combined single limits of not less than \$1,000,000 per occurrence/\$2,000,000 annual aggregate;
- d. Comprehensive Automobile Liability Insurance, including owned, non-owned, and hired vehicles, with combined single limits of not less than \$1,000,000.
- e. Umbrella Coverage \$10,000,000 per occurrence/\$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance and Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal, or material modification of the policies. When requested by Client, the original insurance policies required of Yellowstone will be made available for review.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses, and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses, and damages, whether in contract, tort, or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for incidental, consequential, special, or punitive damages.

Indirect Damages: Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental, or punitive damages (including but not limited to loss of use, income, profits, financing, or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability, and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Warranty: Yellowstone's warranties shall not be in effect in the event of misuse, abuse or negligence by Client or any party affiliated with same. Additionally, Yellowstone's warranties shall not be in effect in the event of freeze, flood, fire and/or any other acts of God.

Nonwaiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.



YELLOWSTONE
LANDSCAPE

Excellence
IN COMMERCIAL LANDSCAPING

THANK YOU FOR YOUR TRUST

We look forward to working with you!

YELLOWSTONELANDSCAPE.COM

B.



Proposal #312981

Date: 05/16/2023

From: Antonio Perez-Mejia

Proposal For

Deer Run CDD

c/o 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

Amenity Center Mulch Installation

Terms: Net 30

1X mulch installation throughout the amenity center landscape beds.

| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|-------------|----------|------------|------------|
| Mulch | 85.00 | \$58.980 | \$5,013.30 |

Client Notes

Signature

x

SUBTOTAL \$5,013.30

SALES TAX \$0.00

TOTAL \$5,013.30

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

TENTH ORDER OF BUSINESS

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Deer Run Community Development District ("**District**") prior to June 15, 2023, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

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

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

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

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

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

DATE: _____
HOUR: _____
LOCATION: _____

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

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

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

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

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

PASSED AND ADOPTED THIS 7TH DAY OF JUNE, 2023.

ATTEST:

**DEER RUN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

Exhibit A: Proposed Budget



Deer Run

Community Development District

Proposed Budget
FY 2024



Table of Contents

| | |
|-----------------------------------|-----------|
| General Fund | Page 1-2 |
| General Fund Assessment Table | Page 3 |
| General Fund Narrative | Page 4-10 |
| Capital Reserve Fund | Page 11 |
| Debt Service Fund - Series 2018 | Page 12 |
| Series 2018 Amortization Schedule | Page 13 |

Deer Run

Community Development District

General Fund Budget

| DESCRIPTION | ADOPTED FY2023 BUDGET | ACTUAL THRU 4/30/23 | PROJECTED NEXT 5 MONTHS | TOTAL AS OF 9/30/23 | PROPOSED FY2024 BUDGET | INCREASE/ (DECREASE) REVISION |
|---|-----------------------------|---------------------------|-------------------------------|---------------------------|------------------------------|-------------------------------------|
| Revenues | | | | | | |
| Assessments | \$799,195 | \$727,499 | \$71,696 | \$799,195 | \$975,370 | \$176,175 |
| Golf Course Lake Maintenance Contribution | \$4,800 | \$1,005 | \$3,015 | \$4,020 | \$4,368 | (\$432) |
| Developer Contributions | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Miscellaneous Income | \$0 | \$21,981 | \$0 | \$21,981 | \$0 | \$0 |
| Transfer In | \$0 | \$624 | \$0 | \$624 | \$0 | \$0 |
| TOTAL REVENUES | \$ 803,995 | \$ 751,109 | \$ 74,711 | \$ 825,821 | \$ 979,738 | \$ 175,743 |
| Expenditures | | | | | | |
| <i>Administrative</i> | | | | | | |
| Supervisor Fees | \$4,200 | \$4,200 | \$4,000 | \$8,200 | \$8,000 | \$3,800 |
| FICA Expense | \$321 | \$321 | \$300 | \$621 | \$612 | \$291 |
| Engineering | \$12,000 | \$8,233 | \$5,880 | \$14,113 | \$12,000 | \$0 |
| Dissemination | \$2,500 | \$1,458 | \$1,042 | \$2,500 | \$2,500 | \$0 |
| Attorney | \$20,000 | \$13,277 | \$9,483 | \$22,760 | \$20,000 | \$0 |
| Annual Audit | \$4,000 | \$0 | \$3,535 | \$3,535 | \$4,000 | \$0 |
| Trustee Fees | \$3,500 | \$0 | \$3,500 | \$3,500 | \$3,500 | \$0 |
| Arbitrage | \$450 | \$0 | \$450 | \$450 | \$450 | \$0 |
| Assessment Roll Services | \$2,500 | \$2,500 | \$0 | \$2,500 | \$2,500 | \$0 |
| Management Fees | \$34,421 | \$20,079 | \$14,342 | \$34,421 | \$36,486 | \$2,065 |
| Information Technology | \$1,095 | \$639 | \$456 | \$1,095 | \$1,161 | \$66 |
| Website Maintenance | \$655 | \$382 | \$273 | \$655 | \$694 | \$39 |
| Telephone | \$100 | \$128 | \$92 | \$220 | \$168 | \$68 |
| Postage | \$600 | \$363 | \$259 | \$622 | \$650 | \$50 |
| Insurance | \$7,858 | \$7,040 | \$0 | \$7,040 | \$7,744 | (\$114) |
| Printing & Binding | \$800 | \$223 | \$298 | \$521 | \$800 | \$0 |
| Travel Per Diem | \$250 | \$0 | \$50 | \$50 | \$250 | \$0 |
| Legal Advertising | \$1,330 | (\$299) | \$4,000 | \$3,702 | \$4,000 | \$2,670 |
| Other Current Charges | \$2,500 | \$923 | \$659 | \$1,582 | \$2,500 | \$0 |
| Office Supplies | \$100 | \$5 | \$25 | \$30 | \$100 | \$0 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$0 | \$175 | \$175 | \$0 |
| Total Administrative | \$ 99,355 | \$ 59,647 | \$ 48,645 | \$ 108,292 | \$ 108,290 | \$ 8,935 |

Deer Run

Community Development District

General Fund Budget

| DESCRIPTION | ADOPTED FY2023 BUDGET | ACTUAL THRU 4/30/23 | PROJECTED NEXT 5 MONTHS | TOTAL AS OF 9/30/23 | PROPOSED FY2024 BUDGET | INCREASE/ (DECREASE) REVISION |
|---------------------------------------|-----------------------------|---------------------------|-------------------------------|---------------------------|------------------------------|-------------------------------------|
| <i><u>Maintenance</u></i> | | | | | | |
| Field Management | \$33,418 | \$19,494 | \$13,924 | \$33,418 | \$33,418 | (\$0) |
| Electric | \$85,048 | \$52,646 | \$37,604 | \$90,251 | \$103,789 | \$18,741 |
| Water & Sewer | \$12,500 | \$12,053 | \$8,609 | \$20,662 | \$30,000 | \$17,500 |
| Landscape Maintenance | \$141,900 | \$73,595 | \$52,568 | \$126,162 | \$191,000 | \$49,100 |
| Landscape Contingency | \$6,000 | \$3,507 | \$7,367 | \$10,874 | \$6,000 | \$0 |
| Mulch | \$0 | \$0 | \$0 | \$0 | \$5,000 | \$5,000 |
| Tree Pruning | \$0 | \$0 | \$0 | \$0 | \$5,000 | \$5,000 |
| Lake Maintenance and Repairs | \$30,000 | \$16,196 | \$11,785 | \$27,981 | \$36,000 | \$6,000 |
| Water Feature Maintenance | \$8,000 | \$0 | \$4,000 | \$4,000 | \$5,000 | (\$3,000) |
| Irrigation Repairs | \$20,400 | \$26,696 | \$34,988 | \$61,684 | \$20,400 | \$0 |
| Sidewalk Repair | \$0 | \$0 | \$1,500 | \$1,500 | \$2,500 | \$2,500 |
| Street Repair | \$0 | \$0 | \$0 | \$0 | \$5,000 | \$5,000 |
| Contingency | \$3,000 | \$5,875 | \$550 | \$6,425 | \$3,000 | \$0 |
| Total Maintenance | \$ 340,266 | \$ 210,062 | \$ 172,895 | \$ 382,957 | \$ 446,107 | \$ 105,841 |
| <i><u>Amenity Center</u></i> | | | | | | |
| Amenities Management | \$86,625 | \$40,888 | \$45,737 | \$86,625 | \$75,000 | (\$11,625) |
| Facilities Assistant | \$0 | \$0 | \$0 | \$0 | \$16,823 | \$16,823 |
| Property Insurance | \$41,946 | \$39,011 | \$0 | \$39,011 | \$58,517 | \$16,571 |
| Pool Maintenance | \$11,220 | \$7,125 | \$4,875 | \$12,000 | \$12,342 | \$1,122 |
| Pool Chemicals | \$10,560 | \$9,277 | \$6,821 | \$16,098 | \$11,616 | \$1,056 |
| Janitorial Services | \$14,032 | \$9,000 | \$5,032 | \$14,032 | \$15,643 | \$1,611 |
| Pest Control | \$1,100 | \$486 | \$428 | \$914 | \$1,100 | \$0 |
| Facilities Maintenance | \$25,000 | \$7,663 | \$3,973 | \$11,636 | \$17,500 | (\$7,500) |
| Cable, Internet & Telephone Services | \$6,600 | \$2,896 | \$2,896 | \$5,792 | \$7,000 | \$400 |
| Electric - Amenities | \$18,000 | \$8,401 | \$6,001 | \$14,402 | \$18,000 | \$0 |
| Water & Sewer - Amenities | \$30,000 | \$12,279 | \$8,771 | \$21,049 | \$25,000 | (\$5,000) |
| Gas Service | \$950 | \$363 | \$259 | \$622 | \$950 | \$0 |
| Security Monitoring | \$1,500 | \$592 | \$750 | \$1,342 | \$1,500 | \$0 |
| Access Cards | \$500 | \$619 | \$0 | \$619 | \$500 | \$0 |
| Operating Supplies | \$3,000 | \$632 | \$451 | \$1,083 | \$3,000 | \$0 |
| Amenity Repairs & Maintenance | \$18,800 | \$10,391 | \$7,422 | \$17,814 | \$18,800 | \$0 |
| Pool Repairs & Maintenance | \$15,000 | \$6,855 | \$0 | \$6,855 | \$10,000 | (\$5,000) |
| Special Events | \$13,000 | \$7,063 | \$5,045 | \$12,108 | \$15,000 | \$2,000 |
| Holiday Décor | \$4,000 | \$308 | \$905 | \$1,213 | \$4,000 | \$0 |
| Fitness Center Repairs & Maintenance | \$500 | \$685 | \$350 | \$1,035 | \$1,050 | \$550 |
| Office Supplies | \$1,000 | \$324 | \$248 | \$573 | \$1,000 | \$0 |
| Elevator Maintenance | \$2,000 | \$200 | \$1,800 | \$2,000 | \$2,000 | \$0 |
| Contingency | \$9,041 | \$325 | \$6,300 | \$6,625 | \$9,000 | (\$41) |
| Total Amenity Center | \$ 314,374 | \$ 165,383 | \$ 108,065 | \$ 273,448 | \$ 325,341 | \$ 10,967 |
| Other Sources/(Uses) | | | | | | |
| Capital Reserve - Transfer out | \$50,000 | \$0 | \$50,000 | \$50,000 | \$100,000 | \$50,000 |
| Total Other Sources/(Uses) | \$ 50,000 | \$ - | \$ 50,000 | \$ 50,000 | \$ 100,000 | \$ 50,000 |
| TOTAL EXPENDITURES | \$ 803,995 | \$ 435,092 | \$ 379,605 | \$ 814,697 | \$ 979,738 | \$ 175,743 |
| EXCESS REVENUES/(EXPENDITURES) | \$ - | \$ 316,017 | \$ (304,894) | \$ 11,124 | \$ - | \$ 0 |

FY2024 Proposed Budget

Operations & Maintenance Assessments - No Amenities

| Lot Size | No. of Units | ERU Value | Total ERU's | % | FY24 Total Net Assessments | FY24 Total Gross Assessments | FY24 Per Unit Gross Assessment |
|-------------|--------------|-----------|-------------|--------|----------------------------|------------------------------|--------------------------------|
| 40' | 444 | 0.54 | 237.98 | 44.51% | \$289,347.55 | \$307,816.54 | \$693.28 |
| 50' | 338 | 0.67 | 226.46 | 42.36% | \$275,340.98 | \$292,915.93 | \$866.62 |
| 75' | 61 | 1 | 61 | 11.41% | \$74,166.74 | \$78,900.79 | \$1,293.46 |
| Commercial | 15 | 0.5 | 7.5 | 1.40% | \$9,118.86 | \$9,700.92 | \$646.73 |
| Golf Course | 1 | 1.69 | 1.69 | 0.32% | \$2,054.78 | \$2,185.94 | \$2,185.94 |
| | | | | | <u>\$650,028.91</u> | <u>\$691,520.12</u> | |

Operations & Maintenance Assessments - Amenities

| Lot Size | No. of Units | ERU Value | Total ERU's | % | FY24 Total Net Assessments | FY24 Total Gross Assessments | FY24 Per Unit Gross Assessment |
|-------------|--------------|-----------|-------------|--------|----------------------------|------------------------------|--------------------------------|
| 40' | 444 | 1 | 444 | 52.67% | \$171,353.91 | \$182,291.39 | \$410.57 |
| 50' | 338 | 1 | 338 | 40.09% | \$130,445.09 | \$138,771.38 | \$410.57 |
| 75' | 61 | 1 | 61 | 7.24% | \$23,541.87 | \$25,044.54 | \$410.57 |
| Commercial | 15 | 0 | 0 | 0.00% | \$0.00 | \$0.00 | \$0.00 |
| Golf Course | 1 | 0 | 0 | 0.00% | \$0.00 | \$0.00 | \$0.00 |
| | | | | | <u>\$325,340.87</u> | <u>\$346,107.31</u> | |

Operations & Maintenance Assessments - Combined

| Lot Size | No. of Units | FY24 Total Net Assessments | FY24 Total Gross Assessments | FY24 Gross Per Unit Assessment | FY23 Gross Per Unit Assessment | Increase | Percentage Increase |
|-------------|--------------|----------------------------|------------------------------|--------------------------------|--------------------------------|----------|---------------------|
| 40' | 444 | \$460,701.46 | \$490,107.94 | \$1,103.85 | \$913.81 | \$190.04 | 21% |
| 50' | 338 | \$405,786.07 | \$431,687.31 | \$1,277.18 | \$1,043.09 | \$234.09 | 22% |
| 75' | 61 | \$97,708.60 | \$103,945.32 | \$1,704.02 | \$1,361.44 | \$342.58 | 25% |
| Commercial | 15 | \$9,118.86 | \$9,700.92 | \$646.73 | \$482.36 | \$164.37 | 34% |
| Golf Course | 1 | \$2,054.78 | \$2,185.94 | \$2,185.94 | \$1,630.37 | \$555.57 | 34% |
| | | <u>\$975,369.78</u> | <u>\$1,037,627.43</u> | | | | |

Deer Run
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2024

REVENUES:

Assessments

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

Golf Course Lake Maintenance Contribution

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Dissemination

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

Attorney

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

Deer Run
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

Annual Audit

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

Trustee Fees

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

Arbitrage

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

Assessment Roll Services

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Deer Run
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Printing & Binding

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

Travel Per Diem

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Deer Run
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

Maintenance:

Field Management

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

Electric

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

Water & Sewer

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

Landscape Maintenance

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

Landscape Contingency

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

Mulch

Represents estimated costs for supplemental mulch to be added during the fiscal year.

Tree Pruning

Represents the costs of trimming trees throughout the fiscal year.

Lake Maintenance and Repairs

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

Deer Run
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

Water Feature Repair and Maintenance

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

Irrigation Repairs

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

Sidewalk Repairs

Represents costs for any side walk repairs for areas owned and maintained by the District.

Street Repairs

Represents costs for any street repairs for areas owned and maintained by the District.

Contingency

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

Amenity Center:

Amenities Management

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

Property Insurance

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

Pool Maintenance

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

Pool Chemicals

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

Deer Run
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

Janitorial Services

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

Pest Services

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

Facilities Maintenance

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

Cable, Internet & Telephone Services

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

Electric – Amenities

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

Water & Sewer – Amenities

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

Gas Service

Represents estimated gas services provided at the amenity center.

Security Monitoring

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

Access Cards

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

Operating Supplies

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

Deer Run
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

Amenity Repairs & Maintenance

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

Pool Repairs & Maintenance

Estimated miscellaneous pool maintenance cost not included under the agreements with Aquatic Express.

Special Events

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

Holiday Decor

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

Fitness Center Repairs & Maintenance

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

Office Supplies

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

Elevator Maintenance

Represents costs of repairs and maintenance of the elevators.

Contingency

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

OTHER SOURCES AND USES:

Capital Reserve

Funds transfer out to Capital Projects fund for repairs and replacement of District-owned capital assets.

Deer Run

Community Development District

Capital Reserve Fund Budget

| DESCRIPTION | ADOPTED FY2023 BUDGET | ACTUAL THRU 4/30/23 | PROJECTED NEXT 5 MONTHS | TOTAL AS OF 9/30/23 | PROPOSED FY2024 BUDGET |
|------------------------------------|-----------------------------|---------------------------|-------------------------------|---------------------------|------------------------------|
| <u>Revenues</u> | | | | | |
| Carry Forward Surplus | \$9,007 | \$0 | \$0 | \$0 | \$ 50,000 |
| TOTAL REVENUES | \$ 9,007 | \$ - | \$ - | \$ - | \$ 50,000 |
| <u>Expenditures</u> | | | | | |
| Capital Outlay | \$1,000 | \$0 | \$0 | \$0 | \$90,000 |
| TOTAL EXPENDITURES | \$ 1,000 | \$ - | \$ - | \$ - | \$ 90,000 |
| <u>Other Sources/(Uses)</u> | | | | | |
| Capital Reserve | \$50,000 | \$0 | \$50,000 | \$50,000 | \$100,000 |
| Total Other Sources/(Uses) | \$ 50,000 | \$ - | \$ 50,000 | \$ 50,000 | \$ 100,000 |
| EXCESS REVENUES | \$ 58,007 | \$ - | \$ 50,000 | \$ 50,000 | \$ 60,000 |

Deer Run

Community Development District

Debt Service Fund Budget - Series 2018

| DESCRIPTION | ADOPTED FY2023 BUDGET | ACTUAL THRU 4/30/23 | PROJECTED NEXT 5 MONTHS | TOTAL AS OF 9/30/23 | PROPOSED FY2024 BUDGET |
|----------------------------|-----------------------------|---------------------------|-------------------------------|---------------------------|------------------------------|
| <u>Revenues</u> | | | | | |
| Assessments | \$652,463 | \$579,750 | \$72,713 | \$652,463 | \$647,325 |
| Prepayments | \$0 | \$7,019 | \$0 | \$7,019 | \$0 |
| Interest | \$100 | \$14,221 | \$7,110 | \$21,331 | \$100 |
| Carry Forward Surplus | \$385,336 | \$397,574 | \$0 | \$397,574 | \$360,859 |
| TOTAL REVENUES | \$ 1,037,899 | \$ 998,564 | \$ 79,823 | \$ 1,078,387 | \$ 1,008,284 |
| <u>Expenditures</u> | | | | | |
| Interest - 11/1 | \$226,468 | \$226,060 | \$0 | \$226,060 | \$ 218,895 |
| Special Call - 11/1 | \$100,000 | \$55,000 | \$0 | \$55,000 | \$55,000 |
| Principal - 5/1 | \$205,000 | \$0 | \$200,000 | \$200,000 | \$ 210,000 |
| Interest - 5/1 | \$226,468 | \$0 | \$226,468 | \$226,468 | \$ 218,895 |
| Special Call - 5/1 | \$0 | \$0 | \$10,000 | \$10,000 | \$ - |
| TOTAL EXPENDITURES | \$ 757,935 | \$ 281,060 | \$ 436,468 | \$ 717,528 | \$ 702,790 |
| EXCESS REVENUES | \$ 279,964 | \$ 717,504 | \$ (356,645) | \$ 360,859 | \$ 305,494 |

Interest 11/1 \$213,225

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

| Date | Balance | Principal | Interest | Total |
|---------|----------------|------------------------|------------------------|-------------------------|
| 11/1/23 | \$8,055,000.00 | \$ - | \$ 218,895.00 | \$218,895.00 |
| 11/2/23 | \$8,055,000.00 | \$ 210,000.00 | \$ 218,895.00 | |
| 11/1/24 | \$7,845,000.00 | \$ - | \$ 213,225.00 | \$642,120.00 |
| 5/1/25 | \$7,845,000.00 | \$ 225,000.00 | \$ 213,225.00 | |
| 11/1/25 | \$7,620,000.00 | \$ - | \$ 207,150.00 | \$645,375.00 |
| 5/1/26 | \$7,620,000.00 | \$ 235,000.00 | \$ 207,150.00 | |
| 11/1/26 | \$7,385,000.00 | \$ - | \$ 200,805.00 | \$642,955.00 |
| 5/1/27 | \$7,385,000.00 | \$ 250,000.00 | \$ 200,805.00 | |
| 11/1/27 | \$7,135,000.00 | \$ - | \$ 194,055.00 | \$644,860.00 |
| 5/1/28 | \$7,135,000.00 | \$ 265,000.00 | \$ 194,055.00 | |
| 11/1/28 | \$6,870,000.00 | \$ - | \$ 186,900.00 | \$645,955.00 |
| 5/1/29 | \$6,870,000.00 | \$ 275,000.00 | \$ 186,900.00 | |
| 11/1/29 | \$6,595,000.00 | \$ - | \$ 179,475.00 | \$641,375.00 |
| 5/1/30 | \$6,595,000.00 | \$ 290,000.00 | \$ 179,475.00 | |
| 11/1/30 | \$6,305,000.00 | \$ - | \$ 171,645.00 | \$641,120.00 |
| 5/1/31 | \$6,305,000.00 | \$ 310,000.00 | \$ 171,645.00 | |
| 11/1/31 | \$5,995,000.00 | \$ - | \$ 163,275.00 | \$644,920.00 |
| 5/1/32 | \$5,995,000.00 | \$ 325,000.00 | \$ 163,275.00 | |
| 11/1/32 | \$5,670,000.00 | \$ - | \$ 154,500.00 | \$642,775.00 |
| 5/1/33 | \$5,670,000.00 | \$ 345,000.00 | \$ 154,500.00 | |
| 11/1/33 | \$5,325,000.00 | \$ - | \$ 145,185.00 | \$644,685.00 |
| 5/1/34 | \$5,325,000.00 | \$ 365,000.00 | \$ 145,185.00 | |
| 11/1/34 | \$4,960,000.00 | \$ - | \$ 135,330.00 | \$645,515.00 |
| 5/1/35 | \$4,960,000.00 | \$ 385,000.00 | \$ 135,330.00 | |
| 11/1/35 | \$4,575,000.00 | \$ - | \$ 124,935.00 | \$645,265.00 |
| 5/1/36 | \$4,575,000.00 | \$ 405,000.00 | \$ 124,935.00 | |
| 11/1/36 | \$4,170,000.00 | \$ - | \$ 114,000.00 | \$643,935.00 |
| 5/1/37 | \$4,170,000.00 | \$ 425,000.00 | \$ 114,000.00 | |
| 11/1/37 | \$3,745,000.00 | \$ - | \$ 102,525.00 | \$641,525.00 |
| 5/1/38 | \$3,745,000.00 | \$ 450,000.00 | \$ 102,525.00 | |
| 11/1/38 | \$3,295,000.00 | \$ - | \$ 90,375.00 | \$642,900.00 |
| 5/1/39 | \$3,295,000.00 | \$ 475,000.00 | \$ 90,375.00 | |
| 11/1/39 | \$2,820,000.00 | \$ - | \$ 77,550.00 | \$642,925.00 |
| 5/1/40 | \$2,820,000.00 | \$ 505,000.00 | \$ 77,550.00 | |
| 11/1/40 | \$2,315,000.00 | \$ - | \$ 63,662.50 | \$646,212.50 |
| 5/1/41 | \$2,315,000.00 | \$ 530,000.00 | \$ 63,662.50 | |
| 11/1/41 | \$1,785,000.00 | \$ - | \$ 49,087.50 | \$642,750.00 |
| 5/1/42 | \$1,785,000.00 | \$ 560,000.00 | \$ 49,087.50 | |
| 11/1/42 | \$1,225,000.00 | \$ - | \$ 33,687.50 | \$642,775.00 |
| 5/1/43 | \$1,225,000.00 | \$ 595,000.00 | \$ 33,687.50 | |
| 11/1/43 | \$630,000.00 | \$ - | \$ 17,325.00 | \$646,012.50 |
| 5/1/44 | \$630,000.00 | \$ 630,000.00 | \$ 17,325.00 | \$647,325.00 |
| | | \$ 8,055,000.00 | \$ 5,687,175.00 | \$ 13,742,175.00 |

ELEVENTH ORDER OF BUSINESS

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

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*, being situated entirely within Flagler County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt the District’s Amended and Restated Rules of Procedure, which is attached here as **Exhibit A**, on _____, 2023, at _____ .m., at _____.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of June, 2023.

ATTEST:

**DEER RUN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended and Restated Rules of Procedure

TWELFTH ORDER OF BUSINESS

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

AMENITIES RULES & POLICIES

Howard McGaffney, District Manager
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092
P: (904) 940-5850 ext. 415
F: (904) 940-5899
E-mail: joliver@gmsnf.com

PART 1: Deer Run Community Development District

In accordance with Chapter 190 of the Florida Statutes, and on July 27, 2022, at a duly noticed public meeting, the Board of Supervisors of the Deer Run Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby superseded on a going forward basis.

DEFINITIONS

The following definitions shall apply to these policies in their entirety:

“Access Card” – shall mean the identification card issued to Patrons.

“Amenities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the District's clubhouse, fitness center, swimming pool, multi-purpose field, tennis courts, playground, picnic area, and walking trails, together with their appurtenant areas, facilities, equipment, and any other common areas and appurtenances of the District related to the same.

“Amenities Policies” or “Policies” – shall mean all Amenities Policies of the District, as amended from time to time.

“Amenity Manager” – shall mean the management company, including Community Manager, Lifestyles Director and its employees, staff and agents, contracted by the District to manage the Amenities.

“Annual User Fee” – shall mean the base fee established by the District for the non-exclusive right to use the Amenities. The amount of the Annual User Fee is set forth in the District's rules.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the District.

“District” – shall mean the Deer Run Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Family” – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the legal age of majority (i.e., 18 or as otherwise provided by law), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

“Guest” – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities or invited and who must be accompanied for the entire day by a Patron to use the Amenities.

“Non-Resident” – shall mean any person that does not own property within the District.

“Non-Resident Patron” – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District.

“Patron” or “Patrons” – shall mean persons or entities who own real property (or members of the Family) within the District and those persons or entities not owning land within the District who have paid the annual user fee. Tenants shall only be considered “Patrons” if they are renting or leasing a home from persons owning property in the District pursuant to a current, written lease of not less than six months or if they pay the annual user fee. All other persons shall be considered guests.

“Person” – shall mean an individual, or legal entity recognized under Florida law.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person or Family owning property within the District.

“Service Animal”- A service animal is any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. Other species of animals, whether wild or domestic, trained, or untrained, are not considered service animals.

“Wet Deck”- 6-feet wide unobstructed pool deck area around the outside of the pool water perimeter, curb, ladders, handrails, diving boards, diving towers, or pool slides, waterfalls, water features, starting blocks, planters, or lifeguard chairs.

AUTHORIZED USERS

Generally. Only Patrons and Guests, as set forth herein, have the right to use the Amenities.

Residents. A Resident must pay the Annual User Fee applicable to Residents in order to have the right to use the Amenities. Such payment must be made in accordance with the District’s annual assessment collection resolution and typically will be included on the Resident’s property tax bill. Payment of the Annual User Fee entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30.

Non-Residents. A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on or before the anniversary date of application.

Renter’s Privileges. Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident’s privileges to use the Amenities.

1. A Renter who is designated as the beneficial user of the Resident’s rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.
2. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities, unless the owner owns more than one house and resides in one of the houses.

3. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
4. Renters shall be subject to all rules and policies as the Board may adopt from time to time.

Guests. Except as otherwise provided for herein, each Patron (by Family) may bring a maximum of four (4) Guests to the Amenities, provided however that Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place a four (4) Guests limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household – e.g., a Patron Family consisting of four people cannot bring up to four Guests each for a total of sixteen Guests, but instead can only bring a total of four (4) Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules and policies as the Board may adopt from time to time.

Registration / Disclaimer. In order to use the Amenities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing a Registration Form, and by executing the Consent and Waiver Agreement, a copy of which is attached hereto as **Exhibit A**. **All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.**

ACCESS CARDS

Use of Access Cards. Patrons use their Access Cards to gain access to the Amenities. Upon arrival at the clubhouse or other Amenities, Patrons will scan their Access Cards in the card reader located outside of the main entrance doors in order to unlock the doors. Under no circumstance should a Patron provide an Access Card to another person to allow him or her to use the Amenities.

Issuance of Access Cards. Each Patron will receive two (2) Access Card per house hold upon registration with the District. Proof of residence is required.

Non-Transferrable. Access Cards are the property of the District and are nontransferable except in accordance with the District's rules and policies.

Lost or Stolen Cards. All lost or stolen cards need to be reported immediately to the District. Fees will be applied according to the fee schedule listed below.

COMMUNITY PROGRAMMING

Resources. The District is pleased to offer a wide variety of programs and activities designed to meet the needs of community members of all ages, interests and skill levels. Each year, the Amenity Manager will evaluate and improve upon existing programs, as well as continually add new activities in each category. The format of each program or activity will be structured to most effectively provide participants with a positive

recreational experience of the highest caliber. Patrons can easily find information on new programs and events by picking up the monthly program calendars, reviewing the community bulletin board, or by contacting the Amenity Manager at the clubhouse:

Amenity Manager by
Email: deerrunmgr@rmsnf.com or
Phone: 386-263-7213

Patrons and Guests Only. Unless otherwise directed by the District, programs will be open to Patrons and their Guests only, subject to payment of any applicable fees. Patrons may register Guests for programs; however, in order to provide Patrons with priority registration, Guests may be assessed a surcharge and will only be able to register for programs if space permits.

Registration. Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, register by the posted deadline. Late registrations may be accepted on a case-by-case basis. Due to the nature of some programs and the availability of space, late registration may not always be feasible. Some programs will have maximum registration limitations. In the event a program is full, a waiting list will be created. If there are cancellations in the program, the Patrons on the waiting list will be contacted. This waiting list will also be used to determine if an additional program can be offered.

Programs and Activities. All programs and services including personal training, group exercise, instructional programs, competitive events, and other programs must be conducted through the Amenity Manager or as directed by the Board. A schedule of activities for the Amenities will be posted in each area and updated by the Amenity Manager.

Athletic Teams. The District may from time to time authorize certain athletic teams that may be eligible to use the Amenities for both practice and competitions, pursuant to a license or other appropriate agreement between the District and the athletic team. For such events, teams from outside the District may be invited to participate in competitions. The District's rules and policies apply to all such teams, and all such members of any outside teams shall be considered Guests within the meaning of these policies. Please contact the Amenity Manager for further information.

Cancellation by the District. The Amenity Manager will notify Patrons if there is a need to change or cancel a program. If a program is cancelled, Patrons will be issued a refund or credit on their account if the money was received by the District. If an outside vendor collected the fee the outside vendor is held responsible for the fee.

Refunds. Program refunds and credit may be granted on a case-by-case basis. Refunds and credits after the program registration deadline or after a program begin may not be approved.

GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all rules and policies of the District.

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the on-site Amenity Manager at 386-263-7213 or deerrunmgr@rmsnf.com, and to the office of the District Manager at 904-940-5850.

Hours of Operation. All hours of operation of the Amenities will be established and published by the District. The clubhouse office will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Eve, Christmas Day, and New Year's Day. The District may restrict access or close some or all the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

PLEASE BE AWARE THAT USE OF THE AMENITIES IS AT YOUR OWN RISK. THE DISTRICT DOES NOT PROVIDE ANY SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., THE USE OF THE COURTS, FITNESS ROOM, POOL, ETC. CAN RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH.

PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES. THE DISTRICT STRONGLY ENCOURAGES PARENTS AND LEGAL GUARDIANS TO ACCOMPANY AND SUPERVISE THEIR MINOR CHILDREN WHILE AT THE AMENITIES.

Except as otherwise stated herein, the following additional guidelines govern the use of the Amenities generally:

1. **Registration.** All Patrons must have their assigned Access Card upon entering the clubhouse. Cards are only to be used by the Patron to whom they are issued. Patrons must present their Access Cards upon request by the Amenity Manager.
2. **Guests.** Guests must be accompanied by a Patron while using the Amenities, unless the Guest has purchased a Guest Access Card.
3. **Minors.** Adult Patrons are responsible for all minor Patrons from their household or visiting Guests, including any minors, at the Amenities; and, to better protect the health, welfare and safety of such minors, a parent/guardian (of at least 18 years of age) must accompany all such minors who are 14 of age and under or who are otherwise unable to govern and look after themselves in an appropriate manner.
4. **Attire.** Except for the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Wet bathing suits and wet feet are not allowed indoors.
5. **Food and Drink.** Food and drink will be limited to designated areas only. Glass containers will not be permitted on any part of the pool deck or grill area at any time.
6. **Alcohol.** Alcoholic beverages shall not be served or sold at the Amenities, except for pre-approved special events. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the Amenity Manager prior to the event. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave.
7. **No Smoking.** Smoking (including e-cigarettes, vape pens, or any other smoking paraphernalia) is not permitted ~~in any building or enclosed or fenced area~~ to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building or enclosed or fenced area of the Amenities. Any violation of this policy shall be reported to the Amenity Manager. ~~allowed on or in the Amenity Center property~~
8. **Pets.** With the exception of service animals, pets are not permitted in the building or in the fenced in area of the pool deck. Where service animals are permitted on the grounds, they must be leashed. Patrons

are responsible for picking up after all pets for the safety and health to others and in accordance with the law.

9. **Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, footpath, or in any way which blocks the normal flow of traffic.
10. **Skateboards, Etc.** Bicycles, skateboards, rollerblades, scooters, hover boards and other similar uses are limited to designated outdoor areas only.
11. **Fireworks.** Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.
12. **Service Areas.** Only District employees and staff are allowed in the service areas of the Amenities.
13. **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
14. **Profanity.** Loud, profane or abusive language is prohibited.
15. **Horseplay.** Disorderly conduct and horseplay are prohibited.
16. **Equipment.** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment needs cleaning or maintenance.
17. **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
18. **Solicitation and Advertising.** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.
19. **Firearms and Other Weapons.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
20. **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
21. **Compliance with Laws.** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
22. **Surveillance.** Various areas of all Amenities are under twenty-four (24) hour video surveillance.
23. **Grills.** Grills located in the patio lounge are available under reservation or first come first serve basis. They must be used as instructed and properly turned off after every use.
24. **Bounce Houses.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability insurance acceptable to the District shall also be required.
25. **Cellular Phones.** To prevent disturbance to others, use of cellular telephones is limited while in the clubhouse. Patrons and guests are asked to keep their ringers turned off or on vibrate while in the clubhouse.
26. **Lost Property.** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.
27. **Activities Prohibited inside the building.** **Throwing,** kicking, or punching of any objects is prohibited in the building. No running in the building. Taking anything off property without permission is and unlawful action.
28. **Irrigation.** Playing near or tampering with irrigation equipment is prohibited.
29. **Over Night Parking.** No overnight parking is permitted in the parking lot or on designated District property without approval from the Amenity Manager, pursuant to Rule Relating to Overnight Parking and Parking Enforcement, adopted August 26, 2020.

FITNESS ROOM

The following policies apply to the District's fitness center:

1. ***Exercise at Your Own Risk.*** The fitness center is not supervised during operating hours. All Patrons are encouraged to consult their physician before beginning an exercise program.
2. ***Usage Restrictions.*** For safety purposes, only patrons and Guests ages 15 and older may use the fitness center.
3. ***Attire.*** Appropriate attire including shorts, shirts, and closed toed athletic footwear must be worn at all times in the fitness center. To maintain clean and sweat-free equipment, clothing must cover any part of the body exposed to direct contact with the equipment.
4. ***Courtesy.*** If a Patron/guest is waiting, cardiovascular equipment utilization is limited to 30 minutes. If a Patron or Guest is waiting for the weight equipment, individuals should allow others to "work in" between sets. All equipment must be wiped down after use with the wipes and/or spray provided.
5. ***Food and Drink.*** No food or chewing gum is permitted in the fitness center. Water or other sport drinks must be contained in non-breakable spill-proof containers.
6. ***Noise.*** Personal music devices are permitted if used with headphones and played at a volume that does not disturb others.
7. ***Equipment.*** Weights or other fitness equipment may not be removed from the fitness center. Please replace weights to their proper location after use. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
8. ***Hand Chalk.*** Hand chalk is not permitted.
9. ***Personal Training.*** Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited.

SWIMMING POOL

The following policies apply to the District's pool:

1. ***Swim at Your Own Risk.*** The pool areas are not supervised, so all Patrons use the pool at their own risk.
2. ***Operating Hours.*** The pool areas are open from 7:00 AM to 10:00 PM. No one is permitted in the pool at any other time unless a specific event is scheduled.
3. ***Skateboards, Etc.*** No bicycles, scooters, roller skates, roller blades, hover boards, skateboards or other similar items are permitted on the pool deck.
4. ***Food and Drink; Alcohol & Smoking.*** Patrons are permitted to bring their own snacks and water to the pool; however, no food or beverages are permitted in the pool or the pool wet deck area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted within the fenced area surrounding the pool. Additionally, all General Provisions previously set forth herein apply, including but not limited to the prohibitions on alcohol and smoking set forth as paragraphs 6 and 7 of the General Provisions.
5. ***Unsafe Behavior.*** No pushing, running, horseplay, sliding down bannisters and rails or other similarly unsafe behavior is allowed in the pool or on the pool deck area.
6. ***Diving.*** Diving is strictly prohibited at the pool, with the exception of swim team competitions pre-approved by the District.
7. ***Noise.*** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.

8. ***Aquatic Toys and Recreational Equipment.*** Prohibited items include, but are not limited to, rafts, inner tubes, scuba gear, squirt guns, swim fins, pool balls, frisbees, inflatable objects, or other similar water play items. Exceptions are small personal floatation devices for swimming assistance, kickboards, masks, goggles, pool noodles, dive sticks, snorkels and water wings. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.
9. ***Entrances.*** Pool entrances, including stairs and ladders, must be kept clear at all times.
10. ***Railings.*** No swinging, sliding, or climbing on ladders, fences, or railings is allowed.
11. ***Pool Furniture.*** Pool furniture is not to be removed from the pool area or placed in the pool to include the pool sundeck area.
12. ***Chemicals.*** Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
13. ***Pets.*** Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.
14. ***Attire.*** Family-appropriate swimming attire (swimsuits) must be worn at all times.
15. ***Parties.*** Parties at the pool are prohibited, and participants may be asked to leave by the Amenity Manager.
16. ***Prevention of Disease.*** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
17. ***Swim Diapers.*** All persons who are not reliably toilet trained must wear swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty-four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the District.
18. ***Pollution.*** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
19. ***Lap Lanes.*** Lap lanes are to be used only by persons swimming laps or water walking or jogging when lap swimmers are present.
20. ***Minors.*** Adult Patrons are responsible for all minor (one under the age of 18) Patrons from their household or visiting the Amenities as Guests of the Patron, and, to better protect the health, welfare and safety of such minors, a parent/guardian (of at least 18 years of age) must accompany all such minors who are 14 and under or who are otherwise unable to govern and look after themselves in an appropriate manner.
21. ***Reservation of Tables or Chairs.*** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes unless while swimming in the pool.
22. ***Pool Closure.*** The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
23. ***Weather.*** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
24. ***Swim Instruction.*** Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
25. ***Pool Furniture.*** No pool furniture permitted in the pool at any time.

PICKLEBALL & BOCCE COURTS

The following policies apply to the tennis courts:

1. **First Come Basis.** Courts are available for use by Patrons and Guests only on a first come first serve basis ~~unless reserved~~. When other players are waiting pickleball court use should be limited to 1 hour.
2. **Attire.** All players shall be dressed in appropriate attire, which includes shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the tennis courts.
3. **Use.** Pickleball courts are for pickleball only. Bocce courts are for bocce only.
4. **Pets.** Pets, with the exception of service animals, are not permitted on the courts at any time.
5. **Food and Drinks.** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
6. **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the Pickleball Court.
7. **Operating Hours.** Courts are open from 7 a.m. to 10 p.m. or as otherwise posted. No one is permitted on the courts at any other time unless a specific event is scheduled.
8. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades or skateboards, hover boards or similar items are permitted on the pickleball court.
9. **Furniture.** No furniture, other than benches already provided, will be allowed on the playing surfaces.
10. **Equipment.** Patrons are responsible for bringing their own equipment.
11. **Minors.** Adult Patrons are responsible for all minor Patrons from their household or visiting the Amenities as Guests of the Patron, and, to better protect the health, welfare and safety of such minors, a parent/guardian (of at least 18 years of age) must accompany all such minors who are 14 of age and under or who are otherwise unable to govern and look after themselves in an appropriatemanner.

OUTDOOR FIRE PIT AND FIREPLACE

1. When in use fire pit must be constantly attended.
2. Fire must be completely extinguished after use.
3. Use is prohibited to anyone under the age of 18.
4. Use only during operation hours.

~~FACILITY RENTAL POLICIES~~

~~The following policies apply to the rental of the Amenities:~~

1. **Patrons Only.** ~~Unless otherwise directed by the District, only Patrons and Non-Resident Patrons may reserve the Amenities for parties and events. Please contact the Amenity Manager in order to determine availability of the Amenities for any particular reservation. Rental reservations must be made 14 days in advance.~~
2. **Amenities Available for Rental:** ~~The following Amenities are available for rental: Meeting Room,~~

3. **Payment & Registration.** At the time the reservation is made, one check or money orders (no cash), one for the deposit made out to District (Deer Run CDD) must be delivered to the Amenity Manager along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District, must schedule a time to complete a rental check list with Amenity Manager at least one week in advance. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.
4. **Rates and Deposits.** The rental rates and deposits for use of the Amenities are as set forth in the District's rules. The deposit will secure the rental time, location and date. To receive the full refund of the deposit within 10 days after the party, the renter must:
- Remove all garbage, place in trash receptacle and replace garbage liners (liners located in a draw or one of the cubbies of the kitchen area).
 - Take down all decorations or event displays; and
 - Otherwise clean the rented Amenities and restore them to their previous condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.

5. **Computation of Rental Time.** The rental time period is inclusive of set-up and clean-up time.
6. **Duration of Rentals.** Unless otherwise authorized by the District, each rental shall be for a minimum of two hours but no more than four hours, rental events shall not extend past 10 p.m. Additional fee may be charged for rentals that extend beyond the reserved hours. See exhibit B, rental form.
7. **Available Hours.** The Amenities may be rented for parties and events during normal operating hours. Additionally, the designated rooms may be rented after hours and until 10:00 pm. All parties and events, including clean-up, at the clubhouse must conclude by midnight. Please note that the Amenity Center is unavailable for private events on the following holidays:

Easter Sunday

4th of July

Thanksgiving

Christmas Day

New Year's Day

Memorial Day

Labor Day

Christmas Eve

New Year's Eve

8. **Capacity.** The clubhouse capacity limit shall not be exceeded at any time for a party or event. (Capacity limit varies based off the location of the rental. This will be disclosed when filling out your paperwork.)
9. **Noise.** The volume of live or recorded music must not violate applicable Flagler County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes and staff offices.
10. **Insurance.** Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District is to be named on these policies as an additional insured party.
11. **Cancellation.** If the renter wishes to cancel a reservation, the cancellation must be communicated to the Amenity Manager no later than fourteen days prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than 3 days prior to the event 0% of the security deposit and 100% of the rental fee will be returned. Should inclement weather cause the Amenity Center to be closed and prevents the event from occurring on the scheduled date the Amenity Manager will make every attempt to reschedule event or return 100% rental fee and deposit.

THUNDERSTORM POLICY

Amenity Manager is responsible for the pool and or other District properties, during thunderstorms, heavy rain and other inclement weather. The Amenity Manager will determine whether swimming is permitted during the times the swimming pool is attended. During the periods of heavy rain, thunderstorms and other inclement weather, the pool area, tennis courts, recreational lake, and parks will be closed. If heavy rain, thunder and/or lightning occurs, everyone will be required to exit the pool and other pool areas at the first sound of thunder and/or first sighting of lightning for a waiting period of at least 30 minutes. At any point during the 30-minute waiting period, if thunder and/or lightning is heard or seen, the waiting period will be extended 30 minutes from the last sighting or sound.

PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, caused wholly or in part by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Family.

Should any Patron, Guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these policies from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these policies.

The above Amenity Rules and Policies were adopted on July 27, 2022 by the Board of Supervisors for the Deer Run Community Development District, at a duly noticed public hearing and meeting.

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

ATTACHMENT A: Consent and Waiver Agreement (Community Programming)
ATTACHMENT B: Access Card Form
ATTACHMENT C: Rental Application
ATTACHMENT D: Rental Waiver and Agreement

ATTACHMENT A
Consent and Waiver Agreement

- Deer Run Community Development District -

The Deer Run Community Development District (“**District**”) owns and operates certain amenities, including a clubhouse, pool, pickle ball courts, bocce ball courts, and other facilities, and offers certain amenity programs, to the District’s patrons. In consideration for being allowed to use the amenities and/or participate in the amenity programs (together, “**Activities**”), I hereby voluntarily assume any and all risk, including injury to my person and property, relating to the Activities, and agree to indemnify, defend and hold harmless the District, Governmental Management Services, Riverside Management Services, and any of their affiliates, and their supervisors, officers, staff, agents, employees, volunteers, organizers, officials or contractors (collectively, the “**Indemnitees**”) from any claim, liability, cost, or loss of any kind sustained or incurred by either any of the Indemnitees or by other residents, users or guests, and resulting from any acts or omissions of myself, my family members, or my guests, and arising out of or incident to the Activities, unless such loss is solely the result of Indemnitees’ gross negligence or intentional, willful, or wanton misconduct. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time. I have read and understand the terms of this Consent and Waiver Agreement and have willingly signed below as my own free act, being both of lawful age and legally competent to do so. Nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

| | |
|---|----------------|
| Participant(s) Name: _____ | Address: _____ |
| E-Mail: _____ | |
| E-Mail: _____ | |
| Parent/Guardian Name: _____ (if Participant is a minor child) | |
| Parent/Guardian Signature: _____ (if Participant is a minor child) | Date: _____ |
| Parent/Guardian Address (if different than above): _____ | |
| Phone Number (home): _____ | |
| Phone Number (alternate): _____ | |
| Emergency Contact: _____ | |
| Phone Number: _____ | |

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, in response to a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

ATTACHMENT B: Access Card Form

ACCEPTANCE

I acknowledge the waiver as set forth below and I agree to its terms. I have also read and agree to abide by the Amenities Rules and Policies, as amended from time to time, and the District's Rules of Procedure. I also understand that I am financially responsible for and damages caused by my family members, my guests and me and those damages resulting from the loss or theft of my Amenities Access Card.

Signature of Patron: _____ Date: _____

WAIVER:

I understand that the Deer Run Community Development District, and their supervisors, officers, agents, consultants and employees, assume no responsibility for injuries or illness that my minor child(ren) may sustain as a result of their physical condition or resulting from their participation in any activities, sports, use of the pool, use of exercise equipment, use of the playground or any other Amenities. I expressly acknowledge on behalf of myself and my heirs that I assume the risk for any and all injuries and illness that may result from their participation in these activities or use of the Amenities. I hereby release and discharge the Deer Run Community Development District, and their Supervisors, officers, agents, consultants and employees, from any claims for injury, illness, death, loss or damage that my minor child(ren) may suffer as a result of their participation in these activities. I understand that the Deer Run Community Development District, are not responsible for personal property lost or stolen while participating in activities at the Amenity Center, pool, and recreational facilities.

Signature of Parent or Guardian: _____ Date: _____

FOR HOMEOWNERS and RENTERS:

The undersigned, a resident landowner within the District, agrees and acknowledges that it will not provide Amenities Access Cards to any Tenant (as used herein, the term Tenant shall include all family members of the specifically named Tenant) without first providing an Amenities Access Card Form ("Registration"), executed by Tenant, to an Amenities Staff Member. Should the undersigned provide Amenities Access Cards to Tenant without providing an Amenities Staff member with a Registration signed by Tenant, the undersigned agrees to be financially responsible for any damages caused by Tenant and agrees to indemnify the District, its supervisors, agents, staff and Riverside Management Services and its successors, from any and all liability for any injuries that Tenant may sustain in conjunction with the usage of the Amenity Facilities. Nothing herein shall be considered as a waiver of the District's sovereign immunity or Limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been Adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature of Home Owner: _____ Date: _____

OFFICE USE ONLY

Date Received

Date Entered in System

Staff Member Signature

AUTHORIZED ACCESS CARD(S)

Access Card Number: _____

Access Card Number: _____

*****There is a fee up to \$25 per Access Card for any lost, stolen or replacement Access Card*****

ATTACHMENT C: Rental Application

Deer Run Community Development District - Island Club Amenity Center Rental Application

Name of Applicant: _____ Date: _____

Organization(if applicable): _____ Phone: _____

Address: _____ City: Bunnell State: Florida

Estimated Attendance _____ Intended Use: _____

Date Requested: _____ Start Time: _____ End Time: _____

I understand in order to receive the full refund of the clean-up deposit; the following must be done after usage:

- Removal of all decorations
- Remove all garbage and place in trash receptacle
- Wipe down tables, chairs countertops and sink
- Put all furniture back in original locations

I have read, understood and agree to abide by all the District policies and procedures regarding the use of the facility. This includes:

- **No beer, wine or alcoholic beverages will be brought in or consumed on the premises** – unless a certificate of liability insurance is presented and approved by the Board of Supervisors before the rental date.
- Guests are limited to the rented space only (use of the pool, bocce ball courts and pickle ball courts is not included in rental unless)
- No glass or breakable items are permitted in the facility
- Smoking is not permitted in the facility
- No pets allowed, except service animals
- The volume of live or recorded music must not violate applicable to Flagler County noise ordinances

I agree to indemnify and hold harmless the **Deer Run Community Development District** and their agents, supervisors, officers, directors, employees and staff from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature arising out of, or in connection with, the use of the Island Club Amenity Center and facilities. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Fla. Stat.

I have read, understand and agree to abide by all policies and rules of the District governing the Island Club Amenity Center and Facilities. Failure to adhere to the District's policies and rules may result in the suspension or termination of my privileges to use the facility. **I also understand that I am financially responsible for any damages caused by family members, my guests and me.** If requested, I will obtain an event insurance policy naming the Deer Run Community Development District and their agents, supervisors, officers, directors, employees and staff as additional insured.

Make Checks Payable to: **Deer Run CDD**

Signature: _____ Date: _____

Cleaning Deposit: \$ _____ ** Check #: _____ Rental Fee Amount: \$ _____ Check #: _____

Received By: _____ Date: _____

Approved By: _____ Date: _____

****To receive a full refund of the cleaning deposit, all garbage from the party must be removed and placed in the dumpster. This is including removal of all party displays and remnants. In addition, the entire Amenity Center party area needs to be completely swept to the condition it was upon receipt of same.**

Deposit Returned On: _____ Mailed _____ Handed To: _____ Shredded _____

ATTACHMENT D: Rental Waiver Agreement

Deer Run Community Development District Island Club Amenity Center Club Waiver and Agreement

Name of Applicant: _____ Date: _____

Organization (if applicable): _____ Phone: _____

Address: _____ City: Bunnell State: Florida

Estimated Attendance: _____ Intended Use: _____

Date Requested: _____ Start Time: _____ End Time: _____

I understand to continue to be able to use the facility for our gatherings we must:

- Remove of all decorations.
- Remove all garbage and place in appropriate location (trash can located outside the grill area under the outdoor stairs by the A/C units.
- Wipe down tables, chairs, countertops, and sink.
- Put all furniture back in original locations.

I have read, understood, and agree to abide by all the district policies and procedures regarding the use of the facility. This includes:

- Guests are limited to the rented space only (use of the pool, bocce ball courts and pickle ball courts, gym is not included)
- No glass or breakable items are permitted in the facility.
- Smoking is not permitted in the facility.
- No pets allowed, except service animals.
- The volume of live or recorded music must not violate applicable to Flagler County noise ordinances.

I agree to indemnify and hold harmless the **Deer Run Community Development District** and their agents, supervisors, officers, directors, employees, and staff from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature arising out of, wholly or in part by, or in connection with, the use of the Island Club Amenity Center and Facilities. Nothing herein shall constitute or be construed as a waiver of the district's sovereign immunity granted pursuant to Section 768.28, Fla. Stat.

I have read, understand, and agree to abide by all policies and rules of the District governing the Island Club Amenity Center and Facilities. Failure to adhere to the district's policies and rules may result in the suspension or termination of my privileges to use the facility. **I also understand that I am financially responsible for any damages caused by family members, my guests and me.** If requested, I will obtain an event insurance policy naming the Deer Run Community Development District and their agents, supervisors, officers, directors, employees, and staff as additional insured.

Received By: _____ Date: _____

Approved By: _____ Date: _____

PART 2: Deer Run Community Development District

Rule for Amenities Rates

In accordance with Chapter 190 of the Florida Statutes, and on July 27, 2022, at a duly noticed public meeting, the Board of Supervisors of the Deer Run Community Development District adopted the following rates, fees and charges for the operation of the District's Amenities. All prior rates, fees and charges of the District are hereby superseded on a going forward basis.

Introduction. This rule addresses various rates, fees and charges associated with the Amenities.

1. **Definitions.** All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Amenities Rules and Policies of the Deer Run Community Development District, as amended from time to time.
2. **Annual User Fee.** For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.
3. **Reservation Rates for Clubhouse.** Any Patron wishing to have the exclusive use of any room or area within the clubhouse must pay the appropriate fee and submit a security deposit in the amounts set forth below. (For clarification purposes, all Guests must be represented by a Patron and deposit must be made by the Patron.)

| Room / Area | Rental Fee | Deposit |
|-------------|------------|---------|
| St. Croix | \$100 | 100 |
| | | |
| | | |
| | | |
| | | |

4. **Non-Clubhouse Rates.** The following non-clubhouse fees apply: TBD when applicable.
5. **Miscellaneous Fees.**

| Item | Fee |
|---|-----------------|
| Access Cards (2 per house hold on first distribution) | Free |
| Replacement of, Damaged, Lost, or Stolen Access Card | \$10.00-\$25.00 |
| Non-Resident Annual Fee | \$2,500.00 |

6. **Special Provisions.**

- a. ***Homeowner's Association Meetings.*** Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability.
- b. ***Additional Costs.*** The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

- 7. **Adjustment of Rates.** Not more than once per year, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in paragraphs 4, 5, and 6 by not more than five percent per year to reflect actual costs of operation of the Amenities, to promote use of the Amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.
- 8. **Prior Rules; Policies.** The District's prior rules setting amenities rates are hereby rescinded. The District's Amenities Policies, as may be amended from time to time, govern all use of the Amenities.
- 9. **Severability.** The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2018); Effective Date: July 27, 2022

PART 3: Deer Run Community Development District

Disciplinary & Enforcement Rule

In accordance with Chapter 190 of the Florida Statutes, and on July 27, 2022, at a duly noticed public meeting, the Board of Supervisors of the Deer Run Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby superseded on a going forward basis.

Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenities Operating Rules.

1. **General Rule.** All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenities Rules established for the safe operations of the District's Amenities.

2. **Suspension of Rights.** The District, through its Board, District Manager, Amenities Manager, shall have the right to restrict, suspend, or terminate the Amenities privileges of any person to use the Amenities for any of the following behavior:

- a. Submits false information on any application for use of the Amenities;
- b. Permits the unauthorized use of an Access Card;
- c. Exhibits unsatisfactory behavior, deportment or appearance;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District rules or policies (e.g., Amenity Rules and Policies);
- f. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- g. Damages or destroys District property; or
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests.

3. **Authority of Amenities Manager.** The Amenities Manager or his or her designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenities Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the Amenities for a period not to exceed thirty days.

4. **Authority of District Manager.** The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the District Amenities for a period greater than thirty days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

5. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 – in addition to any amounts for

damages – and collect such fine, damages and attorney’s fees as a contractual lien or as otherwise provided pursuant to Florida law.

6. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

7. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2018); Effective Date: July 27, 2022

PROPOSALS RULES CHANGES

for

The GRAND RESERVES AMENITY CENTER

1. Amenity Center Rentals:

No further rentals of the center for private parties. Strike FACILITY RENTAL POLICES, pgs 10 & 11, entirely from the Policies. Strike pg 16 Attachment C; Rental Application & pg 17, Attachment D: Rental Waiver Agreement.

2. Civic Group Usage of the Amenity Center:

No further usage of Civic Groups and Cancellation of those currently on the schedule. Provided those currently scheduled that they will no longer have access after June 30, 2023.

3. Resident Group Room Reservation (calendar events):

Those interested to schedule "Resident Group Room Reservations" shall complete a Room Reservation Application that shall be reviewed by the Amenity Activity Group, during their monthly meeting, for review and approval.

4. Pickleball Courts:

Pickleball Courts will be on first come bases without the ability to reserve playing time. Court time will be limited by the posted rules. Strike "unless reserved" on pg 10.

5. NO Smoking Policy:

The use of tobacco product, to include vaping devices, shall not be allowed anywhere on or in the Amenity Center property. See pg 6 for wording.

THIRTEENTH ORDER OF BUSINESS

April 28, 2023

St. Johns River Water Management District
4049 Reid Street/Highway 100 West
Palatka, FL 32177
Attn: Mr. Melissa Parsons

Re: Deer Run Community Development District Stormwater Operation
Project Name: Grand Reserve Phase 5
Application No.: 104340-6

Dear Ms. Parsons:

On behalf of the Deer Run Community Development District, a unit of special purpose local government validly established pursuant to Chapter 190, Florida Statutes, I am writing you regarding the operation and maintenance of certain planned stormwater improvements.

The District, as a special purpose local government, is authorized to finance, fund, plan, establish, acquire, construct, or reconstruct, enlarge, or extend, equip, operate and maintain systems, facilities, and basic infrastructure for stormwater management systems within the District's bounds.

Upon transfer of the project from the construction to operation phase, the District's intent is to assume ownership of the completed stormwater ponds. Further, the District intends to accept the responsibility for the perpetual operations and maintenance, and to fund costs associated with that obligation through its capital and operations budgets

Should you require any additional information regarding the District's intent, please do not hesitate to contact me.

Sincerely,



District Manager

cc: District Counsel
cc: District Engineer

FOURTEENTH ORDER OF BUSINESS

| Pole Description | # Installed | # Removed |
|--------------------------|------------------------|----------------------|
| 18.Black Washington Pole | 14 | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

- (b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.
- (c) Modification to existing facilities other than described above or additional notes (explain fully): _____

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$24.97. These charges may be adjusted subject to review and approval by the FPSC.
3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$0.00 prior to FPL's initiating the requested installation or modification.
4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
10. For FPL-owned fixtures on customer-owned systems:
 - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
 - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
 - c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

IT IS MUTUALLY AGREED THAT:

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
 - a. the addition of lighting facilities;
 - b. the removal of lighting facilities; and
 - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL lighting facilities. Payments shall be made by the Customer in advance of any relocation.
Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.

14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates approved by the FPSC) plus removal cost.
16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
18. This **Agreement supersedes all previous Agreements** or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.
21. The lighting facilities shall remain the property of FPL in perpetuity.
22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Customer (Print or type name of Organization)

By: _____

Signature (Authorized Representative)

(Print or type name)

Title: _____

FLORIDA POWER & LIGHT COMPANY



By: _____

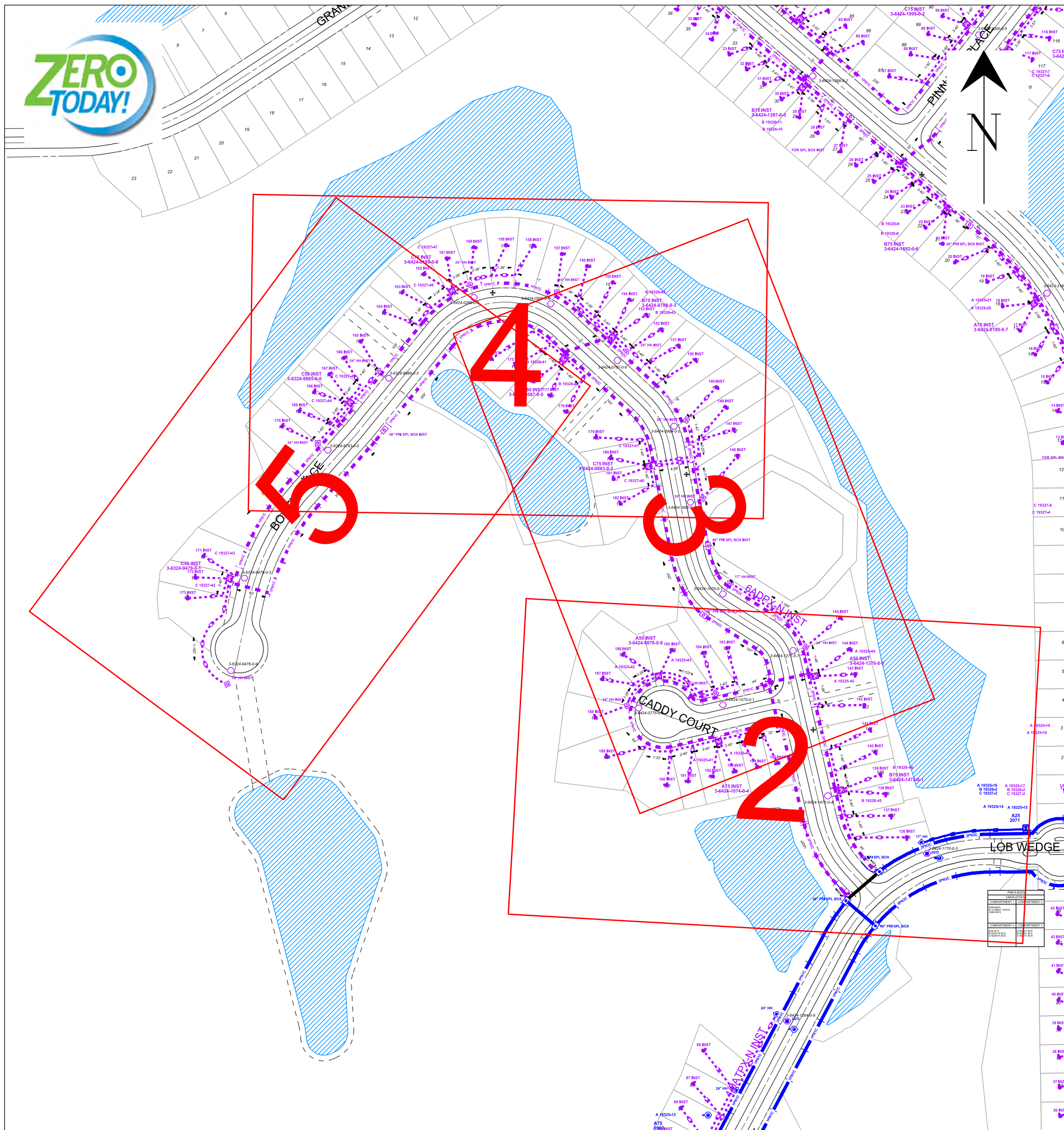
(Signature)

Chris Venoy

(Print or type name)

Title: FPL LT-1 Representative

Cover Sheet: WR#10965671



GENERAL NOTES
- NOTIFY CUSTOMERS OF TEMPORARY POWER AND TRAFFIC INTERRUPTIONS.
- PROVIDE WARNING SIGNALS FOR PEDESTRIANS AND TRAFFIC SIGNALS FOR MOTORISTS.
- SERVICE TO TRAFFIC SIGNAL, SCHOOL FLASHING SIGNAL, AND LIFT STATIONS MUST REMAIN ENERGIZED AT ALL TIMES.

CAUTION
- THIS DRAWING IS MERELY AN APPROXIMATION. EXACT LOCATION OF FPL COMPANY UNDERGROUND FACILITIES MUST BE DETERMINED PRIOR TO ANY SUBSURFACE OPERATIONS IN THIS AREA.
- ALL BOUNDARIES ARE APPROXIMATE. ONLY ACCURATE ON THE DAY OF THIS TRANSMISSION. FACILITY LOCATION AND DEPTH SUBJECT TO CHANGE WITHOUT NOTICE. NOT TO BE USED FOR SURVEY OR EXCAVATION PURPOSES.

NOTE: THE LOCATION AND EXISTENCE OF ANY FACILITIES MAY NOT BE RELIED UPON BY THE SUPPLIER IN RESPONDING TO A BID OR IN COMPLYING WITH ANY CONTRACT. SUPPLIER IS RESPONSIBLE FOR EVALUATING SITE CONDITIONS BOTH ABOVE AND BELOW GROUND INCLUDING UNDERGROUND FACILITY LOCATIONS.

CALL SUNSHINE #811
48 HOURS BEFORE YOU DIG
LOCATE MARKINGS COLOR CODE

| | | | |
|--------|-----------------------|--------|----------|
| RED | ELECTRIC | BLUE | WATER |
| YELLOW | GAS-OIL-STEAM | GREEN | SEWER |
| PINK | TEMP. SURVEY MARKINGS | ORANGE | CABLE TV |
| WHITE | PROPOSED EXCAVATION | | |

American Disabilities Act
If pole placement location does not meet the minimum single point distance of 32" from edge of curb or back of sidewalk, contact your Production Lead, for further instructions.

A diagram of a utility pole with two cross-arms. Dimension lines indicate a minimum clearance of 32 inches (815 mm) from the curb to the pole and a minimum clearance of 36 inches (915 mm) from the sidewalk to the pole.

-STUB, SEAL, AND ELECTRONICALLY MARK ALL EMPTY SERVICE CONDUITS AT THE LOT CORNER FOR FUTURE EXTENSION TO THE METER.



PLEASE BE ADVISED THAT RECEIPT OF THIS DRAWING AND/OR SURVEY, WHICH IS AN APPROXIMATION, DOES NOT RELIEVE YOU OF ANY STATUTORY OBLIGATIONS, INCLUDING THE PROVISIONS CONTAINED IN SECTION 556, FLORIDA STATUTES.
CALL 811 (Sunshine811) PRIOR TO ANY EXCAVATION ACTIVITIES

Construction Notes:

REQUIRED DRAWINGS:
WR_10965671_18X24 UG 3S917317, 3S1193800

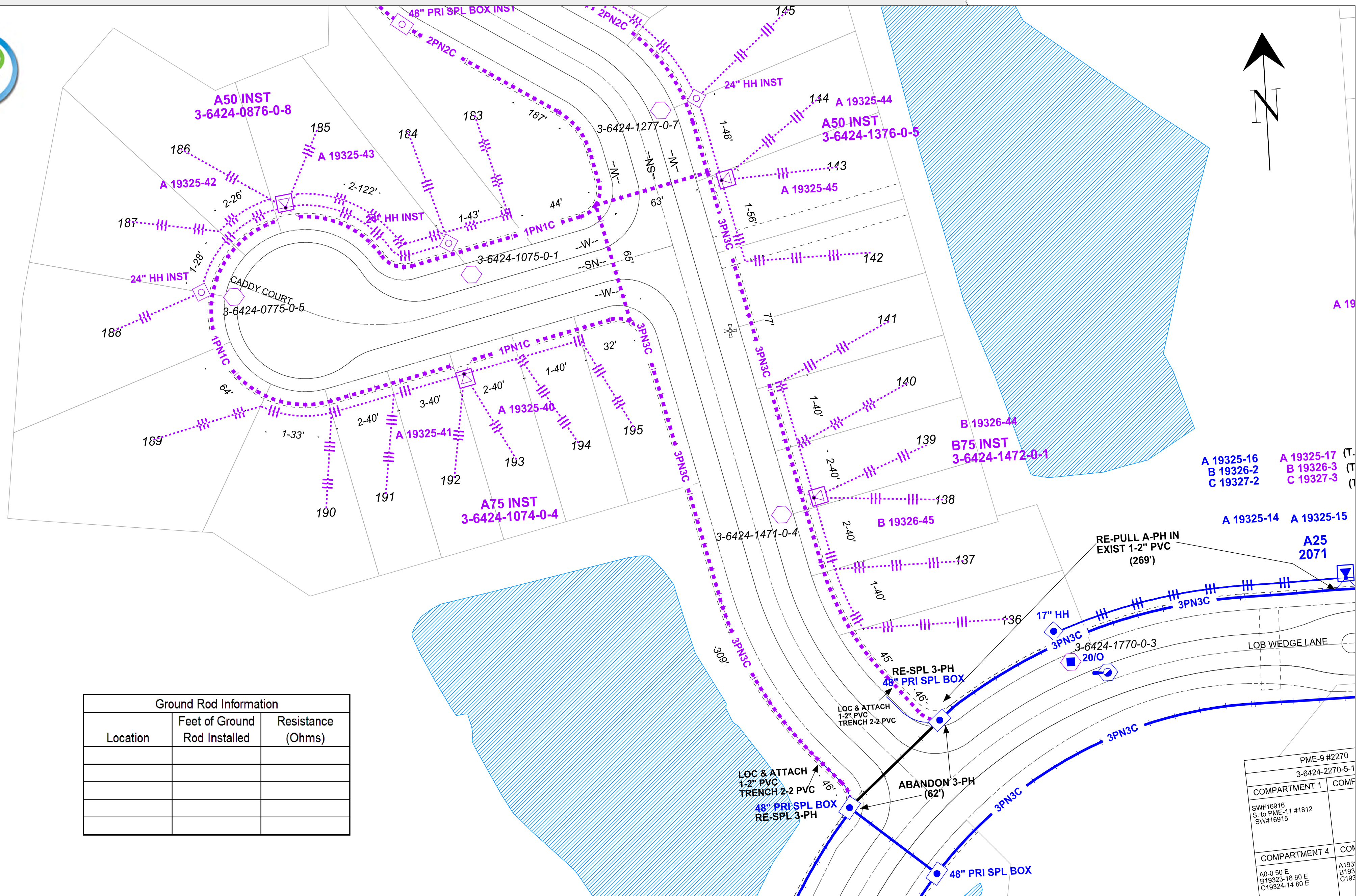
- TRENCH:
-CENTERLINE OF TRENCH IS 5 FT OUTSIDE R/W
EASEMENT:
-MAINTAIN A MINIMUM OF 12" SEPERATON FROM ALL OTHER UTILITIES
-INSTALL #12C WIRE ALONGSIDE EMPTY COUNDUIT RUNS
-CUSTOMER INSTALLED CONDUIT: ALL CABLE:
-3PN3C IS 1CC #1/0A 25KV-XLPE IN 3-2" PVC WITH 36" MIN COVER
-SECONDARY IS #4/0 TPX HM-HD IN 1-2" PVC WITH 24" MIN COVER (UNLESS NOTED)
-ALL CABLE AND/OR CONDUIT ENDS ARE TO BE MARKED WITH AN ELECTRONIC MARKER
-(XXX') DENOTES CABLE PULL DISTANCE
-UNDERGROUND OBSTRUCTIONS ARE TO BE LOCATED PRIOR TO DIGGING
-INSTALL NEUTRAL BOND FOR COMMUNICATION COMPANIES AT ALL SINGLE PHASE TRANSFORMERS PER D.C.S. G-11.0.0
-ALL HANDHOLES ARE 24" (UNLESS NOTED)
-ALL TRANSFORMERS ARE LOW STYLE (UNLESS NOTED)

STREET LIGHTS:WR#10965689
-STREET LIGHTS ARE 39W 3000K LED GRANVILLE BLACK ON 18.5 FT BLACK WASHINGTON CONCRETE POLES - FPL OWNED AND MAINTAINED

Size: 18 x 24
PRINTED BY: kx10amk
PLOT DATE/TIME: 02/18/2022 13:20:19

| | | | | | | |
|-----|------------|--|-----------------------------------|----------------------------------|----------------------------|-------------------------|
| 4 | | | Easement? [] | Tree Work? [] | Tree Access? [] | Tree Staking Req'd? [] |
| 3 | | | Designer/Stake? [] | CT/Special Mtr? [] | Work with SMO? [] | Survey/Stake? [] |
| 2 | | | POLE LINE FT: | POLE LINE FT. ON TRANSM. POLES: | TRENCH FT: | DUCT BANK FT: |
| 1 | 01/27/2022 | INSTALL UG FACILITIES TO PROVIDE SERVICE TO 60 LOTS GRAND RESERVE PH-3 | PERMIT CITY [] | COUNTY RD [] | COUNTY AIR [] | STATE RD [] |
| IPC | DATE | REVISION | REQ'D WMD [] | RR XING [] | DR. DIST. [] | TRANS. [] |
| | | | Requested Tel. Co. Set Poles? [] | Requested Tel. Co. Transfer? [] | Request CATV Transfer? [] | |

| | | | | | |
|--|------------------------|---------------------|--------------------------------------|-----------------------------------|-------------|
| | LARGEST A/C TONS: | | 4.5 | | |
| | HOME SQ. FT. | | 2500 | | |
| | Job Owner: | Nicholas Rockfeller | M/A: CF | Township: 12 Range: 30 Section 02 | |
| | Designer: | Kirkland Thames | GRAND RESERVE PH-3 | | |
| | Date: | 02/18/2022 | | | |
| | Original Size: 18 x 24 | | V/O GRAND RESERVE DR, BUNNELL, 32110 | | |
| | 0' | 147' | 294' | Dwg No. 10965671_18x24 UG.xml | Map: EW1000 |
| | | | | WR: 10965671 | Page 1 of 5 |



| Ground Rod Information | | |
|------------------------|------------------------------|-------------------|
| Location | Feet of Ground Rod Installed | Resistance (Ohms) |
| | | |
| | | |
| | | |
| | | |
| | | |

| | |
|---|------------------------|
| PME-9 #2270 | |
| 3-6424-2270-5-1 | |
| COMPARTMENT 1 | COMP |
| SW#16916 S. to PME-11 #1812 SW#16915 | |
| COMPARTMENT 4 | CON |
| A0-0 50 E B19323-18 80 E C19324-14 80 E | A193/ B193/ C193 |

FEEDERS:

[] INACCESSIBLE

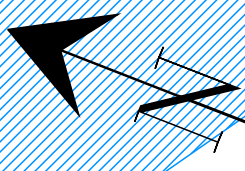
[] 13KV

[] FUTURE 23KV

[X] 23KV

[] SALT SPRAY

[] ROCK



PAGE 4

PAGE 2

| Ground Rod Information | | |
|------------------------|------------------------------|-------------------|
| Location | Feet of Ground Rod Installed | Resistance (Ohms) |
| | | |
| | | |
| | | |
| | | |
| | | |

PAGE 5

Size: 18 x 24

PRINTED BY: kx0emk

PLOT DATE/TIME: 02/18/2022 13:20:31

| | | |
|-----|------------|--|
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | 01/27/2022 | INSTALL UG FACILITIES TO PROVIDE SERVICE TO 60 LOTS GRAND RESERVE PH-3 |
| IPC | DATE | REVISION |

| AS-BUILT CREW PRINT | |
|---------------------|------------|
| Foreman's Signature | Date |
| AS-BUILT COPY | |
| Initials | Cert. Date |

| | |
|---|------|
| Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on ROS. | |
| Supervisor's Signature | Date |
| All required ground rods have been driven & verified to be within FPL standards. Values are shown at all locations. | |
| Foreman's Signature | Date |

| | | | |
|-----------------------------------|----------------------------------|----------------------------|-------------------------|
| Easement? [] | Tree Work? [] | Tree Access? [] | Tree Staking Req'd? [] |
| Designer/Stake? [] | CT/Special Mtr? [] | Work with SMO? [] | Survey/Stake? [] |
| POLE LINE FT: | POLE LINE FT. ON TRANS. POLES: | TRENCH FT: | DUCT BANK FT: |
| PERMIT CITY [] | COUNTY RD [] | COUNTY AIR [] | STATE RD [] |
| REQ'D WMD [] | RR XING [] | DR. DIST. [] | TRANS. [] |
| Requested Tel. Co. Set Poles? [] | Requested Tel. Co. Transfer? [] | Request CATV Transfer? [] | |



| | | | |
|-------------------------------|---------------------|--------------------------------------|-----------------------------------|
| Job Owner: | Nicholas Rockfeller | M/A: CF | Township: 12 Range: 30 Section 02 |
| Designer: | Kirkland Thames | GRAND RESERVE PH-3 | |
| Date: | 02/18/2022 | Original Size: 18 x 24 | |
| 0' 40' 80' | | V/O GRAND RESERVE DR, BUNNELL, 32110 | |
| Dwg No. 10965671_18x24 UG.xml | | Map: EW1000 | |
| WR: 10965671 | | Page 3 of 5 | |

FEEDERS:

[] INACCESSIBLE

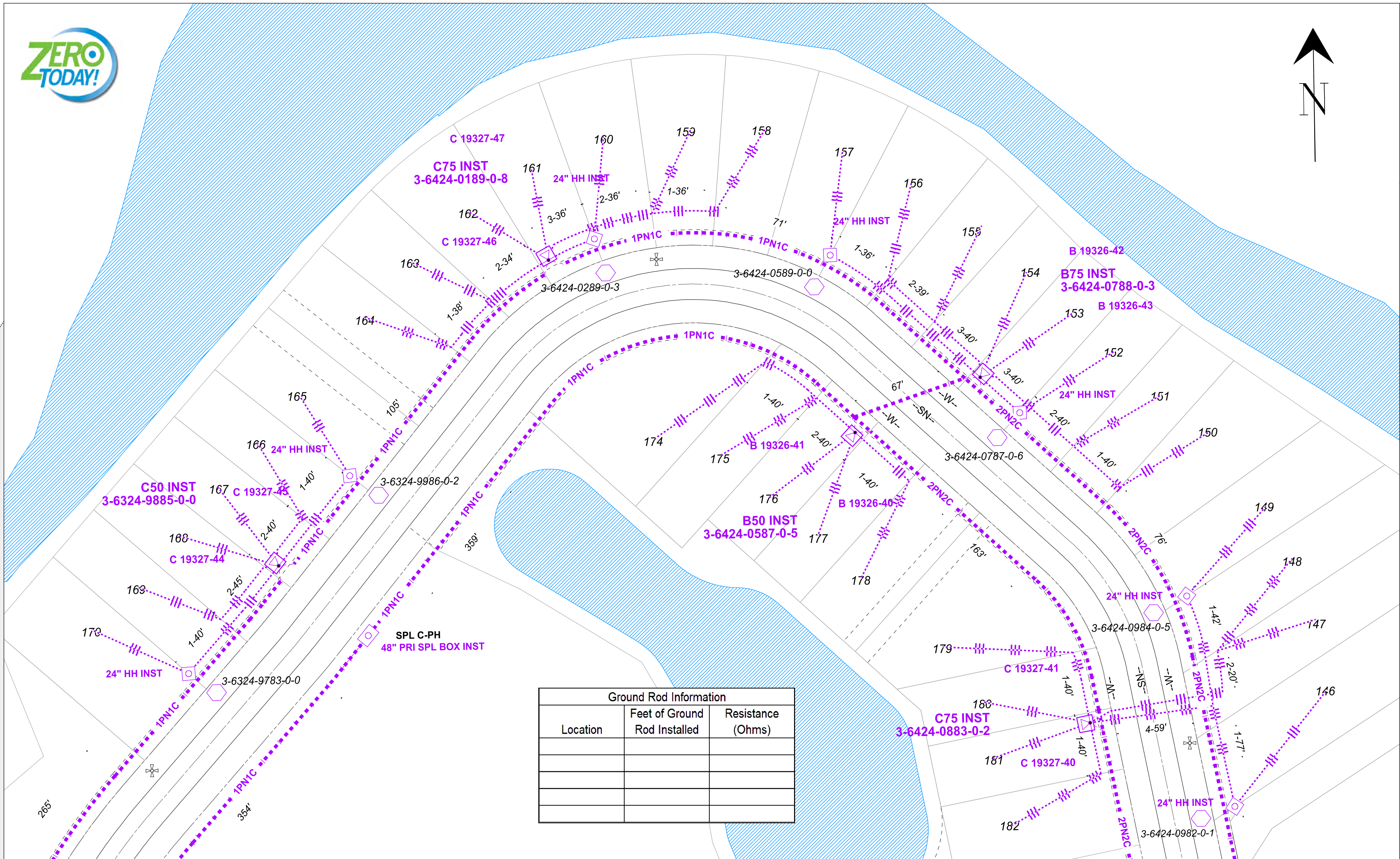
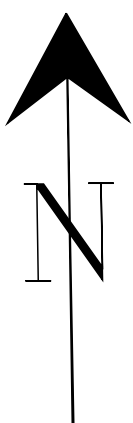
[] 13KV

[] FUTURE 23KV

[X] 23KV

[] SALT SPRAY

[] ROCK



| Ground Rod Information | | |
|------------------------|------------------------------|-------------------|
| Location | Feet of Ground Rod Installed | Resistance (Ohms) |
| | | |
| | | |
| | | |
| | | |
| | | |

PAGE 5

PAGE 3

Size: 18 x 24
PRINTED BY: kxt0emk
PLOT DATE/TIME: 02/18/2022 13:20:37

| | | |
|-----|------------|--|
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | 01/27/2022 | INSTALL UG FACILITIES TO PROVIDE SERVICE TO 60 LOTS GRAND RESERVE PH-3 |
| IPC | DATE | REVISION |

| | | | |
|---------------------|------------|---|------|
| AS-BUILT CREW PRINT | | Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on ROS. | |
| Foreman's Signature | Date | Supervisor's Signature | Date |
| AS-BUILT COPY | | All required ground rods have been driven & verified to be within FPL standards. Values are shown at all locations. | |
| Initials | Cert. Date | Foreman's Signature | Date |

| | | | |
|-----------------------------------|----------------------------------|----------------------------|-------------------------|
| Easement? [] | Tree Work? [] | Tree Access? [] | Tree Staking Req'd? [] |
| Designer/Stake? [] | CT/Special Mtr? [] | Work with SMO? [] | Survey/Stake? [] |
| POLE LINE FT: | POLE LINE FT. ON TRANSM. POLES: | TRENCH FT: | DUCT BANK FT: |
| PERMIT REQ'D CITY [] | COUNTY RD [] | COUNTY AIR [] | STATE RD [] |
| WMD [] | RR XING [] | DR. DIST. [] | TRANSM. [] |
| Requested Tel. Co. Set Poles? [] | Requested Tel. Co. Transfer? [] | Request CATV Transfer? [] | |



| | | | |
|-------------------------------|---------------------|--------------------------------------|-----------------------------------|
| Job Owner: | Nicholas Rockfeller | M/A: CF | Township: 12 Range: 30 Section 02 |
| Designer: | Kirkland Thames | GRAND RESERVE PH-3 | |
| Date: | 02/18/2022 | Original Size: 18 x 24 | |
| 0' 40' 80' | | V/O GRAND RESERVE DR, BUNNELL, 32110 | |
| Dwg No. 10965671_18x24 UG.xml | | Map: EW1000 | |
| WR: 10965671 | | Page 4 of 5 | |

SIXTEENTH ORDER OF BUSINESS

B.

Sent Via Email: hmcgaffney@gmsnf.com

May 23, 2023

Mr. Howard McGaffney
District Manager
Deer Run Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Subject: **Work Authorization Number 2023-1
Deer Run Community Development District
Annual Engineer's Report 2023**

Dear Chairman, Board of Supervisors:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide professional consulting engineering services for the Deer Run Community Development District (District). We will provide these services pursuant to our current agreement (District Engineering Agreement) as follows:

I. Scope of Work

We will provide the Annual Engineer's Report for the District as required by the Trust Indenture for this fiscal year. The report will address the requirements as detailed in Section 9.21 of the Trust.

II. Fees

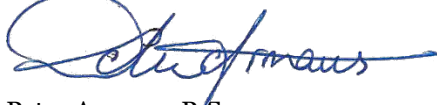
The District will compensate the Engineer pursuant to the hourly rate schedule contained in the District Engineering Agreement. We estimate a budget in the amount of \$4,500. The District will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the District Engineering Agreement.

This proposed work authorization, together with the referenced District Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Mr. Howard McGaffney
Deer Run Community Development District
Annual Engineer's Report
May 23, 2023

Thank you for considering Dewberry. We look forward to continuing our business relationship.

Sincerely,



Peter Armans, P.E.
Project Manager



Reinardo Malavé, P.E.
Associate Vice President

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Deer Run
Community Development District

Date: _____

D.

Deer Run

6/7/2023

Community Development District

Field Operations & Amenity Management Report



[Kayla Rinker](#)

AMENITY MANAGER

RIVERSIDE MANAGEMENT SERVICES, INC.

[Richard Gray](#)

FIELD OPERATIONS MANAGER

RIVERSIDE MANAGEMENT SERVICES, INC.

Deer Run

Community Development District

Amenity Management Report

June 7, 2023

To: Board of Supervisors

From: Kayla Rinker
Amenity Manager

Richard Gray
Field Operations Manager

RE: Amenity Management Report - June 7, 2023

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

Deer Run Community Events

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

Special Events:

- April 1st Easter Bash
- April 6th Bingo
- April 17th Craft Night
- May 4th Bingo
- May 8th Craft Night

Upcoming Special Events:

- June 1st Bingo
- June 5th National Donut Day
- June 12th Craft Night
- June 17th – Community Yard Sale
- July 4th Event – TBD
- Murder Mystery Pot Luck – TBD
- Chat with the Chief – TBD

Classes:

- Aqua Exercise on Wednesday's and Friday's
- Refit on Tuesday's and Thursday's
- Yoga on Monday's and Wednesday's
- Card Making Class every 2nd and 4th Saturday

Community Organized Events:

- Ladies Night is the first Tuesday of the month
- Bunco is the first Monday and second and third Thursday of the month
- Crochet/Quilting is every Friday
- Diamond Painting is every Sunday
- Music with Kurt & Debbie held the 1st Friday of the month
- Poker Night is every third Tuesday, and Friday of the month
- Ladies Poker Night is every Wednesday

- LRC is every Monday, and the first and third Saturday of the month
- Lob Wedge Social is the second Friday of the month
- Pickleball is on Monday, Wednesday, and Friday's
- Acoustic Night is the last Saturday of the month
- Rotary Club meets every second and fourth Tuesday of the month
- Singles night is the fourth Thursday of the month
- Unplugged is every third Friday
- Happy Hour is every Friday

Rentals Held:

- April 21st – Morning
- May 27th - Evening

Upcoming Rentals:

- None



| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|---|--|---|---|---|---|--|
| | | | | 1 10:30AM-REFIT DARLA 6:30PM BINGO 7PM-PICKLEBALL | 2 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR- BYOB 6PM- POKER UPSTAIRS | 3 7PM-LCR FULL |
| 4 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 7PM-DIAMOND PAINT- ING(DOWNSTAIRS) | 5 8:30AM- PICKLEBALL 9-11AM-DONUTS AT THE ISLAND CLUB 10AM-BOCCE 10:30AM-YOGA IRENE 3PM-LCR 2 7PM-BUNCO 2 7PM-PICKLEBALL | 6 10:30AM-REFIT DARLA 5:45PM-LADIES POKER | 7 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXER- CISE NANCY 5PM-YOGA IRENE 6PM-CDD MEETING 7PM-PICKLEBALL | 8 10:30AM-REFIT DARLA 6PM-SINGLES NIGHT 7PM- BUNCO 4 7PM-PICKLEBALL | 9 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR-BYOB 6PM-POKER UPSTAIRS 6PM-LOB WEDGE LN SOCIAL | 10 1PM-CARD MAKING CLASS |
| 11 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 7PM-DIAMOND PAINT- ING (DOWNSTAIRS) | 12 8:30AM- PICKLEBALL 10AM-BOCCE 10:30AM-YOGA IRENE 3PM-LCR 2 6PM-GIRL SCOUTS 6:30PM -CRAFT NIGHT 7PM-PICKLEBALL | 13 10:30AM-REFIT DARLA 5:30PM-ROTARY 5:45PM-LADIES NIGHT GOLF CLINIC (MEET AT GOLF CLUB) | 14 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXER- CISE NANCY 5:45PM-LADIES POKER 7PM-PICKLEBALL | 15 10:30AM-REFIT DARLA 6:30PM -BUNCO FULL 7PM-PICKLEBALL | 16 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR-BYOB 6PM-POKER UPSTAIRS 6PM-UNPLUGGED | 17 8AM-2PM-COMMUNITY YARD SALE 1PM-CARD MAKING CLASS 7PM-LCR FULL |
| 18 HAPPY FATHERS DAY! 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 7PM-DIAMOND PAINT- ING (DOWNSTAIRS) | 19 8:30AM- PICK- LEBALL 10AM-BOCCE 3PM-LCR 2 7PM-PICKLEBALL | 20 10:30AM-REFIT DARLA 5:30PM-FREEDOM HOA MEETING 6:15PM -STONE COLD POKER | 21 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXER- CISE NANCY 5:45PM-LADIES POKER 7PM-PICKLEBALL | 22 10:30AM-REFIT DARLA 7PM-PICKLEBALL | 23 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR- BYOB 6PM-POKER UPSTAIRS | 24 7PM - PARTY WITH THE RESERVES |
| 25 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 7PM-DIAMOND PAINT- ING (DOWNSTAIRS) | 26 8:30AM- PICKLEBALL 10AM-BOCCE 3PM-LCR 2 7PM-PICKLEBALL | 27 10:30AM-REFIT DARLA 5:30PM-ROTARY | 28 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXER- CISE NANCY 5:45PM-LADIES POKER 7PM-PICKLEBALL | 29 10:30AM-REFIT DARLA 7PM-PICKLEBALL | 30 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR-BYOB 6PM-POKER UPSTAIRS | |

Highlights of Events Held



Weekly Maintenance Items

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.

Maintenance Items Completed

- All damaged windows were replaced under warranty in April.
- All gym equipment was cleaned on May 11th,. This will be done on a consistent basis going forward.
- The chemical feeder to the pool was fixed on May 11th, by Pool Sure.
- Cobwebs were removed from outside the facility on May 12th.
- Ant hills and hornet nests were sprayed on May 12th
- Maintenance closet was organized and cleaned out on May 12th
- The grills were deep cleaned on May 16th, by the amenity manager and operations manager. The grills will continue to be cleaned by staff on a weekly basis.
- The process of getting the rust stains off the pavers started May 19th,
- Both kitchen areas, including refrigerators, were deep cleaned on May 24th. This will be done on a consistent basis going forward.
- All pool deck signs were cleaned on May 24.
- Lighting inspection of the Amenity center and both Grand reserve Entrances done during early morning on May 25th,.
 - 2 lights out at US-1 entrance.
 - All lights working at 100 entrance.
 - 40 lights out in Amenity center.
 - Staff will work with FPL & appropriate vendors as needed to replace all lights that are out-majority will be handled in house by staff
- The elevator Permit has been posted in elevator accordingly. All facility operational permits are up to date.
- No smoking signs for the facility have been ordered and will be displayed once they are delivered.
- Installed new interface screen on variable speed drive for pool pump (old one was blown)
- Dove pool and patched transition seam that marks the start of the decline of the pool depth.
- Tightened all hardware on all ladders and guiderails around pool.

- Changed batteries on pool deck clocks.
- Inspected all outflows and inlets around the development for debris and/or blockage (cleaned up debris to the best of my ability while on site, some I couldn't clean due to higher water being present)
- Did a thorough inspection and cleaning of the pool pack areas: Cleaned filters on pump and backwashed pool system (5) times trying to gain on GPM on flow, flushed out flow meter free of debris, inspected impeller for debris and/or signs of getting worn, cleaned filtration basket, inspected all chemical lines, and had adjustments made by Pool Sure as well as probes cleaned and recalibrated while on site.
- Cleaned grills, countertops, and seating area with the assistance of Kayla.
- Replaced skimmer nets on pool deck.
- Cleaned Island Club sign at Amenity Parking lot.

Administrative items Completed

- Office files organized and previous years put into storage.
- Full access card audit on residents' files completed on May 31st.
 - Total deleted accounts – 10
 - Total paused accounts – 21 (Paused until updated rental agreements from renters still living in Grand Reserve are obtained)
- All fitness class instructors to use sign in sheets began on April 1st.
- The owner of the abandoned vehicle at the amenity center was identified, contacted and the vehicle was removed.
- Staff continue to work towards bringing more food trucks into Grand Reserve - trucks are hesitant due to lack of sales in the past.
- Weekend coverage with staff began Memorial Day weekend and will continue through Labor Day Weekend

Completed Projects

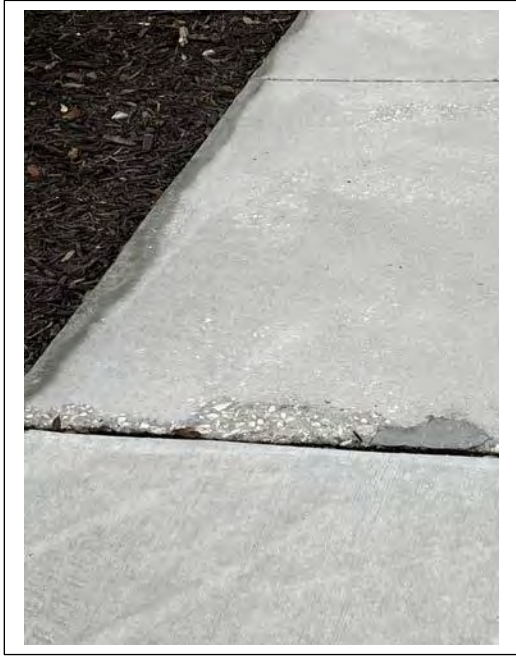


Tripped breaker was fixed, blown fuse at disconnect was replaced and fountain filter was inspected by **Future Horizons**



Stains and mold removed from both sides of Amenity building sign by **Field Operations Manager**

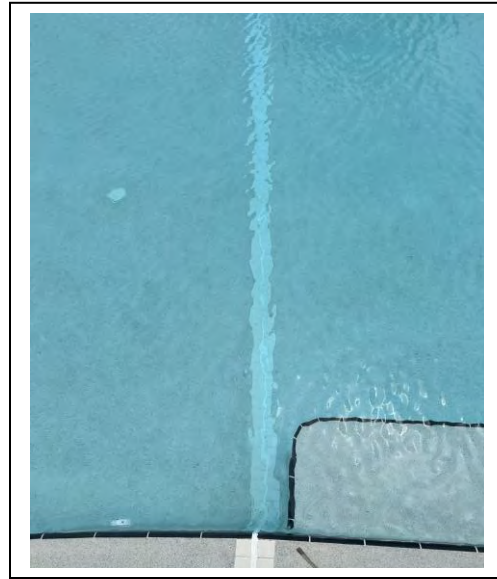
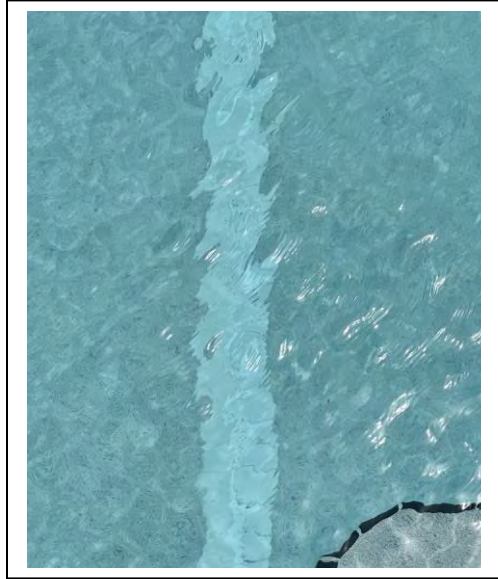
Completed Projects



Two sections of cracked sidewalk by the pickleball courts and pool pumps were replaced by **Two Men Concrete**



Completed Projects



Patched and resealed transition
seam by **Field Operations Manager**



Interface screen on variable speed drive
replaced by **Field Operations Manager**

Conclusion

All outlined items above are for the Board consideration. For any questions or concerns regarding the above information, please contact Kayla Rinker, Amenity Manager, at 386-263-7213 or deerrunmgr@rmsnf.com.

Kind Regards,

Kayla Rinker
Amenity Manager

Richard Gray
Field Operations Manager

NINETEENTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Run Community Development District was held Wednesday, March 22, 2023 at 6:07 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 by telephone |
| Andre Poulin | Supervisor |
| Greg Dean | Supervisor |

Also present were:

| | |
|-------------------|-------------------|
| Howard McGaffney | District Manager |
| Katie Buchanan | District Counsel |
| Peter Amans | District Engineer |
| Kayla Rinker | RMS |
| Marc Rousseau | RMS |
| Alison Mossing | RMS |
| Antonio Perez | Yellowstone |
| John Distler | Yellowstone |
| Ty Rentz | Yellowstone |
| Several Residents | |

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Gibbens stated I want to see where we are with the additional proposals for pond bank trimming.

Mr. McGaffney stated we have spoken with the resident about the additional pond trimmings and at the last meeting the board asked if we could get additional proposals and we will discuss that later and the board will make a determination to move forward or not.

Ms. Dawson stated I would like to know when someone will be trimming the pond around our area. It hasn't been mowed and cattails are taking over.

Mr. St. Pierre stated we will be talking about that later in the meeting.

A resident asked when are you bringing up the mailbox?

Mr. McGaffney stated I can cover that now or under my report. The Board agreed to cover this topic under public comments. Mr. McGaffney had a discussion with a representative from D.R. Horton about several items that came out of our workshop. He reported that the box in Phase 4 is going to stay where it is. Prior to D.R. Horton putting the mailbox cluster in he shared the desire of the Board would be to have a turnaround so that residents would be off the road when getting their mail. D.R. Horton said they had looked at it and there wasn't sufficient room or setback to put in a permittable drive around.

Ms. Buchanan stated the post office would have had to sign off on that.

Mr. St. Pierre stated a few of the board members tried to address it before the mailbox went in. Organize yourselves, get a petition going and send it to the post office. It is not a CDD issue.

Ms. Lambert stated that is still D.R. Horton property and the board should refuse to sign off on that because we are not happy with the way it is.

Mr. McGaffney stated he has made notes and will get with the City Manager, Mr. Jackson and get back to the board with a more definitive answer on who approves the permit and what the post office has to do with it and he will approach it with D.R. Horton again, but that is all He can do.

THIRD ORDER OF BUSINESS

Authorization for District Engineer to Submit Restoration Plan to SJRWMD

Mr. Armans stated this is the memo discussed at the workshop and we need authorization from the board to submit that to St. Johns River Water Management District.

Mr. St. Pierre moved to authorize the engineer to submit the restoration plan to the St. Johns River Water Management District and Mr. Dean seconded the motion.

Mr. Dean asked to know about the meeting with the golf carts and Horton on this plan and what is the plan other than fix a bunch of encroachment areas?

Mr. Armans stated there is a full memo that is included in your agenda and it details every section.

Mr. Dean stated I don't have the time to go through all those drawings and try to decipher all the drawings. There is not a picture of the area to look at.

Mr. Armans stated there are 18 areas that are broken into probably three different categories. One, are areas that we are going to work with the golf course to modify their mowing schedule and program and they are willing to do that and potentially adding some signs that they are also willing to do. The other area areas that will have to be replanted that includes mostly areas that are on the CDD side, there may be one area on the golf course that needs to be replanted. The third one is basically do nothing, there were some areas that we are suggesting that nothing needs to be done because D.R. Horton had already hired a company that did a planting plan and they sent reports on it to the St. Johns River Water Management District and the water management district accepted those reports. We will basically be working with the water management district to explain to them that we know those areas are already accepted and if they had an issue with those areas that we believe that once accepted it would go back to D.R. Horton to be involved if we needed them to be.

Mr. Dean asked how many total locations are there?

Mr. Armans restated 18.

Mr. Dean asked how many would be our responsibility?

Mr. Armans stated they are all our responsibility, because the CDD is the permittee.

Mr. Dean asked how many require some dollars to be spent for us to remediate?

Mr. Armans stated the three major ones that require replanting are the three we are proposing at this point to the water management district.

Mr. McGaffney stated in summary it comes down to the District is hoping SJRWMD will agree with the assessments, that nothing is done to some of the areas; that which has been done in the past is acceptable; and the last part is the three areas on CDD property needing to be replanted and potentially an area on the golf course. There is nothing The Board needs to do at this time, other than to authorize him to engage SJRWMD and work this out with them.

Mr. Armans stated we are informing you that this is the restoration plan, and we need to submit it to the district for them to say yes or no.

Mr. Dean asked if the plan is accepted, and the golf course and DR Horton say it is your problem then The District would foot the bill for everything.

Mr. McGaffney stated that we do not know the answer to that today. We will know when we get the figures and costs and have those conversations with all parties. It is not acceptable for the District to do nothing at all.

Ms. Buchanan stated we really do need to push forward with remedying that or we are out of compliance with our permits. That being said, if we don't get cooperation from Horton and the golf course for issues that we think they bear responsibility for, we can then investigate legal options at that point. It is sort of parallel paths; we are required to do remediation under our permit requirements. That has to happen whether they participate or not it does look to be, do we fight about it later or are they going to be amicable, and we hope there will be an amicable resolution.

On MOTION by Mr. Poulin seconded by Ms. Lambert with all in favor the district engineer was authorized to submit the restoration plan to SJRWMD.

FOURTH ORDER OF BUSINESS

Authorization for Chairman to Sign SJRWMD Permit Application for Expansion of Pond B1

Ms. Buchanan stated, in 2018 the District issued bonds to allow the District to install improvements on the phase that was to be developed by D.R. Horton. In connection with that bond issuance, we had an engineer's report that identified the improvements in the CDD, and which entity was going to be responsible for the operation and maintenance and construction of those improvements. Water and sanitary sewer were going to be owned by the city, the stormwater system was always intended to be owned by the CDD.

Essentially when it comes to that project there are two agreements that apply in this situation. The first is that D.R. Horton is required by contract to finish the improvements that are identified in the engineer's report. That is why even though you have been out of bond money for a long time, D.R. Horton is now paying for the installation of roads, stormwater systems and

water and sewer to support the remaining development in the community. The flip side to that is that in order to have D.R. Horton's commitment to continue to finish the project, we have to commit upfront to accept responsibility for certain improvements. That improvement includes the stormwater management system, that will remain within the CDD's operation and that is why we just had this discussion on the remediation required to the other wetland areas. D.R. Horton intends to expand the pond, it is part of the plans previously approved and submitted to the water management district, however the district already owns a piece of the real property adjacent to the existing pond and the water management district has required the district to sign off on the permit to commence construction on the expansion of the pond. We are not yet accepting operation and maintenance responsibility for that pond; it won't come back to us until it has been constructed and approved by the water management district. All we are doing now is authorizing Horton to commence construction on the pond consistent with the previously approved permits from the water management district.

Ms. Lambert stated you are saying that St. Johns says we need that pond for stormwater retention although there is a huge lake on the other side of it. D.R. Horton wants to extend that pond and it is for our benefit, not theirs.

Mr. Armans stated it is for the benefit of the future phases, which will benefit every resident within the CDD. The roadway has water runoff, all the rain that falls within the CDD has to go to a stormwater system that the CDD will be responsible for. All the water that falls within the CDD boundary has to be treated within the CDD before it is discharged and the CDD is responsible for that. Since our workshop we worked with the design engineer for D.R. Horton and asked him to send us the stormwater plans that were submitted for permitting.

We reviewed them and asked some questions, and they cleared all those questions. We also brought up the issue of the gopher tortoises and since the workshop they had their environmental firm come out and do another assessment and they were able to locate on Phase 6 five active locations and one inactive and they are currently working on a relocation plan for those gopher tortoises.

Mr. McGaffney stated nothing is going to happen until they relocate them, but we do need you to authorize the chair to execute that permit application. This is part of the plan that has been approved by the St. Johns River Water Management District. It is an administrative function, due to the prior concerns of the Board we are bringing this before you to get the

Board's full authorization so that David can sign off on that, but it is an administrative function that needs to occur.

On MOTION by Mr. Poulin seconded by Mr. Dean with all in favor the chairman was authorized to execute the SJRWMD permit application for the expansion of Pond B1.

FIFTH ORDER OF BUSINESS

Acceptance of Audit Committee's Recommendation, Approval of Audit Criteria and Authorization for Staff to Publish an RFP for Auditing Services

On MOTION by Mr. Dean seconded by Mr. Poulin with all in favor the recommendation of the audit committee of the evaluation criteria was accepted and staff was authorized to notice the RFP for audit services.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Pond Bank Trimming

Mr. Rousseau stated we had a proposal from Yellowstone for about \$2,800 and I reached out to other companies and received a proposal for \$3,525. It is considered a preserve and really shouldn't be trimmed, we can go back a little bit on that, but it is a preserve. There is a lot of overgrowth and weeds, which is why it is an expense.

Ms. Lambert stated there are several palms where there are no houses in conservation areas and none of them need to be trimmed. My concerns is if we do it here, we will set a precedent. The other concern is if we start meddling with the conservation areas are we going to have another situation with encroachment as we have now. If we do it, it has to be the absolute minimum.

It was the consensus of the board to not do the pond bank trimming.

SEVENTH ORDER OF BUSINESS

Ratification of Proposal for Replacement of Main Irrigation Pump #1

Mr. McGaffney stated this item is requested for the Board to ratify the actions of the Staff and Chair to authorize the purchase of the pump. The board was aware at the workshop that we need under emergency conditions to get the irrigation pumps and motors working well. The first motor that was replaced, the insurance company reimbursed \$20,500 when Mr. McGaffney

asked them to reopen the claim. The District got the check two days ago and it was deposited quickly because the District is going to need it because the second motor has failed. In order to get that going the District had to pay a 50% deposit to order the motor and the chair approved the District Manager's request. We are asking you to ratify the actions of staff and the Chair related to the purchase of the motor for \$9,605.

On MOTION by Mr. Dean seconded by Mr. Poulin with all in favor, ratifying the actions of the Staff and Chair to approve the purchase and the proposal from M and M Sales-Service to replace the main irrigation pump #1 in the amount of \$9,605.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-05 Spending Authority

Mr. McGaffney stated this is an item that came before us at the workshop. We talked about it and this is my recommendation. He Stated that every District he has worked in has a spending authority, approval limit or disbursement policy. In your agenda is what we discussed at the workshop, for continual repairs and maintenance for budgeted items, it authorizes the staff onsite, Marc, Kayla and Alison to repair and replace things within the budget that we have up to \$2,500. Anything above \$2,500 up to \$10,000 requires a District Manager's approval and that is for repairs and replacement, maintenance items, not to purchase new TVs, etc. Above the \$10,000 would require the Chair and only if there is an emergency or critical need, the recent pump replacement being example of one.

Mr. Dean stated under item b, non-continuing expenses it says the board hereby authorizes the disbursement of funds for payment of invoices. Should we add, authorize the work also? That is what we are doing, authorizing work then paying for it.

Mr. McGaffney stated yes, that can be added in the policy

On MOTION by Ms. Lambert seconded by Mr. St. Pierre with all in favor Resolution 2023-05 was approved in substantial form subject to amending the language in item B as outlined by Mr. Dean and subject to final review and approval by the chair.

NINTH ORDER OF BUSINESS

Consideration of Yellowstone Landscape Proposal (Phase 4)

This item tabled.

TENTH ORDER OF BUSINESS**Consideration of Yellowstone Landscape Proposal (100 Entrance)**

Mr. Perez reviewed the proposal for the 100 entrance, copy of which was included in the agenda package.

Ms. Lambert stated I am not happy with what is in front of the fountain, we need plants that would survive the frost and chlorine, we have concerns about the sod needing a lot of maintenance.

Mr. Perez stated Yellowstone will do the maintenance and your contract will not change. The scope of work will be the same, we will take care of it.

On MOTION by Ms. Lambert seconded by Mr. St. Pierre with all in favor the proposal from Yellowstone for the 100 entrance in the amount of \$3,263.69 was approved.

ELEVENTH ORDER OF BUSINESS**Discussion of Amenity Center Groups, Clubs and Fitness Classes**

Ms. Mossing stated I have put together some information for the board to review on the different clubs, groups and classes that are utilizing the amenity center currently. At this time I'm looking to start the conversation to put together the policies to manage these classes, groups and clubs. In the document is general information about all the clubs, activities calendar, suggestions on policies and where to start. We don't have to make any decisions today and we can keep the item on the agenda to continue to develop these policies as the board sees fit and get feedback from the board. I will be working with Kayla to provide a mockup of the policies you would like to see.

Mr. St. Pierre stated I have had conversations with Alison and moving forward there is a resident committee that has addressed some issues here. The problem is that we don't have protocols in place. If someone comes in and says I want to do this then they try to persuade Kayla to put them on the calendar. There is no protocol for that. This is a busy place and moving forward we need to get policies in place. Andre and his group can have a workshop with Alison and Kayla and bring back proposed policies for the board to consider.

Ms. Mossing stated I need direction from the board on whether we pause the approvals right now for new groups, clubs and fitness classes until we have the policies in place or if we

continue to approve and fit them in the schedule. We do have a request from a resident to start another yoga class right now. Do we pause that or not?

Mr. St. Pierre stated let's pause it for 30-days. We have four groups, landscaping, social amenity center, physical amenity center which Darrell runs and Greg runs contracts and irrigation. If you are interested in any of those, just contact a board member and they will tell you when they meet.

Mr. McGaffney stated the April 27th meeting is a budget workshop and the next regular meeting where you will take action to approve any club that comes through those recommendations will be May 24th which is a Wednesday.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Buchanan stated at the workshop we discussed the ownership of the roads and I did converse with Mr. Porter at Horton about potential alternatives. He is still reviewing them and doesn't have a firm response yet so I will follow-up with him and hope to bring back something the next time I see you.

B. Engineer - Report

Mr. Armans stated the only other item we looked at was the irrigation system. We were asked if we can look up if it is undersized. We don't have someone internally who does that but we have subs that do that work for us. I reached out to one gentleman that does system evaluation. He would look at the pumps in their current condition, look at the entire areas being served by it and provide a report with repair recommendation and any other recommendation for upsizing modifications as far as the pumps go. I asked for a rough budget number in the event you wanted to approve something up to a certain amount to engage that person and he told us it is about \$2,000 to do that site visit, inspections and deliver a report.

Mr. McGaffney stated M and M Pumps is also going to provide some feedback on whether this is going to work or not. Depending on where the board goes with this tonight and if you authorize that, those two would ideally work together for a joint recommendation. You would have somebody else as well as the company who has been working on your pumps.

Mr. Dean stated I'm looking at design, not how they are right now. Is it adequate for all the houses? Mr. Dean stated that the system does not need to be inspected, that he already knows the condition of the pumps and motors.

Mr. Armans stated we can set it up so they meet onsite so they can share any knowledge to move forward with that.

Mr. McGaffney stated that it is best to get these two individuals that are experts in their field to work together and the company who would actually install it would be one of the guys involved with it but he would work with the irrigation expert on that as well.

On MOTION by Mr. Dean seconded by Mr. Poulin with all in favor the engineer was authorized to engage an engineer as outlined in an amount not to exceed \$2,000.

C. District Manager

Mr. McGaffney stated at the workshop he was tasked with going to D.R. Horton and having some discussions about topics that came out of the workshop. He explained that leading up to the workshop he had a series of email communications with some of the individuals at D.R. Horton that are tied to the project here and realized they wanted him to talk to Bob Porter. Mr. McGaffney stated that he did sit down and talk with Mr. Porter about various topics including roads, the Chair needing to sign for the pond expansion, future assignment of improvements coming to the District and partnering with staff so they know when a plat is going to be recorded. He also talked about gopher tortoises, and D.R. were more than happy to address it accordingly. He stated we talked about the mailbox clusters and that he had already gave the update on that. The most important topic was the irrigation and how the necessary repairs would be funded.

Mr. McGaffney stated he would go over some informational items for the board on developments in its stages and seasons. When a developer or builder comes in and are developing all this, it is not like an HOA where you have to establish reserves in a certain amount. For a district the developer is not going to typically hand over hundreds of thousands of dollars for future maintenance. They come in, they develop, they do it according to the development plan to get it all turned over to the district, it is on the district to create a long-term capital plan to maintain those items. D.R. Horton owns a large portion of the remaining lots, and they are paying their assessments. They are contributing so whatever we do with the budget they

are in the same place as everybody in this room. They are going to pay whatever assessment increases are approved. He revised your financials, we know worst case scenario with a basic guess, if you will on the irrigation system if it completely needed to be redone and it is estimated that the pumps are 30-years old and we don't know if it is the right size to meet the demands for 860 homes but we are told that it might not be. We won't know until we get the reports back. He discussed this issue with Bob Porter and said right now we have a proposal for approximately \$50,000 to replace a cabinet, electronics, put new updated electronic equipment in to run a community. We were waiting on a proposal for a pump to be rebuilt or replaced, which I just got today and that was almost \$40,000. I ballparked \$75,0000 but now if we have to replace the whole thing and rebuild and re-spec, it could likely be around \$150,000.

Mr. Dean stated we are dealing with the sins of the past, These pumps are older than he had anticipated and we don't have any history on any of it. If they are that old, there are a lot of problems. The problems over the last couple of weeks with the pumps not running is where we believe we may be under designed for what we need to be. Usually with a two pump system one is in service the other is a backup. Right now with no rain, both pumps need to run and we only have one. In that we are dealing with sins of the past, these numbers are not outrageous for what is expected based on the condition of the system where it is now.

Mr. Gaffney stated he along with Supervisor Dean and Marc have had discussions with M and M Pumps a lot the last three weeks and there has been a lot of work done, a lot of success and we are getting some irrigation, but we are not getting enough to meet the demand. He put D.R. Horton on notice about getting ready to put sod down, that they might want to hold off on that because he did not think they could meet the demand right now. They are aware of it and they are concerned about it. D.R. Horton is not going to give us a chunk of money because they are nice guys, they are a property owner just like you. They own properties and are paying their assessments. If we increase assessment in 2024 for a project of that size everybody is going to be equally unhappy about it.

Ms. Lambert stated Mr. Porter is on record in our minutes saying that system is adequate for the development. It is disappointing that now that he is off the board that it is not adequate.

Mr. Dean stated I can't say we are under designed, but we have indications that we may be and that's what I want to look at.

Mr. McGaffney restated D.R. Horton said they are going to pay what everybody else is going to pay, that they are not just going to give you money to do that, they understand the need and if the assessments go up they will have to pay the assessment increase. He said Bob Porter mentioned that D.R. Horton could possibly loan the district the money for the project. Other than increasing the assessments the only other way to tackle a \$150,000 project is to borrow the money. If the District issues new debt there are certain hurdles the District would have to go through. They would consider loaning the district the money at zero percent interest for 12 months. I told him money is tight and people are bracing themselves for an increase in assessment this year, would you give me two-years zero percent to which he said yes. I don't know the threshold, I don't know if it is \$150,000 or \$50,000.

My direction was to work with the project manager onsite on those miscellaneous items, pond banks, erosion, those kinds of things and the potholes. They are willing to step up to do those certain things, I just have to engage them and work those things out. Those wheels are already in motion.

Mr. St. Pierre stated this whole irrigation system, I appreciate the people who stepped forward and helped us out last year. We need to address the issue for the long term, which is why the things we are going tonight is just a start. We will have sound numbers before we do anything.

D. Operations Manager

1. Report

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

2. Towing Proposals

Mr. Rousseau stated I was asked to reach out to some towing companies to get their input on towing. I reached out to four towing companies, two came back, Johns towing came back with a contract and will provide all the signs we want at no charge and the other one, Palm Coast Towing doesn't want a contract but said it would be \$35 per sign.

Ms. Buchanan stated you require a lot of towing signs if you want to tow on the street, the requirement under the law is you have them approximately every 25-feet, that is why we only incorporated our initial towing policy to the amenity areas. You actually do not own a lot of

right of way so it is not ours to tow from and the second point is that you have some restrictions in your HOA covenants that could deal with this and that may be another mechanism for enforcement.

3. Court Lighting Repair Proposal

Mr. Rousseau stated I reached out to a few companies and requested that they came down to take a look. Some said no, some said if I come over to give you a proposal we are going to charge you for it. I reached out to the company I use in St. Augustine and they are really good and they came down assessed the situation and found six lights that the drivers are going bad. You have some lights that are half lit, the other lights are lit then go out after a certain time. The next thing we need to do is see if you want to get them replaced, they will come down with a scissor lift because they couldn't get all the way up safely. If you decide to go with this price of \$4,998 they will take care of everything for you. While they were here they identified two problems and fixed them. If they come back we will have to reexamine the pool lights that keep tripping. They also looked at the fountain that is not working back here and they couldn't find where the wire was going. D.R. Horton did not install the fountain, we don't know who did.

On MOTION by Mr. Poulin seconded by Mr. St. Pierre with all in favor the proposal from Beacon Electrical in the amount of \$4,998 was approved.

4. Turtle Crossing Sign Proposals

Mr. McGaffney asked is it a moot point if the turtles are relocated or do we really need the signs?

Ms. Lambert asked if you move them all, are we going to get any more?

Mr. McGaffney stated the amount is minimal, I think you can move on and leave it to staff but you are putting a sign up. Do you want to have another sign in your community?

Ms. Lambert stated I think we need the no soliciting more than the turtle crossing.

Mr. McGaffney asked do you want to take a wait and see approach?

Mr. Lambert stated yes.

Mr. McGaffney stated give the staff the leeway to put up a sign if they want to?

Ms. Lambert stated yes.

5. Door Lock Proposals

Mr. Rousseau stated the proposals for the men's room and ladies room by the pool are the better locks that I found, they are weather proof and lit at night and they are compatible with the doors we have.

Ms. Mossing stated this is an alternative option that was requested when we provided the access control proposal at the last meeting.

On MOTION by Mr. St. Pierre seconded by Mr. Poulin with all in favor staff was authorized to move forward with the purchase and installation of the locks for the men's and ladies room by the pool.

E. Amenity Manager - Report

A copy of the amenity manager's report was included in the agenda package.

THIRTEENTH ORDER OF BUSINESS Supervisor's Requests

Other items: Process for conveying improvements, condition of landscape along the pond in Phase 4 and the mailboxes, prohibit the transfer of amenity center usage rights to Airbnbs.

The next item taken out of order.

FIFTEENTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Approval of the Minutes of the January 25, 2023 Meeting and February 23, 2023 Workshop**
- B. Balance Sheet as of January 31, 2023 and Statement of Revenues and Expenses for the Period Ending January 31, 2023**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

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

FOURTEENTH ORDER OF BUSINESS Public Comments

Other items: request to have public comments after each topic rather than waiting to the end of the meeting, original irrigation system, how to operate the irrigation on homes, cost of remediation, rental of amenity to non-residents.

On MOTION by Mr. St. Pierre seconded by Mr. Poulin with all in favor all new \$100 rentals are suspended for the next 90-days, rentals on the books will stay.

Other comments: Mailbox issues, who is responsible for an accident in front of the mailboxes, sidewalks on one side of the road are damaged by trucks and trailers, construction vehicles on 100, enforcement of parking on sidewalks, no parking signs.

SIXTEENTH ORDER OF BUSINESS Next Scheduled Meeting:

A. 04/27/23 Budget Workshop @ 6:00 p.m. @ Island Club

B. 05/24/23 @ 6:00 p.m. @ Island Club

On MOTION by Mr. St. Pierre seconded by Mr. Poulin with all in favor the meeting adjourned at 8:09 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Deer Run Community Development District held a budget workshop on Thursday, April 27, 2023 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:

| | |
|-------------------|-------------------------------|
| Howard McGaffney | District Manager |
| Katie Buchanan | District Counsel by telephone |
| Darrin Mossing | GMS |
| Several Residents | |

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the budget workshop to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

The following concerns were raised by residents: CDD rates going up and this is not a high-class neighborhood. There is a 22% increase in the large lots. The water feature maintenance and a \$30,000 water bill, irrigation repairs and water and sewer in the general fund, water and sewer bill spikes, billing issues with the city, irrigation repairs,

THIRD ORDER OF BUSINESS

Discussion of Proposal from Community Advisors, LLC for Reserve Study Report

Mr. McGaffney stated the reason this is on the agenda is for the board to consider having a reserve study conducted. I wanted to give you an idea for budgeting purposes the amount to put into the capital plan.

It was the consensus of the board to not have a reserve study done.

FOURTH ORDER OF BUSINESS

Discussion of Fiscal Year 2024 Budget

The following line items were discussed: Revenue and Admin: Golf course lake maintenance contribution, amount of aquatics contract, specifics of cost share agreement with golf course, golf course commercial lots. Supervisor Lambert commented that the split of O&M assessments on certain size lots seems unfair. Further discussion ensued about the process of a new O&M methodology, but cannot change the debt assessments. The Board was made aware of a replat of different lot sizes coming.

The Board provided guidance to the District Manager in making the following changes to the Administrative Budget: continue with engineering at the same amount, keep the audit at the same amount, , continue with proposed District Management, Information Technology and Website Maintenance fees for GMS. Under Maintenance: field management fees, expectation of field management, dissatisfaction of maintenance person was discussed. Mr. Mossing conveyed that he would revisit the scope of services for field management and provide an update to the Board. Mr. McGaffney stated that he was still reviewing, electric, water and sewer and would update the proposed budget with recommended changes. ,The Board provided guidance to the District Manager in making the following changes to the Maintenance Budget: delete \$5,000 for annuals, reduce mulch to \$5,000, change palm tree and oak tree pruning to tree pruning and \$5,000, leave lake maintenance and repairs at \$30,000, reduce water feature maintenance to \$5,000, irrigation repairs, sidewalk repair, street repair to stay at \$5,000. The Board provided guidance to the District Manager in making the following changes to the Amenity Center Budget: keep property insurance as proposed, keep cable, internet & telephone services as proposed, with Supervisor Broom working with onsite staff to get proposals for other providers, reduce facilities maintenance to \$17,500, reduce water and sewer to \$25,000, reduce pool repairs to \$10,000, keep contingency at \$9,000. Capital reserves: Keep the proposed \$90,000 with

\$50,000 for the irrigation panel upgrade and \$40,000 to build the reserves, or for other capital projects. Supervisor Dean suggested that the District may need to replace the other pump

Mr. McGaffney stated we are still looking at the 40-foot lots having a 14% increase and 75-foot lots have a 17% increase with the changes we made today. Mr. McGaffney stated he will confirm those numbers with the accountant.

Katie, do we have enough time to go through and redo the assessment methodology for the O&M? We approve the budget in May and I don't know that we are going to make changes to the assessment methodology this year.

Ms. Buchanan stated you can approve a proposed budget with a different assessment amount with the understanding that you have to then adopt your assessment methodology on the same agenda that you adopt your budget. You don't have to be done with your assessment process in May, but you would have to be done with it by the time you are ready to go with your budget and you are going to have to notice that change in assessment methodology at the same time you would notice any increase in your budget assessments. To change your methodology report would be a rush but in theory it is possible.

Mr. McGaffney stated I will work with Darrin and Katie on this, and we will have an update at the next meeting.

FIFTH ORDER OF BUSINESS

Next Scheduled Meeting – 05/24/23 at 6:00 p.m. at the Island Club

| |
|---|
| On MOTION by Mr. Broom seconded by Mr. Poulin with all in favor the workshop adjourned at 8:04 p.m. |
|---|

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

MINUTES OF MEETING
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The Deer Run Community Development District audit committee met Wednesday, March 22, 2023 at 6:00 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present were:

David St. Pierre
Gail Lambert
Darrell Broom by telephone
Andre Poulin
Greg Dean
Howard McGaffney
Katie Buchanan
Peter Amans
Alison Mossing
Kayla Rinker
Marc Rousseau

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Review and Selection of Audit RFP Criteria

Mr. McGaffney stated you are required to have and have established an audit committee. The criteria in the agenda has 20 points for the ability of personnel, 20 points for the proposer's experience, 20 points for understanding scope of work, 20 points for ability to furnish the required servicers and 20 points for price. There are probably five or less auditors who will respond to the RFP and they are all well qualified. It typically comes down to price but that is the criteria and the points that we recommend.

Once you give us the approval, we will put out the RFP for those services.

| |
|--|
| On MOTION by Ms. Lambert seconded by Mr. Poulin with all in favor the selection criteria including price was approved. |
|--|

THIRD ORDER OF BUSINESS

Other Business

There being none,

| |
|---|
| On MOTION by Mr. St. Pierre seconded by Mr. Poulin with all in favor the audit committee meeting adjourned at 6:07 p.m. |
|---|

C.

Deer Run
Community Development District

Unaudited Financial Reporting
April 30, 2023



Table of Contents

| | |
|-----|--|
| 1 | <u>Balance Sheet</u> |
| 2-3 | <u>General Fund</u> |
| 4 | <u>Capital Reserve Fund</u> |
| 5 | <u>Debt Service Fund Series 2008</u> |
| 6 | <u>Debt Service Fund Series 2018</u> |
| 7 | <u>Capital Projects Fund Series 2018</u> |
| 8-9 | <u>Month to Month</u> |
| 10 | <u>Long Term Debt Report</u> |
| 11 | <u>Assessment Receipt Schedule</u> |

Deer Run
Community Development District
Combined Balance Sheet
April 30, 2023

| | General Fund | Capital Reserve Fund | Debt Service Fund | Capital Projects Fund | Totals Governmental Funds |
|---|-------------------|-------------------------|----------------------|--------------------------|------------------------------|
| Assets: | | | | | |
| <u>Cash:</u> | | | | | |
| Operating Account | \$ 448,458 | \$ 9,007 | \$ - | \$ - | \$ 457,465 |
| <u>Investments:</u> | | | | | |
| <u>Series 2008</u> | | | | | |
| Prepayment | \$ - | \$ - | \$ 0 | \$ - | \$ 0 |
| Construction | \$ - | \$ - | \$ - | \$ 0 | \$ 0 |
| <u>Series 2018</u> | | | | | |
| Reserve | \$ - | \$ - | \$ 404,783 | \$ - | \$ 404,783 |
| Revenue | \$ - | \$ - | \$ 269,960 | \$ - | \$ 269,960 |
| Interest | \$ - | \$ - | \$ 231,117 | \$ - | \$ 231,117 |
| Prepayment | \$ - | \$ - | \$ 10,887 | \$ - | \$ 10,887 |
| Sinking Fund | \$ - | \$ - | \$ 200,000 | \$ - | \$ 200,000 |
| Construction | \$ - | \$ - | \$ - | \$ 22,537 | \$ 22,537 |
| Due from General Fund | \$ - | \$ - | \$ 5,540 | \$ - | \$ 5,540 |
| Due from Other | \$ 2,500 | \$ - | \$ - | \$ - | \$ 2,500 |
| Total Assets | \$ 450,958 | \$ 9,007 | \$ 1,122,287 | \$ 22,538 | \$ 1,604,790 |
| Liabilities: | | | | | |
| Accounts Payable | \$ 35,557 | \$ - | \$ - | \$ - | \$ 35,557 |
| Due to Debt Service | \$ 5,540 | \$ - | \$ - | \$ - | \$ 5,540 |
| Due to Other | \$ (58) | \$ - | \$ - | \$ - | \$ (58) |
| Total Liabilities | \$ 41,038 | \$ - | \$ - | \$ - | \$ 41,038 |
| Fund Balance: | | | | | |
| Restricted for: | | | | | |
| Debt Service - Series 2008 | \$ - | | \$ 0 | | \$ 0 |
| Debt Service - Series 2018 | \$ - | \$ - | \$ 1,122,287 | \$ - | \$ 1,122,287 |
| Capital Projects - Series 2008 | \$ - | \$ - | \$ - | \$ 0 | \$ 0 |
| Capital Projects - Series 2018 | \$ - | \$ - | \$ - | \$ 22,537 | \$ 22,537 |
| Assigned for: | | | | | |
| Capital Reserves | \$ - | \$ 9,007 | \$ - | \$ - | \$ 9,007 |
| Unassigned | \$ 409,920 | \$ - | \$ - | \$ - | \$ 409,920 |
| Total Fund Balances | \$ 409,920 | \$ 9,007 | \$ 1,122,287 | \$ 22,538 | \$ 1,563,751 |
| Total Liabilities & Fund Balance | \$ 450,958 | \$ 9,007 | \$ 1,122,287 | \$ 22,538 | \$ 1,604,790 |

Deer Run
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

| | Adopted | Prorated Budget | Actual | |
|---|-------------------|-------------------|-------------------|-------------------|
| | Budget | Thru 04/30/23 | Thru 04/30/23 | Variance |
| <u>Revenues:</u> | | | | |
| Assessments - Tax Roll | \$ 534,612 | \$ 534,612 | \$ 529,074 | \$ (5,538) |
| Assessments - Direct | \$ 264,583 | \$ 198,424 | \$ 198,424 | \$ - |
| Golf Course Lake Maintenance Contribution | \$ 4,800 | \$ 1,005 | \$ 1,005 | \$ - |
| Rental Income | \$ - | \$ - | \$ 1,310 | \$ 1,310 |
| Miscellaneous Income | \$ - | \$ - | \$ 20,671 | \$ 20,671 |
| Total Revenues | \$ 803,995 | \$ 734,041 | \$ 750,485 | \$ 16,444 |
| <u>Expenditures:</u> | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisor Fees | \$ 4,200 | \$ 4,200 | \$ 4,200 | \$ - |
| FICA Expense | \$ 321 | \$ 321 | \$ 321 | \$ - |
| Engineering | \$ 12,000 | \$ 7,000 | \$ 8,233 | \$ (1,233) |
| Dissemination | \$ 2,500 | \$ 1,458 | \$ 1,458 | \$ 0 |
| Attorney | \$ 20,000 | \$ 11,667 | \$ 13,277 | \$ (1,610) |
| Annual Audit | \$ 4,000 | \$ - | \$ - | \$ - |
| Trustee Fees | \$ 3,500 | \$ - | \$ - | \$ - |
| Arbitrage | \$ 450 | \$ - | \$ - | \$ - |
| Assessment Roll Services | \$ 2,500 | \$ 2,500 | \$ 2,500 | \$ - |
| Management Fees | \$ 34,421 | \$ 20,079 | \$ 20,079 | \$ (0) |
| Information Technology | \$ 1,095 | \$ 639 | \$ 639 | \$ - |
| Website Maintance | \$ 655 | \$ 382 | \$ 382 | \$ 0 |
| Telephone | \$ 100 | \$ 58 | \$ 128 | \$ (70) |
| Postage | \$ 600 | \$ 350 | \$ 363 | \$ (13) |
| Insurance | \$ 7,858 | \$ 7,858 | \$ 7,040 | \$ 818 |
| Printing & Binding | \$ 800 | \$ 467 | \$ 223 | \$ 243 |
| Travel Per Diem | \$ 250 | \$ 146 | \$ - | \$ 146 |
| Legal Advertising | \$ 1,330 | \$ 776 | \$ (299) | \$ 1,074 |
| Other Current Charges | \$ 2,500 | \$ 1,458 | \$ 923 | \$ 535 |
| Office Supplies | \$ 100 | \$ 58 | \$ 5 | \$ 53 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Total General & Administrative | \$ 99,355 | \$ 59,592 | \$ 59,647 | \$ (55) |
| <u>Operations & Maintenance</u> | | | | |
| Field Expenditures | | | | |
| Field Management | \$ 33,418 | \$ 19,494 | \$ 19,494 | \$ 0 |
| Electric | \$ 85,048 | \$ 49,611 | \$ 52,646 | \$ (3,035) |
| Water & Sewer | \$ 12,500 | \$ 7,292 | \$ 12,053 | \$ (4,761) |
| Landscape Maintenance | \$ 141,900 | \$ 82,775 | \$ 73,595 | \$ 9,180 |
| Landscape Contingency | \$ 6,000 | \$ 3,500 | \$ 3,507 | \$ (7) |
| Lake Maintenance | \$ 30,000 | \$ 17,500 | \$ 16,196 | \$ 1,304 |
| Water Feature Maintenance | \$ 8,000 | \$ 4,667 | \$ - | \$ 4,667 |
| Irrigation Repairs | \$ 20,400 | \$ 20,400 | \$ 26,696 | \$ (6,296) |
| Contingency | \$ 3,000 | \$ 3,000 | \$ 5,875 | \$ (2,875) |
| Subtotal Field Expenditures | \$ 340,266 | \$ 208,239 | \$ 210,062 | \$ (1,823) |

Deer Run
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

| | Adopted | Prorated Budget | Actual | |
|--|--------------------|-------------------|-------------------|------------------|
| | Budget | Thru 04/30/23 | Thru 04/30/23 | Variance |
| Amenity Expenditures | | | | |
| Amenities Management | \$ 86,625 | \$ 50,531 | \$ 40,888 | \$ 9,643 |
| Property Insurance | \$ 41,946 | \$ 41,946 | \$ 39,011 | \$ 2,935 |
| Pool Maintenance | \$ 11,220 | \$ 6,545 | \$ 7,125 | \$ (580) |
| Pool Chemicals | \$ 10,560 | \$ 6,160 | \$ 9,277 | \$ (3,117) |
| Janitorial Services | \$ 14,032 | \$ 8,185 | \$ 9,000 | \$ (815) |
| Pest Control | \$ 1,100 | \$ 642 | \$ 486 | \$ 156 |
| Facilities Maintenance | \$ 25,000 | \$ 14,583 | \$ 7,663 | \$ 6,921 |
| Cable, Internet & Telephone Services | \$ 6,600 | \$ 3,850 | \$ 2,896 | \$ 954 |
| Electric - Amenities | \$ 18,000 | \$ 10,500 | \$ 8,401 | \$ 2,099 |
| Water & Sewer - Amenities | \$ 30,000 | \$ 17,500 | \$ 12,279 | \$ 5,221 |
| Gas Service | \$ 950 | \$ 554 | \$ 363 | \$ 191 |
| Security Monitoring | \$ 1,500 | \$ 875 | \$ 592 | \$ 284 |
| Access Cards | \$ 500 | \$ 500 | \$ 619 | \$ (119) |
| Operating Supplies | \$ 3,000 | \$ 1,750 | \$ 632 | \$ 1,118 |
| Amenity Repairs & Maintenance | \$ 18,800 | \$ 10,967 | \$ 10,391 | \$ 575 |
| Pool Repairs & Maintenance | \$ 15,000 | \$ 8,750 | \$ 6,855 | \$ 1,895 |
| Special Events | \$ 13,000 | \$ 7,583 | \$ 7,063 | \$ 520 |
| Holiday Décor | \$ 4,000 | \$ 2,333 | \$ 308 | \$ 2,025 |
| Fitness Center Repairs & Maintenance | \$ 500 | \$ 292 | \$ 685 | \$ (393) |
| Office Supplies | \$ 1,000 | \$ 583 | \$ 324 | \$ 259 |
| Elevator Maintenance | \$ 2,000 | \$ 1,167 | \$ 200 | \$ 967 |
| Contingency | \$ 9,041 | \$ 5,274 | \$ 325 | \$ 4,949 |
| Subtotal Amenity Expenditures | \$ 314,374 | \$ 201,071 | \$ 165,383 | \$ 35,688 |
| Total Operations & Maintenance | \$ 654,640 | \$ 409,309 | \$ 375,445 | \$ 33,865 |
| Total Expenditures | \$ 753,995 | \$ 468,902 | \$ 435,092 | \$ 33,810 |
| Excess (Deficiency) of Revenues over Expenditures | \$ 50,000 | | \$ 315,393 | |
| <u>Other Financing Sources/(Uses):</u> | | | | |
| Transfer (Out) | \$ (50,000) | \$ - | \$ - | \$ - |
| Transfer In | \$ - | \$ - | \$ 624 | \$ 624 |
| Total Other Financing Sources/(Uses) | \$ (50,000) | \$ - | \$ 624 | \$ 624 |
| Net Change in Fund Balance | \$ (0) | | \$ 316,017 | |
| Fund Balance - Beginning | \$ - | | \$ 93,902 | |
| Fund Balance - Ending | \$ (0) | | \$ 409,920 | |

Deer Run
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-----------------|-----------------|-------------|
| | Budget | Thru 04/30/23 | Thru 04/30/23 | Variance |
| Expenditures: | | | | |
| Capital Outlay | \$ 1,000 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 1,000 | \$ - | \$ - | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ (1,000) | | \$ - | |
| Other Financing Sources/(Uses) | | | | |
| Transfer In/(Out) | \$ 50,000 | \$ - | \$ - | \$ - |
| Total Other Financing Sources (Uses) | \$ 50,000 | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ 49,000 | | \$ - | |
| Fund Balance - Beginning | \$ 9,007 | | \$ 9,007 | |
| Fund Balance - Ending | \$ 58,007 | | \$ 9,007 | |

Deer Run
Community Development District
Debt Service Fund Series 2008
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

| | Adopted | Prorated Budget | Actual | |
|--|-------------|-----------------|-----------------|-----------------|
| | Budget | Thru 04/30/23 | Thru 04/30/23 | Variance |
| Revenues: | | | | |
| Interest | \$ - | \$ - | \$ 7 | \$ 7 |
| Total Revenues | \$ - | \$ - | \$ 7 | \$ 7 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ - | \$ - | \$ - | \$ - |
| Principal - 5/1 | \$ - | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ 7 | |
| Other Financing Sources/(Uses): | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ (625) | \$ (625) |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ (625) | \$ (625) |
| Net Change in Fund Balance | \$ - | | \$ (618) | |
| Fund Balance - Beginning | \$ - | | \$ 618 | |
| Fund Balance - Ending | \$ - | | \$ 0 | |

Deer Run
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

| | Adopted | Prorated Budget | Actual | |
|--|---------------------|-------------------|---------------------|------------------|
| | Budget | Thru 04/30/23 | Thru 04/30/23 | Variance |
| Revenues: | | | | |
| Assessments - Tax Roll | \$ 362,943 | \$ 362,610 | \$ 362,610 | \$ - |
| Assessments - Direct | \$ 289,520 | \$ 217,140 | \$ 217,140 | \$ - |
| Prepayments | \$ - | \$ - | \$ 7,019 | \$ 7,019 |
| Interest | \$ 100 | \$ 100 | \$ 14,221 | \$ 14,121 |
| Total Revenues | \$ 652,563 | \$ 579,850 | \$ 600,990 | \$ 21,140 |
| Expenditures: | | | | |
| 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 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 757,935 | \$ 326,468 | \$ 281,060 | \$ 45,408 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (105,373) | | \$ 319,930 | |
| Fund Balance - Beginning | \$ 385,336 | | \$ 802,357 | |
| Fund Balance - Ending | \$ 279,964 | | \$ 1,122,287 | |

Deer Run
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

| | Adopted | Prorated Budget | Actual | |
|--|-------------|-----------------|------------------|---------------|
| | Budget | Thru 04/30/23 | Thru 04/30/23 | Variance |
| Revenues | | | | |
| Interest | \$ - | \$ - | \$ 440 | \$ 440 |
| Total Revenues | \$ - | \$ - | \$ 440 | \$ 440 |
| Expenditures: | | | | |
| Capital Outlay | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ 440 | |
| Fund Balance - Beginning | \$ - | | \$ 22,097 | |
| Fund Balance - Ending | \$ - | | \$ 22,537 | |

Deer Run
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| Revenues: | | | | | | | | | | | | | |
| Assessments - Tax Roll | \$ - | \$ 58,136 | \$ 443,189 | \$ 15,282 | \$ 4,385 | \$ 2,725 | \$ 5,358 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 529,074 |
| Assessments - Direct | \$ 66,141 | \$ - | \$ 66,141 | \$ - | \$ 66,141 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 198,424 |
| Golf Course Lake Maintenance Contribution | \$ - | \$ - | \$ 1,005 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,005 |
| Rental Income | \$ - | \$ 500 | \$ 200 | \$ 310 | \$ - | \$ 300 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,310 |
| Miscellaneous Income | \$ - | \$ - | \$ 30 | \$ 50 | \$ - | \$ 20,591 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 20,671 |
| Total Revenues | \$ - | \$ 500 | \$ 1,235 | \$ 360 | \$ - | \$ 20,891 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 750,485 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ - | \$ 1,000 | \$ 800 | \$ 800 | \$ 800 | \$ - | \$ 800 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,200 |
| FICA Expense | \$ - | \$ 77 | \$ 61 | \$ 61 | \$ 61 | \$ - | \$ 61 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 321 |
| Engineering | \$ - | \$ 555 | \$ - | \$ 740 | \$ 2,775 | \$ 4,163 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 8,233 |
| Dissemination | \$ 208 | \$ 208 | \$ 208 | \$ 208 | \$ 208 | \$ 208 | \$ 208 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,458 |
| Attorney | \$ 489 | \$ 2,639 | \$ 630 | \$ 2,959 | \$ 3,791 | \$ 2,770 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 13,277 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Trustee Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Arbitrage | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Assessment Roll Services | \$ 2,500 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,500 |
| Management Fees | \$ 2,868 | \$ 2,868 | \$ 2,868 | \$ 2,868 | \$ 2,868 | \$ 2,868 | \$ 2,868 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 20,079 |
| Information Technology | \$ 91 | \$ 91 | \$ 91 | \$ 91 | \$ 91 | \$ 91 | \$ 91 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 639 |
| Website Maintenance | \$ 55 | \$ 55 | \$ 55 | \$ 55 | \$ 55 | \$ 55 | \$ 55 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 382 |
| Telephone | \$ - | \$ 36 | \$ - | \$ - | \$ 35 | \$ 58 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 128 |
| Postage | \$ 54 | \$ 5 | \$ 88 | \$ 50 | \$ 67 | \$ 38 | \$ 60 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 363 |
| Insurance | \$ 7,040 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 7,040 |
| Printing & Binding | \$ - | \$ 2 | \$ - | \$ 56 | \$ 9 | \$ 156 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 223 |
| Travel Per Diem | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Legal Advertising | \$ - | \$ 25 | \$ (480) | \$ 25 | \$ 26 | \$ 48 | \$ 57 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ (299) |
| Other Current Charges | \$ 130 | \$ 388 | \$ 165 | \$ 60 | \$ 8 | \$ 115 | \$ 56 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 923 |
| Office Supplies | \$ 1 | \$ - | \$ 1 | \$ 1 | \$ 1 | \$ 1 | \$ 1 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 175 |
| Total General & Administrative | \$ 13,611 | \$ 7,949 | \$ 4,488 | \$ 7,974 | \$ 10,796 | \$ 10,571 | \$ 4,258 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 59,647 |
| Operations & Maintenance | | | | | | | | | | | | | |
| Field Expenditures | | | | | | | | | | | | | |
| Field Management | \$ 2,785 | \$ 2,785 | \$ 2,785 | \$ 2,785 | \$ 2,785 | \$ 2,785 | \$ 2,785 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 19,494 |
| Electric | \$ 7,111 | \$ 7,488 | \$ 7,370 | \$ 7,339 | \$ 7,774 | \$ 7,641 | \$ 7,923 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 52,646 |
| Water & Sewer | \$ 826 | \$ 1,322 | \$ 986 | \$ 2,978 | \$ 4,995 | \$ 311 | \$ 635 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 12,053 |
| Landscape Maintenance | \$ 11,493 | \$ 10,381 | \$ 10,381 | \$ 10,381 | \$ 10,320 | \$ 10,320 | \$ 10,320 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 73,595 |
| Landscape Contingency | \$ 1,201 | \$ 573 | \$ - | \$ - | \$ 1,733 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,507 |
| Lake Maintenance | \$ 2,345 | \$ 2,090 | \$ 2,345 | \$ 2,345 | \$ 2,357 | \$ 2,357 | \$ 2,357 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 16,196 |
| Water Feature Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Irrigation Repairs | \$ - | \$ 2,262 | \$ - | \$ 405 | \$ 5,376 | \$ 18,113 | \$ 540 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 26,696 |
| Contingency | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,875 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,875 |
| Subtotal Field Expenditures | \$ 25,760 | \$ 26,901 | \$ 23,868 | \$ 26,233 | \$ 35,339 | \$ 47,401 | \$ 24,559 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 210,062 |

Deer Run
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------|-------------|-------------|-------------|-------------|----------------|
| Amenity Expenditures | | | | | | | | | | | | | |
| Amenities Management | \$ 988 | \$ 6,762 | \$ 6,674 | \$ 6,187 | \$ 6,112 | \$ 6,935 | \$ 7,231 | \$ - | \$ - | \$ - | \$ - | \$ - | 40,888 |
| Property Insurance | \$ 39,011 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 39,011 |
| Pool Maintenance | \$ 1,325 | \$ 1,125 | \$ 925 | \$ 925 | \$ 925 | \$ 925 | \$ 975 | \$ - | \$ - | \$ - | \$ - | \$ - | 7,125 |
| Pool Chemicals | \$ 862 | \$ 896 | \$ 862 | \$ 1,364 | \$ 1,764 | \$ 1,764 | \$ 1,764 | \$ - | \$ - | \$ - | \$ - | \$ - | 9,277 |
| Janitorial Services | \$ 1,500 | \$ 1,200 | \$ 1,200 | \$ 1,500 | \$ 1,200 | \$ 1,200 | \$ 1,200 | \$ - | \$ - | \$ - | \$ - | \$ - | 9,000 |
| Pest Control | \$ 80 | \$ 80 | \$ 80 | \$ 80 | \$ 86 | \$ 80 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 486 |
| Facilities Maintenance | \$ 1,360 | \$ 879 | \$ 944 | \$ 970 | \$ 969 | \$ 1,607 | \$ 933 | \$ - | \$ - | \$ - | \$ - | \$ - | 7,663 |
| Cable, Internet & Telephone Services | \$ 779 | \$ 418 | \$ 563 | \$ 376 | \$ 376 | \$ - | \$ 385 | \$ - | \$ - | \$ - | \$ - | \$ - | 2,896 |
| Electric - Amenities | \$ 1,129 | \$ 1,129 | \$ 1,204 | \$ 1,397 | \$ 1,275 | \$ 1,217 | \$ 1,050 | \$ - | \$ - | \$ - | \$ - | \$ - | 8,401 |
| Water & Sewer - Amenities | \$ 1,186 | \$ 1,010 | \$ 1,891 | \$ 1,850 | \$ 2,140 | \$ 2,342 | \$ 1,861 | \$ - | \$ - | \$ - | \$ - | \$ - | 12,279 |
| Gas Service | \$ 50 | \$ 61 | \$ 47 | \$ 54 | \$ 57 | \$ 42 | \$ 52 | \$ - | \$ - | \$ - | \$ - | \$ - | 363 |
| Security Monitoring | \$ - | \$ - | \$ 592 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 592 |
| Access Cards | \$ - | \$ 619 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 619 |
| Operating Supplies | \$ - | \$ - | \$ 632 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 632 |
| Amenity Repairs & Maintenance | \$ 1,915 | \$ 1,721 | \$ 1,873 | \$ 770 | \$ 1,408 | \$ 1,431 | \$ 1,273 | \$ - | \$ - | \$ - | \$ - | \$ - | 10,391 |
| Pool Repairs & Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,855 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 6,855 |
| Special Events | \$ 221 | \$ 763 | \$ 1,427 | \$ 1,811 | \$ 419 | \$ - | \$ 2,421 | \$ - | \$ - | \$ - | \$ - | \$ - | 7,063 |
| Holiday Décor | \$ - | \$ - | \$ 308 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 308 |
| Fitness Center Repairs & Maintenance | \$ - | \$ 100 | \$ - | \$ 410 | \$ - | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 685 |
| Office Supplies | \$ - | \$ 228 | \$ 96 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 324 |
| Elevator Maintenance | \$ - | \$ 125 | \$ - | \$ - | \$ - | \$ - | \$ 75 | \$ - | \$ - | \$ - | \$ - | \$ - | 200 |
| Contingency | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 325 | \$ - | \$ - | \$ - | \$ - | \$ - | 325 |
| Subtotal Amenity Expenditures | \$ 50,407 | \$ 17,117 | \$ 19,317 | \$ 17,694 | \$ 16,730 | \$ 24,573 | \$ 19,545 | \$ - | \$ - | \$ - | \$ - | \$ - | 165,383 |
| Total Operations & Maintenance | \$ 76,167 | \$ 44,018 | \$ 43,185 | \$ 43,927 | \$ 52,069 | \$ 71,974 | \$ 44,105 | \$ - | \$ - | \$ - | \$ - | \$ - | 375,445 |
| Total Expenditures | \$ 89,778 | \$ 51,967 | \$ 47,673 | \$ 51,901 | \$ 62,865 | \$ 82,546 | \$ 48,362 | \$ - | \$ - | \$ - | \$ - | \$ - | 435,092 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (89,778) | \$ (51,467) | \$ (46,438) | \$ (51,541) | \$ (62,865) | \$ (61,654) | \$ (48,362) | \$ - | \$ - | \$ - | \$ - | \$ - | 315,393 |
| Other Financing Sources/Uses: | | | | | | | | | | | | | |
| Transfer (Out) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Transfer In | \$ - | \$ - | \$ - | \$ - | \$ 624 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 624 |
| Total Other Financing Sources/Uses | \$ - | \$ - | \$ - | \$ - | \$ 624 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 624 |
| Net Change in Fund Balance | \$ (89,778) | \$ (51,467) | \$ (46,438) | \$ (51,541) | \$ (62,241) | \$ (61,654) | \$ (48,362) | \$ - | \$ - | \$ - | \$ - | \$ - | 316,017 |

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 | \$404,783 | |
| 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 - 08/01/22 | | (\$15,000) |
| Less: Special Call - 11/01/22 | | (\$55,000) |
| Current Bonds Outstanding | | \$8,265,000 |

D.

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 |
| 01/05/23 | 64646 | 2/13/22-12/26/2: | \$8,824.28 | \$170.86 | \$281.34 | \$0.00 | \$8,372.08 | \$4,967.45 | \$3,404.63 | \$8,372.08 |
| 01/05/23 | 64626 | 2/01/22-12/12/2: | \$18,431.10 | \$354.78 | \$692.28 | \$0.00 | \$17,384.04 | \$10,314.57 | \$7,069.47 | \$17,384.04 |
| 02/08/23 | 64820 | 2/27/22-01/24/2: | \$7,736.49 | \$150.83 | \$194.92 | \$0.00 | \$7,390.74 | \$4,385.19 | \$3,005.55 | \$7,390.74 |
| 03/08/23 | 64944 | 1/25/23-02/21/2: | \$4,749.48 | \$93.73 | \$62.92 | \$0.00 | \$4,592.83 | \$2,725.09 | \$1,867.74 | \$4,592.83 |
| 04/12/23 | 65042 | 2/22/23-03/21/2: | \$9,231.05 | \$184.29 | \$16.63 | \$0.00 | \$9,030.13 | \$5,357.90 | \$3,672.23 | \$9,030.13 |
| TOTAL | | | \$947,050.33 | \$18,197.32 | \$37,184.63 | \$15.63 | \$891,684.01 | \$529,074.32 | \$362,609.69 | \$891,684.01 |

| | |
|--------------------|-------------------------------------|
| 99% | Gross Percent Collected |
| \$11,464.01 | Balance Remaining to Collect |

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 |
| 2/8/23 | 2/1/23 | 1645038 | \$138,521.46 | \$138,521.46 | \$66,141.46 | \$72,380.00 |
| | 5/1/23 | | \$0.00 | | | |
| | | | | \$415,564.38 | \$198,424.38 | \$217,140.00 |

E.

Deer Run Community Development District

Summary of Check Register

February 01, 2023 through April 30, 2023

| Fund | Date | Check No.'s | | Amount |
|--------------|---------|-------------|----|------------|
| General Fund | 2/3/23 | 1723-1737 | \$ | 20,083.86 |
| | 3/1/23 | 1738-1748 | \$ | 387,250.67 |
| | 3/2/23 | 1749-1750 | \$ | 1,225.00 |
| | 3/10/23 | 1751-1756 | \$ | 19,990.36 |
| | 3/16/23 | 1758-1760 | \$ | 13,415.21 |
| | 3/20/23 | 1761-1762 | \$ | 10,677.50 |
| | 3/24/23 | 1763-1771 | \$ | 81,040.91 |
| | 3/30/23 | 1772-1776 | \$ | 21,776.27 |
| | 4/12/23 | 1777-1784 | \$ | 19,305.70 |
| | | | | |
| Total Amount | | | \$ | 574,765.48 |

| | | | | | | | | | | | |
|---|-------|---|--|---------------------------|--------|----------|-----------------------------|------------------------------------|--------|--|--|
| AP300R | | YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER | | | | | RUN 5/31/23 | | PAGE 2 | | |
| *** CHECK DATES 02/01/2023 - 04/30/2023 *** | | 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 # | | | | |
| 2/03/23 | 00059 | 2/01/23 11129560 | 202302 320-53800-48100 | WATER MANAGEMENT FEB 23 | * | 1,364.20 | | | | | |
| | | | | | | | | POOLSURE | | | |
| | | | | | | | | 1,364.20 001734 | | | |
| 2/03/23 | 00027 | 2/01/23 18003084 | 202302 320-53800-43000 | PREMIUM LIGHTING FEB23 | * | 902.00 | | | | | |
| | | | | | | | | FLORIDA POWER & LIGHT COMPANY | | | |
| | | | | | | | | 902.00 001735 | | | |
| 2/03/23 | 00001 | 2/01/23 338 | 202302 310-51300-34000 | MANAGEMENT FEE FEB23 | * | 2,868.42 | | | | | |
| | | 2/01/23 338 | 202302 310-51300-35200 | WEBSITE ADMIN FEB23 | * | 54.58 | | | | | |
| | | 2/01/23 338 | 202302 310-51300-35100 | INFORMATION TECH FEB23 | * | 91.25 | | | | | |
| | | 2/01/23 338 | 202302 310-51300-31300 | DISSEMINATION SVC FEB23 | * | 208.33 | | | | | |
| | | 2/01/23 338 | 202302 310-51300-51000 | OFFICE SUPPLIES FEB23 | * | 1.29 | | | | | |
| | | 2/01/23 338 | 202302 310-51300-42000 | POSTAGE FEB23 | * | 67.42 | | | | | |
| | | 2/01/23 338 | 202302 310-51300-42500 | COPIES FEB23 | * | 9.30 | | | | | |
| | | 2/01/23 338 | 202302 310-51300-41000 | TELEPHONE FEB23 | * | 34.66 | | | | | |
| | | 2/01/23 339 | 202302 320-53800-12000 | FEILD MANAGEMENT FEB23 | * | 2,784.83 | | | | | |
| | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | |
| | | | | | | | | 6,120.08 001736 | | | |
| 2/03/23 | 00056 | 1/31/23 155 | 202301 320-53800-12100 | ASSISTANCE MANGEER JAN23 | * | 250.00 | | | | | |
| | | 2/01/23 154 | 202302 320-53800-12100 | FACILITY MANAGEMENT FEB23 | * | 5,936.83 | | | | | |
| | | | | | | | | RIVERSIDE MANAGEMENT SERVICES, INC | | | |
| | | | | | | | | 6,186.83 001737 | | | |
| 3/01/23 | 00051 | 1/31/23 208774 | 202301 320-53800-47000 | LAKE MAINTENANCE JAN 23 | * | 135.00 | | | | | |
| | | 1/31/23 208775 | 202301 320-53800-47000 | LAKE MAINTENANCE JAN 23 | * | 120.00 | | | | | |
| | | 1/31/23 208986 | 202301 320-53800-47000 | LAKE MAINTENANCE JAN 23 | * | 2,090.00 | | | | | |
| | | | | | | | | APPLIED AQUATIC MANAGEMENT, INC. | | | |
| | | | | | | | | 2,345.00 001738 | | | |
| 3/01/23 | 00003 | 1/31/23 00052841 | 202301 310-51300-48000 | NOT CDD MEETING 1/18/23 | * | 25.24 | | | | | |
| | | | | | | | | DAYTONA NEWS-JOURNAL | | | |
| | | | | | | | | 25.24 001739 | | | |
| ----- | | | | | | | | | | | |
| DRUN DEER RUN | | | | | ZYAN | | | | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|-------------------------------------|-------|-----------------------------------|--|-------------|--------|------------|-----------------------------|
| 3/01/23 | 00035 | 2/14/23 | 02142023 202302 300-20700-10100 | | * | 6,238.54 | |
| | | | TSFR DIR ASSESS 12/6/22 | | | | |
| | | 2/14/23 | 02142023 202302 300-20700-10100 | | * | 354,064.17 | |
| | | | TSFR TAX RCPTS S18 | | | | |
| DEER RUN CDD C/O REGIONS BANK | | | | | | | 360,302.71 001740 |
| 3/01/23 | 00043 | 8/26/22 | 2161808 202207 310-51300-31100 | | * | 555.00 | |
| | | | ENGINEER SERVICES JULY 22 | | | | |
| | | 9/19/22 | 2175368 202208 310-51300-31100 | | * | 1,715.00 | |
| | | | ENGINEER SERVICES AUG 22 | | | | |
| | | 10/19/22 | 2188938 202209 310-51300-31100 | | * | 965.00 | |
| | | | ENGINEER SERVICES SEPT 22 | | | | |
| | | 2/13/23 | 2241332 202301 310-51300-31100 | | * | 740.00 | |
| | | | GENERAL ENGINEER JAN 23 | | | | |
| DEWBERRY ENGINEERS INC. | | | | | | | 3,975.00 001741 |
| 3/01/23 | 00082 | 2/05/23 | 065 202301 320-53800-48300 | | * | 300.00 | |
| | | | CLEANING 1/30/23 | | | | |
| | | 2/12/23 | 066 202302 320-53800-48300 | | * | 300.00 | |
| | | | CLEANING 2/6/23 | | | | |
| | | 2/18/23 | 067 202302 320-53800-48300 | | * | 300.00 | |
| | | | CLEANING 2/13/23 | | | | |
| | | 2/26/23 | 068 202302 320-53800-48300 | | * | 300.00 | |
| | | | CLEANING 2/20/23 | | | | |
| J&G COMMERCIAL CLEANING SERVICE LLC | | | | | | | 1,200.00 001742 |
| 3/01/23 | 00085 | 2/28/23 | 3183193 202301 310-51300-31500 | | * | 2,958.50 | |
| | | | GENERAL COUNSEL JAN 23 | | | | |
| KUTAK ROCK LLP | | | | | | | 2,958.50 001743 |
| 3/01/23 | 00093 | 2/08/23 | T709-5 202301 320-53800-56000 | | * | 235.00 | |
| | | | REPAIR TREADMILL | | | | |
| LLOYDS EXERCISE EQUIPMENT | | | | | | | 235.00 001744 |
| 3/01/23 | 00060 | 2/17/23 | 11109889 202302 320-53800-54000 | | * | 59.00 | |
| | | | ONSITE AED | | | | |
| LIFESAFE SERVICES, LLC | | | | | | | 59.00 001745 |
| 3/01/23 | 00059 | 3/01/23 | 11129560 202303 320-53800-48100 | | * | 1,364.20 | |
| | | | WATER MANAGEMENT MAR 23 | | | | |
| POOLSURE | | | | | | | 1,364.20 001746 |
| 3/01/23 | 00056 | 2/20/23 | 157 202301 320-53800-50000 | | * | 970.25 | |
| | | | FACILITY MAINTENANC JAN23 | | | | |
| | | 2/20/23 | 157 202301 320-53800-54000 | | * | 770.00 | |
| | | | MAINT SUPPLIES JAN 23 | | | | |

DRUN DEER RUN ZYAN

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|-----------|----------------------------|
| | | 2/20/23 158 | 202302 320-53800-59000 | | * | 419.27 | |
| | | MAINTENANCE SUPPLY FEB 23 | | | | | |
| | | | | RIVERSIDE MANAGEMENT SERVICES, INC | | | 2,159.52 001747 |
| 3/01/23 00042 | | 2/01/23 PC 48777 | 202302 320-53800-46000 | | * | 10,319.53 | |
| | | LANDSCAPE MAINT FEB 23 | | | | | |
| | | 2/20/23 PC 49263 | 202302 320-53800-46200 | | * | 573.97 | |
| | | INSPECTION REPAIRS | | | | | |
| | | 2/20/23 PC 49264 | 202302 320-53800-46100 | | * | 780.00 | |
| | | DAMAGED PLANT MATERIAL | | | | | |
| | | 2/20/23 PC 49264 | 202302 320-53800-46100 | | * | 953.00 | |
| | | PALMS/TREE STUMP REMOVAL | | | | | |
| | | | | YELLOWSTONE LANDSCAPE | | | 12,626.50 001748 |
| 3/02/23 00081 | | 3/01/23 16746 | 202303 320-53800-48000 | | * | 925.00 | |
| | | POOL MAINTENANCE MAR 23 | | | | | |
| | | | | AQUATIC XPRESS | | | 925.00 001749 |
| 3/02/23 00082 | | 1/29/23 064 | 202301 320-53800-48300 | | * | 300.00 | |
| | | CLEANING 1/29/23 | | | | | |
| | | | | J&G COMMERCIAL CLEANING SERVICE LLC | | | 300.00 001750 |
| 3/10/23 00051 | | 2/28/23 209543 | 202302 320-53800-47000 | | * | 120.00 | |
| | | LAKE MAINTENANCE FEB 23 | | | | | |
| | | 2/28/23 209544 | 202302 320-53800-47000 | | * | 147.00 | |
| | | LAKE MAINTENANCE FEB 23 | | | | | |
| | | 2/28/23 209650 | 202302 320-53800-47000 | | * | 2,090.00 | |
| | | LAKE MAINTENANCE FEB 23 | | | | | |
| | | | | APPLIED AQUATIC MANAGEMENT, INC. | | | 2,357.00 001751 |
| 3/10/23 00027 | | 3/01/23 18003118 | 202303 320-53800-43000 | | * | 902.00 | |
| | | PREMIUM LIGHTING MAR 23 | | | | | |
| | | | | FLORIDA POWER & LIGHT COMPANY | | | 902.00 001752 |
| 3/10/23 00082 | | 3/05/23 069 | 202302 320-53800-48300 | | * | 300.00 | |
| | | CLEANING 2/27/23 | | | | | |
| | | | | J&G COMMERCIAL CLEANING SERVICE LLC | | | 300.00 001753 |
| 3/10/23 00089 | | 2/25/23 1797 | 202302 320-53800-46200 | | * | 9,605.00 | |
| | | REMOVE MOTOR PUMP | | | | | |
| | | 2/25/23 1797 | 202302 320-53800-46200 | | V | 9,605.00- | |
| | | REMOVE MOTOR PUMP | | | | | |
| | | | | M&M SALES SERVICE | | | .00 001754 |
| 3/10/23 00056 | | 2/28/23 374 | 202302 320-53800-12100 | | * | 175.00 | |
| | | ASSISTANT MGMR FEB 23 | | | | | |

DRUN DEER RUN ZYAN

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|-----------|----------------------------|
| | | 3/01/23 156 | 202303 320-53800-12100 | | * | 5,936.83 | |
| | | FACILITY MGMT MAR 23 | | RIVERSIDE MANAGEMENT SERVICES, INC | | | 6,111.83 001755 |
| 3/10/23 00042 | | 3/01/23 PC 49375 | 202303 320-53800-46000 | | * | 10,319.53 | |
| | | LANDSCAPE MAINT MAR 23 | | YELLOWSTONE LANDSCAPE | | | 10,319.53 001756 |
| 3/14/23 00089 | | 2/25/23 1797 | 202302 320-53800-46200 | | * | 4,802.50 | |
| | | REMOVE MOTOR PUMP | | | | | |
| | | 2/25/23 1797 | 202302 320-53800-46200 | | V | 4,802.50- | |
| | | REMOVE MOTOR PUMP | | M&M SALES SERVICE | | | .00 001757 |
| 3/16/23 00098 | | 3/08/23 11936 | 202303 320-53800-55000 | | * | 6,091.62 | |
| | | POOL REPAIR/MAINT MAR 23 | | | | | |
| | | 3/08/23 11937 | 202303 320-53800-55000 | | * | 763.00 | |
| | | REPAIR POOL LEAK | | BIG Z POOL SERVICE, LLC | | | 6,854.62 001758 |
| 3/16/23 00001 | | 3/01/23 340 | 202303 310-51300-34000 | | * | 2,868.42 | |
| | | MANAGEMENT FEES MAR 23 | | | | | |
| | | 3/01/23 340 | 202303 310-51300-35200 | | * | 54.58 | |
| | | WEBSITE ADMIN MAR 23 | | | | | |
| | | 3/01/23 340 | 202303 310-51300-35100 | | * | 91.25 | |
| | | INFORMATION TECH MAR 23 | | | | | |
| | | 3/01/23 340 | 202303 310-51300-31300 | | * | 208.33 | |
| | | DISSEMINATION SVCS MAR 23 | | | | | |
| | | 3/01/23 340 | 202303 310-51300-51000 | | * | 1.05 | |
| | | OFFICE SUPPLIES MAR 23 | | | | | |
| | | 3/01/23 340 | 202303 310-51300-42000 | | * | 38.07 | |
| | | POSTAGE MAR 23 | | | | | |
| | | 3/01/23 340 | 202303 310-51300-42500 | | * | 156.00 | |
| | | COPIES MAR 23 | | | | | |
| | | 3/01/23 340 | 202303 310-51300-41000 | | * | 58.06 | |
| | | TELEPHONE MAR 23 | | | | | |
| | | 3/01/23 341 | 202303 320-53800-12000 | | * | 2,784.83 | |
| | | FIELD MANAGEMENT MAR 23 | | GOVERNMENTAL MANAGEMENT SERVICES | | | 6,260.59 001759 |
| 3/16/23 00082 | | 3/12/23 070 | 202303 320-53800-48300 | | * | 300.00 | |
| | | CLEANING 3/6/23 | | J&G COMMERCIAL CLEANING SERVICE LLC | | | 300.00 001760 |
| 3/20/23 00089 | | 3/14/23 1798 | 202303 320-53800-49000 | | * | 5,875.00 | |
| | | IRRIGATION PUMP STATION | | M&M SALES SERVICE | | | 5,875.00 001761 |
| | | | | DRUN DEER RUN | | | |
| | | | | ZYAN | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|-----------|---------------------------|
| 3/20/23 | 00089 | 2/25/23 1797 | 202302 320-53800-46200 | REMOVE MOTOR PUMP | * | 4,802.50 | |
| | | | | M&M SALES SERVICE | | | 4,802.50 001762 |
| 3/24/23 | 00035 | 3/24/23 03242023 | 202303 300-20700-10100 | DIRECT ASSESSMENT 02/01 | * | 72,380.00 | |
| | | | | DEER RUN CDD C/O REGIONS BANK | | | 72,380.00 001763 |
| 3/24/23 | 00035 | 3/24/23 032423 | 202303 300-20700-10100 | TXFER TAX RCPT S18 | * | 3,005.55 | |
| | | | | DEER RUN CDD C/O REGIONS BANK | | | 3,005.55 001764 |
| 3/24/23 | 00099 | 2/22/23 230221 | 202302 320-53800-54000 | INSTALL COURT/POOL LIGHTS | * | 524.00 | |
| | | | | BEACON ELECTRICAL CONTRACTORS, INC. | | | 524.00 001765 |
| 3/24/23 | 00003 | 2/28/23 00053818 | 202302 310-51300-48000 | NOT CDD MEETING 2/8/23 | * | 25.70 | |
| | | | | DAYTONA NEWS-JOURNAL | | | 25.70 001766 |
| 3/24/23 | 00043 | 3/17/23 2254508 | 202302 310-51300-31100 | ENGINEER SVCS FEB 23 | * | 2,775.00 | |
| | | | | DEWBERRY ENGINEERS INC. | | | 2,775.00 001767 |
| 3/24/23 | 00044 | 1/30/23 5 | 202301 300-20700-10200 | COMMISSIONS DUE | * | 150.83 | |
| | | | | FLAGLER COUNTY TAX COLLECTOR | | | 150.83 001768 |
| 3/24/23 | 00066 | 2/28/23 222007C | 202302 320-53800-48400 | PEST CONTROL FEB 23 | * | 85.60 | |
| | | | | FLORIDA PEST CONTROL & CHEMICAL CO | | | 85.60 001769 |
| 3/24/23 | 00082 | 3/19/23 071 | 202303 320-53800-48300 | CLEANING 3/13/23 | * | 300.00 | |
| | | | | J&G COMMERCIAL CLEANING SERVICE LLC | | | 300.00 001770 |
| 3/24/23 | 00056 | 3/15/23 159 | 202302 320-53800-50000 | FACILITY MAINT FEB 23 | * | 969.23 | |
| | | 3/15/23 159 | 202302 320-53800-54000 | MAINT SUPPLIES FEB 23 | * | 825.00 | |
| | | | | RIVERSIDE MANAGEMENT SERVICES, INC | | | 1,794.23 001771 |
| 3/30/23 | 00044 | 11/17/22 1 | 202211 300-20700-10200 | COMMISSIONS DUE | * | 1,999.07 | |
| | | | | FLAGLER COUNTY TAX COLLECTOR | | | 1,999.07 001772 |
| | | | | DRUN DEER RUN | ZYAN | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|-----------|-----------------------------|
| 3/30/23 | 00082 | 3/25/23 072 | 202303 320-53800-48300 | | * | 300.00 | |
| | | CLEANING 3/20/23 | | J&G COMMERCIAL CLEANING SERVICE LLC | | | 300.00 001773 |
| 3/30/23 | 00089 | 3/16/23 1800 | 202303 320-53800-46200 | | * | 850.00 | |
| | | PERFORMED PM SERVICE | | | | | |
| | | 3/27/23 1801 | 202303 320-53800-46200 | | * | 16,875.00 | |
| | | 50% DEPOSIT NEW PUMP | | M&M SALES SERVICE | | | 17,725.00 001774 |
| 3/30/23 | 00059 | 4/01/23 11129560 | 202303 300-15500-10000 | | * | 1,364.20 | |
| | | WATER MANAGEMENT APR 23 | | POOLSURE | | | 1,364.20 001775 |
| 3/30/23 | 00042 | 3/17/23 PC 50326 | 202303 320-53800-46200 | | * | 388.00 | |
| | | VALVE REPLACEMENT | | YELLOWSTONE LANDSCAPE | | | 388.00 001776 |
| 4/12/23 | 00081 | 4/01/23 17089 | 202304 320-53800-48000 | | * | 975.00 | |
| | | POOL MAINTENANCE APR 23 | | | | | |
| | | 4/10/23 17296 | 202302 320-53800-48100 | | * | 400.00 | |
| | | CHEMICAL COSTS FEB 23 | | | | | |
| | | 4/10/23 17297 | 202303 320-53800-48100 | | * | 400.00 | |
| | | CHEMICAL COSTS MAR 23 | | | | | |
| | | 4/10/23 17298 | 202304 320-53800-48100 | | * | 400.00 | |
| | | CHEMICAL COSTS APR 23 | | AQUATIC XPRESSSS | | | 2,175.00 001777 |
| 4/12/23 | 00051 | 3/31/23 210371 | 202303 320-53800-47000 | | * | 2,090.00 | |
| | | LAKE MAINTENANCE MAR 23 | | | | | |
| | | 3/31/23 210372 | 202303 320-53800-47000 | | * | 120.00 | |
| | | LAKE MAINTENANCE MAR 23 | | | | | |
| | | 3/31/23 210373 | 202303 320-53800-47000 | | * | 147.00 | |
| | | LAKE MAINTENANCE MAR 23 | | APPLIED AQUATIC MANAGEMENT, INC. | | | 2,357.00 001778 |
| 4/12/23 | 00044 | 2/27/23 6 | 202302 300-20700-10200 | | * | 93.73 | |
| | | COMMISSIONS DUE | | FLAGLER COUNTY TAX COLLECTOR | | | 93.73 001779 |
| 4/12/23 | 00027 | 4/01/23 18003155 | 202304 320-53800-43000 | | * | 902.00 | |
| | | PREMIUM LIGHTING APR 23 | | FLORIDA POWER & LIGHT COMPANY | | | 902.00 001780 |
| 4/12/23 | 00001 | 4/01/23 342 | 202304 310-51300-34000 | | * | 2,868.42 | |
| | | MANAGEMENT FEES APR 23 | | | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|-------------------------------------|-------|-----------------------------------|--|-------------|--------|------------|-----------------------------|
| | | 4/01/23 342 | 202304 310-51300-35200 | | * | 54.58 | |
| | | WEBSITE ADMIN APR 23 | | | | | |
| | | 4/01/23 342 | 202304 310-51300-35100 | | * | 91.25 | |
| | | INFORMATION TECH APR 23 | | | | | |
| | | 4/01/23 342 | 202304 310-51300-31300 | | * | 208.33 | |
| | | DISSEMINATION SVCS APR 23 | | | | | |
| | | 4/01/23 342 | 202304 310-51300-51000 | | * | .78 | |
| | | OFFICE SUPPLIES APR 23 | | | | | |
| | | 4/01/23 342 | 202304 310-51300-42000 | | * | 59.95 | |
| | | POSTAGE APR 23 | | | | | |
| | | 4/01/23 343 | 202304 320-53800-12000 | | * | 2,784.83 | |
| | | FIELD MANAGEMENT APR 23 | | | | | |
| GOVERNMENTAL MANAGEMENT SERVICES | | | | | | 6,068.14 | 001781 |
| 4/12/23 00082 | | 4/02/23 073 | 202303 320-53800-48300 | | * | 300.00 | |
| | | CLEANING 3/27/23 | | | | | |
| | | 4/09/23 074 | 202304 320-53800-48300 | | * | 300.00 | |
| | | CLEANING 4/3/23 | | | | | |
| J&G COMMERCIAL CLEANING SERVICE LLC | | | | | | 600.00 | 001782 |
| 4/12/23 00093 | | 3/14/23 2023-3S7 | 202303 320-53800-56000 | | * | 175.00 | |
| | | EXERCISE EQUIP MAINT | | | | | |
| LLOYDS EXERCISE EQUIPMENT | | | | | | 175.00 | 001783 |
| 4/12/23 00056 | | 3/31/23 161 | 202303 320-53800-12100 | | * | 998.00 | |
| | | ASSISTANT MANAGER MAR 23 | | | | | |
| | | 4/01/23 160 | 202304 320-53800-12100 | | * | 5,936.83 | |
| | | FACILITY MGMT APR 23 | | | | | |
| RIVERSIDE MANAGEMENT SERVICES, INC | | | | | | 6,934.83 | 001784 |
| TOTAL FOR BANK A | | | | | | 574,765.48 | |
| TOTAL FOR REGISTER | | | | | | 574,765.48 | |

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

RECEIVED

JAN 04 2023

Invoice

| Date | Invoice # |
|------------|-----------|
| 12/31/2022 | 208076 |

| |
|---|
| 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 |

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

Approved - Chris Hall
Lake Maintenance
001.320.53800.47000

From: Indhira Araujo iaraujo@gmscfl.com
Subject: Fwd: Deer Run CDD - Oaths of Office
Date: January 25, 2023 at 12:42 PM
To: Lisa Cruz lcruz@gmscfl.com

1-95
310 513 54

Begin forwarded message:

From: Sarah Sweeting <ssweeting@gmsnf.com>
Subject: Deer Run CDD - Oaths of Office
Date: January 25, 2023 at 11:53:49 AM EST
To: "Kimball, Chris D." <Chris.Kimball@dos.myflorida.com>, Indhira Araujo <iaraujo@gmscfl.com>

Hi Chris,

I will be mailing you the original copies of the attached oaths.

Indhira, please cut a \$10 check for each oath and mail it to the address below.
Please be sure to attach a copy of the oath to each check when mailing.
In the reference line of the check, please include the supervisor's name.

Chris Kimball
Commission Issuance Section
Division of Elections
R.A. Gray Building, Room 316
500 South Bronough Street
Tallahassee, FL 32399-0250

Thank you,

Sarah Sweeting
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
(904) 940-5850 x 402
(904) 940-5899 Fax
ssweeting@gmsnf.com



2023012511491
2741.pdf

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of Flagler

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Supervisor, Deer Run Community Development District

(Title of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

Darrell E. Broom
Signature

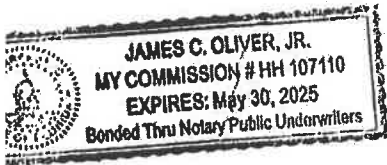
Sworn to and subscribed before me by means of ☒ physical presence or
online notarization, this 30 day of November 2022

[Signature]
Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced



ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: ☒ Home ☐ Office

40 Grand Parc Court
Street or Post Office Box

Bunnell, FL 32110
City, State, Zip Code

Darrell E. Broom
Print Name

Darrell E. Broom
Signature

From: Indhira Araujo iaraujo@gmscfl.com
Subject: Fwd: Deer Run CDD - Oaths of Office
Date: January 25, 2023 at 12:42 PM
To: Lisa Cruz lcruz@gmscfl.com

1-95
310 51354

Begin forwarded message:

From: Sarah Sweeting <ssweeting@gmsnf.com>
Subject: Deer Run CDD - Oaths of Office
Date: January 25, 2023 at 11:53:49 AM EST
To: "Kimball, Chris D." <Chris.Kimball@dos.myflorida.com>, Indhira Araujo <iaraujo@gmscfl.com>

Hi Chris,

I will be mailing you the original copies of the attached oaths.

Indhira, please cut a \$10 check for each oath and mail it to the address below.
Please be sure to attach a copy of the oath to each check when mailing.
In the reference line of the check, please include the supervisor's name.

Chris Kimball
Commission Issuance Section
Division of Elections
R.A. Gray Building, Room 316
500 South Bronough Street
Tallahassee, FL 32399-0250

Thank you,

Sarah Sweeting
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
(904) 940-5850 x 402
(904) 940-5899 Fax
ssweeting@gmsnf.com



2023012511491
2741.pdf

(Art. II, § 5(b), Fla. Const.)

County of Flagler

Supervisor, Deer Run Community Development District

[NOTE: If you affirm, you may omit the words “so help me God.” See § 92.52, Fla. Stat.]


Sworn to and subscribed before me by means of ☒ physical presence or
online notarization, this _____ day of _____, _____.

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced

JAMES C. OLIVER, JR.
MY COMMISSION # HH.107110
EXPIRES: May 30, 2025
Bonded Thru Notary Public Underwriters

Mailing Address: ☒ Home ☐ Office


Signature



Email: orders@crownjacksonville.com
 Phone: 904-260-4871
 11792 San Jose Blvd
 Jacksonville, FL 32223

INVOICE

| Invoice No. |
|-------------|
| 55693 |
| Date |
| 1/5/2023 |

| Business Name |
|---|
| GMS |
| Bill TO |
| GMS Sarah Sweeting 940-5850 x 402 |

| Ship TO |
|---|
| Governmental Management Services Deer Run Community Development Sarah Sweeting 475 West Town Place Suite 114 |

| P.O. NO. | Terms | Payment Due Date | Order Complete |
|----------|-------|------------------|----------------|
| | | 1/12/2023 | |

| Quantity | Item | Description | Rate | Amount | Tax |
|----------|---------------------------------|--|------|--------|-----|
| 1.00 | RW600 | 8" x 10" Rosewood Piano Finish Plaque with Metal Frame ENGR: *Repeat Design Setup - See attached template. ENG: Gary Bomely - Rolling Hills | 75 | 75.00 | Non |
| 1.00 | Engraving-Plq/Acryli c/Glass | Engraving Charge on Plaques | 10% | 7.50 | Non |
| 1.00 | SHIPPING OUTBOUND | SHIP TO: Attn: Sarah Sweeting Governmental Management Services Deer Run Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32092 | 9.95 | 9.95 | Non |
| 1.00 | Proof | Proof Design Emailed for Approval to: ssweeting@gmsnf.com | 0 | 0.00 | Non |

Approved - Chris Hall
 Special Events
 001.320.53800.59000

RECEIVED
 JAN 12 2023


Memo: 8x10 Plaque_Deer Run Community
 Development_Sweeting

| | |
|---------------------|-------|
| Sub Total | 92.45 |
| Sales Tax 7.5% 2021 | 0.00 |
| Total | 92.45 |
| Payment Applied | 0.00 |
| Balance Due | 92.45 |

LOCALiQ

The Daytona Beach News-Journal
Daytona Pennysaver

1-3
310 T13 48

| | | | |
|--|--|--|------------------|
| ACCOUNT NAME Deer Run Comm Dev Dist | | ACCOUNT # 464637 | PAGE # 1 of 1 |
| INVOICE # 0005202690 | BILLING PERIOD Dec 1- Dec 31, 2022 | PAYMENT DUE DATE January 20, 2023 | |
| PREPAY (Memo Info) \$0.00 | UNAPPLIED (Included in amt due) \$0.00 | TOTAL AMOUNT DUE \$50.02 | |
| BILLING ACCOUNT NAME AND ADDRESS Deer Run Comm Dev Dist 219 E. Livingston St. Orlando, FL 32801-1508  | | BILLING INQUIRIES/ADDRESS CHANGES 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. | | | |

00004646370000000000000052026900000500267240

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: IBN_1007176

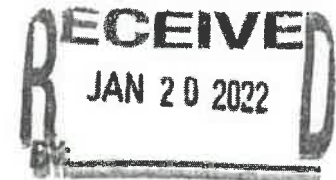
| date | Description | Amount |
|--------|-----------------|---------|
| 2/1/22 | Balance Forward | \$25.24 |

Package Advertising:

| Start-End Date | Order Number | Description | PO Number | Package Cost |
|----------------|--------------|--------------------------|-----------|--------------|
| 12/21/22 | 8210830 | 1/2/23 Deer Run Workshop | | \$24.78 |

RECEIVED
JAN 23 2023

pd 12/21/22



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

| | | | | | | |
|---|-----------------------------|--|----------------------------|--|------------------------------|-----------------------------|
| LOCALiQ The Daytona Beach News-Journal Daytona Pennysaver | | ACCOUNT NAME Deer Run Comm Dev Dist | | PAYMENT DUE DATE January 20, 2023 | | AMOUNT PAID |
| | | ACCOUNT NUMBER 464637 | | INVOICE NUMBER 0005202690 | | |
| CURRENT DUE \$24.78 | 30 DAYS PAST DUE \$25.24 | 60 DAYS PAST DUE \$0.00 | 90 DAYS PAST DUE \$0.00 | 120+ DAYS PAST DUE \$0.00 | UNAPPLIED PAYMENTS \$0.00 | TOTAL AMOUNT DUE \$50.02 |
| REMITTANCE ADDRESS (Include Account# & Invoice# on check) Daytona Beach News-Journal P.O. Box 630476 Cincinnati, OH 45263-0476 | | | | TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____ | | |

00004646370000000000000052026900000500267240

THE FLAGLER/PALM COAST
NEWS-TRIBUNE

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

PROOF OF PUBLICATION

DEER RUN COMMUNITY DEER RUN COMM DEV DIST
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 Govt 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:

01/18/2023

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 01/18/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$25.24

Order No: 8298932

Customer No: 464637

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

**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, January 25, 2023 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#8298932, 01/18/2023, 1T



DIRECT INQUIRES TO: (904)824-7217

PO Box 3046
Saint Augustine FL 32085

www.flapest.com

SCIENTIFIC PEST CONTROL DIRECTED BY GRADUATE ENTOMOLOGISTS

Complete Pest Control Service
Member Florida & National Pest Management Associations

DEER RUN CDD
ATTN INDHIRA ARAUJO
6200 LEE VISTA DR #300
ORLANDO FL 32822-5148

F D-GR0760

Statement Date
12/31/22

RECEIVED Approved- Chris Hall
Pest Control
001.320.53800.48400
JAN - 4 2023

BILLING PERIOD 12/01/22-12/31/22

| DATE | INVOICE NO. | DESCRIPTION | CODE | CHARGES | TAX | CREDITS |
|--|-------------|----------------------|------|---------|-----|---------|
| If you sent us a payment recently and it doesn't appear on this statement, we probably crossed in the mail. Don't worry ... your account will be credited. | | | | | | |
| 12/02/22 | 807912 | 501 GRAND RESERVE DR | 22 | 80.00 | | |
| ***** HEARING NOISES IN THE ATTIC? NOPE, NOT SANTA. COULD BE RODENTS! CALL US FOR A PROFESSIONAL INSPECTION. | | | | | | |

* TRANSACTION CODES:

CM CREDIT MEMO
DM DEBIT MEMO
EC ERROR CORRECTION
PD DOWN PAYMENT

FC FINANCE CHARGE

11 SOIL PRETREATMENT
12 SERVICE POLICY RENEWAL CHARGE
14 TERMITE CONTROL
15 FUMIGATION

16 TERMITE POLICY REACTIVATION

21 GENERAL HOUSEHOLD PESTS
22 REG. PEST CONTROL
23 QUARTERLY PEST CONTROL
24 ANNUAL PEST CONTROL

31 LAWN

32 SHRUBS
33 TREES
34 LAWN SERVICE
35 SMART CHOICE

TERMS NET-10th OF MONTH FOLLOWING CHARGE OR 1 1/2 %
FINANCE CHARGE ADDED MONTHLY ON BALANCE
AFTER 30 DAYS ANNUAL PERCENTAGE RATE OF 18%.

| BALANCE FORWARD | PAST DUE | 31-60 | 61-90 | OVER 90 | CURRENT BALANCE | PLEASE PAY |
|-----------------|----------|-------|-------|---------|-----------------|------------|
| | | .00 | .00 | .00 | 80.00 | 80.00 |



BILLING PERIOD 12/01/22 - 12/31/22

12/31/22

DEER RUN CDD
ATTN INDHIRA ARAUJO
6200 LEE VISTA DR #300
ORLANDO FL 32822-5148

D-GR0760

FLORIDA PEST CONTROL & CHEMICAL CO.
PO Box 3046
Saint Augustine FL 32085

Payment Information

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



Card# _____

Expires _____

Cardholder _____
(please print name as it appears on card)

Signature _____

Phone _____

GR0760
\$80.00

AMOUNT ENCLOSED

NOTE: TO ASSURE PROPER CREDIT REMIT THIS PORTION WITH PAYMENT.

Pay online at www.flapest.com
Branch: St. Augustine

695



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

80.00

TECHNICIAN NOTES:

10-17 LM
38ms 1484 US/5 WOF95
NT NSC NS NL NCG

| RT. | DAY | ACCOUNT NO. | DATE SERVICED | CS | CK | CG | INVOICE NO. | SERVICEMAN NO. | TODAY'S CHARGE |
|-------------|-----|-------------|---------------|---------|----|------|-------------|----------------|----------------|
| 8 | 15 | GR0760- 1 | 12/ 2 /22 | | | ✓ | 807912 1 | DY GY | 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

Approved - Chris Hall
Pest Control

CUSTOMER SIGNATURE

001.320.53800.48400

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

| DIRECTED BY GRADUATE ENTOMOLOGISTS | | | | | | | | |
|------------------------------------|-----|-------------|------------------|----|----------------|----|-------------|----------------|
| RT. | DAY | ACCOUNT NO. | DATE SERVICED | CS | CK | CG | INVOICE NO. | SERVICEMAN NO. |
| 8 | 15 | GR0760- 1 | 12/ 2 /22 | | | ✓ | 807912 1 | DY GY |
| E DR -3430 -280-6562 | | | PREVIOUS BALANCE | | TODAY'S CHARGE | | BALANCE DUE | |
| | | | 80.00 | | 80.00 | | | |
| | | | | | | | | |
| | | | | | 11/17/22 | | | |

*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:

Inspection and treatment applied to prevent insect entry.
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. 807912 1

Account No. GR0760 - 1

Amount Enclosed \$ _____

THANK YOU FOR CHOOSING
FLORIDA PEST CONTROL
WE APPRECIATE YOUR BUSINESS AND
THE CONFIDENCE YOU HAVE PLACED IN US.

MAY YOU AND YOUR FAMILY HAVE A
HAPPY AND SAFE HOLIDAY SEASON.



2021-2 St. Augustine Road E, Jacksonville, FL 32207
888-465-6373



INV:91948683

| ACCT# | DATE | TERMS | BIN/CNT |
|------------------------|------------|-------|---------|
| 301956 | 12/10/2022 | NET30 | 5912-5 |
| PO# NET30; NT# 8105505 | | | |

HSC_USMAIL: US Mail Priority (22 oz)

Tracking#: 9405511206207569602400

BILL TO:

GMS - GOVERNMENTAL MANAGEMENT SERVICES
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL 32092

SHIP TO:

SARAH SWEETING
DEER RUN CDD
475 W TOWN PL STE 114
ST AUGUSTINE, FL 32092

| QTY | SKU | DESCRIPTION | LIST | PRICE | TOTAL |
|-----|----------|--|-------|-------|--------------|
| 1 | 210D | DESK SIGN 2X10 ALUMINUM W/INSERT -- David St. Pierre | 20.00 | 16.99 | 16.99 |
| 1 | 210D | DESK SIGN 2X10 ALUMINUM W/INSERT -- Gali Lambert | 20.00 | 16.99 | 16.99 |
| 1 | 210D | DESK SIGN 2X10 ALUMINUM W/INSERT -- Darrell Broom | 20.00 | 16.99 | 16.99 |
| 1 | 210D | DESK SIGN 2X10 ALUMINUM W/INSERT -- Gregory Dean | 20.00 | 16.99 | 16.99 |
| 1 | 210D | DESK SIGN 2X10 ALUMINUM W/INSERT -- Andre Poulin | 20.00 | 16.99 | 16.99 |
| 1 | PRIORITY | SHIPPING AND HANDLING - USMAIL PRIORITY | 10.76 | 10.76 | 10.76 |
| | | TOTAL | | | 95.71 |

Approved - Chris Hall
Office Supplies
001.320.53800.57000

RECEIVED

JAN - 3 2023

We appreciate your business !!!

Invoice

063

1/22/2023

NET 15

Dear Run Amenity Center
Attn: Gwen

| <u>Service</u> | <u>Cost</u> |
|----------------|-------------|
| Week of 1/16 | 300.00 |

| | |
|-------------------|---------------|
| Total Due: | 300.00 |
|-------------------|---------------|

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
JAN 24 2023



Approved - Chris Hall
Janitorial Services
001.320.53800.48300

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 30, 2023

RECEIVED
JAN 30 2023

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. 3169938

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. 3169938
6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

| | | | | |
|-------------|-------------|------|--------|---|
| 12/01/22 | K. Buchanan | 1.20 | 342.00 | Review correspondence regarding encroachment map; perform meeting follow up |
| 12/16/22 | K. Buchanan | 0.40 | 114.00 | Confer with district manager; perform meeting follow up |
| 12/27/22 | J. Gillis | 0.30 | 54.00 | Coordinate response to auditor letter |
| TOTAL HOURS | | 1.90 | | |

KUTAK ROCK LLP

Deer Run CDD

January 30, 2023

Client Matter No. 6023-1

Invoice No. 3169938

Page 2

| | |
|-----------------------------|----------|
| TOTAL FOR SERVICES RENDERED | \$510.00 |
|-----------------------------|----------|

DISBURSEMENTS

| | |
|-----------------|--------|
| Meals | 3.58 |
| Travel Expenses | 116.83 |

| | |
|---------------------|---------------|
| TOTAL DISBURSEMENTS | <u>120.41</u> |
|---------------------|---------------|

| | |
|--------------------------|-----------------|
| TOTAL CURRENT AMOUNT DUE | <u>\$630.41</u> |
|--------------------------|-----------------|

email

submitted 1-19-23

Scheduled Service Invoice

93

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 (Leeann)

| Service Date | Invoice # | P.O. No. | Terms |
|--------------|-------------|----------|----------------|
| 1/6/23 | 709S12-2022 | | Due on receipt |

| Unit | Tech Notes | Amount |
|-------------------------------|---|--------|
| 2 Spirit CT800 Treadmills | Your Scheduled Service is set for 4x per year (circle one): 1st, 2nd, 3rd, 4th Visit. adjusted walk belts cleaned and tested | 175.00 |
| 2 Spirit CE800 Ellipticals | cleaned and tested | |
| 1 Spirit CR800 Recumbent Bike | cleaned and tested | |
| 1 Inspire Functional Trainer | checked hardware / lubed guide rods | |
| 1 Inspire Adjustable Bench | checked hardware | |
| 3 Paramount Dual Circuits | checked hardware / lubed guide rods 56000 | |

RECEIVED

JAN 19 2023

See check-sheet on reverse for routine maintenance descriptions

Date 1-19-23

Signature

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

✓



M and M Sales-Service
2100 Dennis Street
Jacksonville, FL 32204 US
904-825-8381
mandmpumpsandcontrols@gmail.com

Invoice
RECEIVED

JAN - 5 2023

BILL TO

Lisa Cruz
Deer Run CDD
210 E Livingston Street
Orlando, FL 32822 USA

| INVOICE # | DATE | TOTAL DUE | DUE DATE | ENCLOSED |
|-----------|------------|-----------|------------|----------|
| 1788 | 01/05/2023 | \$405.00 | 02/04/2023 | |

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|------|--|-----|--------|--------|
| | Service Call Service call on customer's premises to determine if repairs and/or maintenance is required. | 3 | 135.00 | 405.00 |

Location: Deer Run irrigation pump

Reset pump station due to power outage
Run and tested for proper operation

| | |
|-------------|-----------------|
| SUBTOTAL | 405.00 |
| TAX | 0.00 |
| TOTAL | 405.00 |
| BALANCE DUE | \$405.00 |

Approved - Chris Hall
Irrigation Repairs
001.320.53800.46200

Please remit payment to:
M and M Sales-Service
PO Box 352392
Palm Coast, FL 32135



**Signature
Service**

INVOICE

Page 1 of 2

CUSTOMER NO.: 59688227 Grand Reserve Amenity Center
DATE: 9/30/2022 **DUE: 10/30/2022**
INVOICE NO.: F10000010239 **PLEASE PAY PROMPTLY**

ACCOUNT SUMMARY

BUILDING ADDRESS

GRAND RESERVE AMENITY CEN 501 GRAND RESERVE DR
BUNNELL FL 32110
CONTRACT: 110428 | TAJ65057

Logistics and fuel impact fee

Letter of explanation enclosed within

\$125.00

Approved - Chris Hall
Facilities Maintenance
001.320.53800.50000

RECEIVED

JAN 23 2023

NET SERVICE CONTRACT AMOUNT

\$125.00

Sales Tax

\$0.00

TOTAL SERVICE CONTRACT AMOUNT DUE

\$125.00

IMPORTANT MESSAGES

We are pleased to offer the convenience and flexibility of paperless billing and e-payment options! To automate your payment, opt in to paperless billing, or to change your billing address, please visit our e-payment site at <https://otis.payinvoicedirect.com>.

QUESTIONS?

AR: 1-844-636-6847

OTISLINE®: 1-800-233-6847

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.

PAYMENTS NOT RECEIVED WITHIN 30 DAYS OF THE DATE OF THE INVOICE SHALL INCUR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH (18% PER ANNUM) OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

DETACH DOCUMENT ALONG PERFORATION, ENCLOSE AND RETURN THIS COUPON WITH YOUR PAYMENT.

OTIS

11760 US Hwy 1 Suite W600 Palm Beach Gardens FL 33408

Deer Run
9145 Narcoossee Rd
Ste A206
ORLANDO FL 32827-5768

CUSTOMER NO.:

59688227

DATE:

9/30/2022

INVOICE NO.:

F10000010239

TOTAL SERVICE CONTRACT AMOUNT:

\$125.00

MAKE CHECK PAYABLE TO:

Otis Elevator Company
PO Box 73579
Chicago IL 60673-3579

F10000010239 0000012500 3



Signature Service

11760 US-1
Suite W600
Palm Beach Gardens, FL 33408

RE: Logistics and fuel impact fee

Dear customer,

Following the global pandemic, with restrictions loosening, we were optimistic that business would return to pre-pandemic state.

Unfortunately, inflation over the past 12 months has driven up fuel and logistics costs, directly impacting our business. According to the Bureau of Labor and Statistics, fuel (+75.6%), energy (+44.9%) and logistics (+9.2%) prices have increased significantly in the past 12 months.

In lieu of a permanent price increase we ask that you pay this one-time impact fee to help offset the unexpected cost burden related to logistics and fuel costs.

Your payment of \$125.00 is attached and payable upon receipt.

Thank you for your business and continued loyalty to Otis Elevator.

Sincerely,

Joe Dragich

Joe Dragich
Vice President, Eastern Region
Otis Americas



**Signature
Service**

**Service Contract
INVOICE**

Page 1 of 1

CUSTOMER NO.: 59688227
DATE: 7/18/2022
INVOICE NO.: 100400860587

Grand Reserve Amenity Center
Net 30 Days
PLEASE PAY PROMPTLY

ACCOUNT SUMMARY

BUILDING ADDRESS

GRAND RESERVE AMENITY CEN 501 GRAND RESERVE DR BUNNELL FL 32110
CONTRACT: 110428 | TAJ65057

INVOICE NOTES: Invoice Price includes 8% price adjustment valid from August 1, 2022 to July 31, 2023, based on increases in labor and service expenses.

Maintenance Service from 8/1/2022 to 7/31/2023 **\$1,472.40**

Approved - Chris Hall
Facilities Maintenance
001.320.53800.50000

RECEIVED

JAN 23 2023

NET SERVICE CONTRACT AMOUNT **\$1,472.40**
Sales Tax **\$0.00**

TOTAL SERVICE CONTRACT AMOUNT DUE **\$1,472.40**

IMPORTANT MESSAGES

We are pleased to offer the convenience and flexibility of paperless billing and e-payment options! To automate your payment, opt in to paperless billing, or to change your billing address, please visit our e-payment site at <https://otis.payinvoicedirect.com>.

QUESTIONS?

AR Rep's Email:
Hemavathi.B@otis.com

AR Rep's Phone#: 1-959-200-3979
OTISLINE®: 1-800-233-6847

100

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.

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DETACH DOCUMENT ALONG PERFORATION. ENCLOSE AND RETURN THIS COUPON WITH YOUR PAYMENT.

OTIS

11760 US Hwy 1 Suite W600 Palm Beach Gardens FL 33408

Deer Run
9145 Narcoossee Rd
Ste A206
ORLANDO FL 32827-5768

CUSTOMER NO.: 59688227
DATE: 7/18/2022
INVOICE NO.: 100400860587
TOTAL SERVICE CONTRACT AMOUNT: \$ 1,472.40

MAKE CHECK PAYABLE TO:

Otis Elevator Company
PO Box 730400
Dallas TX 75373-0400

100400860587 0000147240 5



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

Invoice

Date 2/1/2023

Invoice # 111295603433

| | |
|----------|-----------|
| Terms | Net 20 |
| Due Date | 2/21/2023 |
| PO # | |

| | |
|---|--|
| Bill To Deer Run Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando FL 32822 | Ship To 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 | 1,339.20 |
| WM-XPC Upgrade | XPC System Upgrade | 1 | ea | 25.00 |
| WM-Wireless Communication Charge | XPC Communication Fee | 1 | ea | 0.00 |
| <div>Approved - Chris Hall Pool Chemicals 001.320.53800.48100</div> <div>RECEIVED JAN 24 2023</div> | | | | |

Subtotal 1,364.20
Shipping Cost (FEDEX GROUND) 0.00
Total 1,364.20
Amount Due \$1,364.20

Remittance Slip

Customer
11DEE025
Invoice #
111295603433

Amount Due \$1,364.20

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



111295603433

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

Invoice

| Date | Invoice # |
|-----------|-----------|
| 1/31/2023 | 208775 |

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

RECEIVED

FEB 02 2023

| | | 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 | | 120.00 | | 120.00 |
| Invoice date indicates the month of service | | Total | | \$120.00 |

1-51

Approved - Chris Hall
Lake Maintenance
001.320.53800.47000

| 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 # |
|-----------|-----------|
| 1/31/2023 | 208774 |

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

RECEIVED
FEB 03 2023

| | | P.O. No. | Terms |
|--|-----|--------------------|----------|
| | | | Net 30 |
| | | Project | |
| | | 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 |

1-51

Approved - Chris Hall
Lake Maintenance
001.320.53800.47000

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

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

RECEIVED

FEB 03 2023

Invoice

| Date | Invoice # |
|-----------|-----------|
| 1/31/2023 | 208986 |

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

| | | P.O. No. | Terms |
|--|-----|--------------------|------------|
| | | | Net 30 |
| | | Project | |
| | | 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 |

1-51

Approved - Chris Hall
Lake Maintenance
001.320.53800.47000

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

LOCALiQ

The Daytona Beach News-Journal
Daytona Pennysaver

1-3
310 51348

| | | | |
|--|--|---------------------------------------|------------------|
| ACCOUNT NAME Deer Run Comm Dev Dist | | ACCOUNT # 464637 | PAGE # 1 of 1 |
| INVOICE # 0005284150 | BILLING PERIOD Jan 1- Jan 31, 2023 | PAYMENT DUE DATE February 20, 2023 | |
| PREPAY (Memo Info) \$0.00 | UNAPPLIED (Included in amt due) \$0.00 | TOTAL AMOUNT DUE \$50.02 | |
| BILLING INQUIRIES/ADDRESS CHANGES 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. | | | |

BILLING ACCOUNT NAME AND ADDRESS

Deer Run Comm Dev Dist
219 E. Livingston St.
Orlando, FL 32801-1508



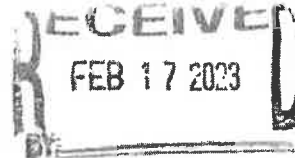
0000464637000000000000052841500000500267241

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: DBN_1007176

| Date | Description | Amount |
|---------|---------------------|----------|
| 1/1/23 | Balance Forward | \$50.02 |
| 1/19/23 | PAYMENT - THANK YOU | -\$25.24 |

Package Advertising:

| Start-End Date | Order Number | Description | PO Number | Package Cost |
|----------------|--------------|-----------------|-----------|--------------|
| 1/18/23 | 8298932 | January Meeting | | \$25.24 |



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALiQ

The Daytona Beach News-Journal
Daytona Pennysaver

| | | | | | | |
|---|-----------------------------|---------------------------------------|---|------------------------------|------------------------------|-----------------------------|
| ACCOUNT NAME Deer Run Comm Dev Dist | | PAYMENT DUE DATE February 20, 2023 | | AMOUNT PAID | | |
| ACCOUNT NUMBER 464637 | | INVOICE NUMBER 0005284150 | | | | |
| CURRENT DUE \$25.24 | 30 DAYS PAST DUE \$24.78 | 60 DAYS PAST DUE \$0.00 | 90 DAYS PAST DUE \$0.00 | 120+ DAYS PAST DUE \$0.00 | UNAPPLIED PAYMENTS \$0.00 | TOTAL AMOUNT DUE \$50.02 |
| REMITTANCE ADDRESS (Include Account# & Invoice# on check) Daytona Beach News-Journal P.O. Box 630476 Cincinnati, OH 45263-0476 | | | TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code ____ Signature _____ Date _____ | | | |

0000464637000000000000052841500000500267241

THE FLAGLER/PALM COAST
NEWS-TRIBUNE P.O. Box 630476, Cincinnati, OH 45263-0476

PROOF OF PUBLICATION

DEER RUN COMMUNITY DEER RUN COMM DEV DIST
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 Govt 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:

01/18/2023

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 01/18/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$25.24

Order No: 8298932

Customer No: 464637

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

**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, January 25, 2023 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#8298932, 01/18/2023, 1T

CHECK REQUEST FORM

DISTRICT/ASSOCIATION Deer Run CDD

DATE: 2/14/23

PAYABLE TO: Deer Run CDD / Regions

AMOUNT REQUESTED: \$ 6,238.54

ACCOUNT # 001.300.207.101 - V#35

DESCRIPTION OF NEED: Txfer Direct Assess-12/06/22 Bal

*seperate
checks*

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

Series 2018

| | |
|-------------|------------------------------|
| 97% | Gross Percent Collected |
| \$33,181.03 | Balance Remaining to Collect |

| | | | | | | | |
|-----------|---------------|----------|-----------------|--------------|-----------------|--------------|------------------------|
| 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 | | \$66,141.46 | | \$66,141.46 | \$0.00 |
| | | 5/1/23 | | \$66,141.46 | | \$66,141.46 | \$0.00 |
| | | | | \$409,325.84 | \$277,042.92 | \$264,565.84 | \$144,760.00 |

\$ 799,163.38

| | NET AMOUNT ASSESSED | ASSESSMENTS COLLECTED | ASSESSMENTS TRANSFERRED | AMOUNT TO BE TRF. | |
|----------------------------|------------------------|--------------------------|----------------------------|----------------------|------------------------|
| O & M | \$799,163.38 | \$516,606.14 | (\$516,606.14) | \$0.00 | |
| 2018 DEBT SERVICE | \$366,405.94 | \$354,064.17 | \$0.00 | \$354,064.17 | 001.300.207.101 - V#35 |
| 2018 DEBT SERVICE - DIRECT | \$289,520.00 | \$144,760.00 | (\$138,521.46) | \$6,238.54 | 001.300.207.101 - V#35 |
| TOTAL | \$1,455,089.32 | \$1,015,430.31 | \$655,127.60 | \$360,302.71 | |

[illegible]

| TRANSFERS TO 2018 DEBT SERVICE - DIRECT: | | |
|--|---------|--------------|
| DATE | CHECK# | AMOUNT |
| 10/26/22 | 1595192 | \$72,380.00 |
| | | \$66,141.46 |
| TOTAL | | \$138,521.46 |

CHECK REQUEST FORM

DISTRICT/ASSOCIATION Deer Run CDD

DATE: 2/14/23

PAYABLE TO: Deer Run CDD / Regions

AMOUNT REQUESTED: \$ 354,064.17

ACCOUNT # 001.300.207.101 - V#35

DESCRIPTION OF NEED: Txfer Tax Rcpts - S18

DEER RUN
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

| ON ROLL ASSESSMENTS | | | | | | | | Gross Assessments | \$958,514.34 | \$ 568,720.79 | \$389,793.55 |
|---------------------|--------|-------------------|--------------|-------------|---------------|----------|--------------|-------------------|--------------|---------------|--------------|
| | | | | | | | | Net Assessments | \$901,003.48 | \$ 534,597.54 | \$366,405.94 |
| | | | | | | | | Series 2018 | | | |
| | | | | | | | | 59.33% | 40.67% | 100.00% | |
| DATE | Check# | DESCRIPTION | GROSS AMT | COMMISSIONS | DISC./PENALTY | INTEREST | NET RECEIPTS | OK&M Portion | DSE Portion | Total | |
| 11/29/22 | 64364 | 10/01/21-09/30/22 | \$0.00 | \$0.00 | \$0.00 | \$15.63 | \$15.63 | \$15.63 | \$0.00 | \$15.63 | |
| 11/29/22 | 64401 | 10/01/22-11/15/22 | \$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 | 11/16/22-11/30/22 | \$793,944.73 | \$15,243.76 | \$31,756.96 | \$0.00 | \$746,944.01 | \$443,188.56 | \$303,755.45 | \$746,944.01 | |
| 01/05/23 | 64646 | 12/13/22-12/26/22 | \$8,824.28 | \$170.86 | \$281.34 | \$0.00 | \$8,372.08 | \$4,967.45 | \$3,404.63 | \$8,372.08 | |
| 01/05/23 | 64626 | 12/01/22-12/12/22 | \$18,431.10 | \$354.78 | \$692.28 | \$0.00 | \$17,384.04 | \$10,314.57 | \$7,069.47 | \$17,384.04 | |
| | | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
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| | | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
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INVOICE



Dewberry

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

1-43
Bill To: DEER RUN CDD
9145 NARCOOSSEE RD, SUITE 206-A
ORLANDO FL 32827

Invoice #: 2161808
Invoice Date: 8/26/2022
Due Date: 9/25/2022
Client #: 327127
Contract #: 50147438
Batch #: 3174987

Work Performed Thru Period Ending 7/29/2022

Job: 50147438 Deer Run CDD WA 2022-1

TIME & MATERIAL BILLING

| Task ID | Task Description | CURRENT PERIOD BILLING | | |
|--------------------------|---------------------|------------------------|----------|-----------|
| | | Prev Amount Billed | Hours | Rate |
| T001 | GENERAL ENGINEERING | \$ 1,562.50 | 3.00 | 185.000 |
| | Description | | | Amount |
| | ENGINEER V | | | \$ 555.00 |
| TOTAL HOURLY LABOR | | | 3.00 | \$ 555.00 |
| TOTAL FOR | | | T001 | \$ 555.00 |
| TOTAL FOR JOB: | | | 50147438 | \$ 555.00 |
| TOTAL INVOICE AMOUNT DUE | | | | \$ 555.00 |
| BY 9/25/2022 | | | | |

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.



Dewberry

WEEKLY
TIMESHEET[illegible]

INVOICE



Dewberry®

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

1-43

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

Invoice #: 2175368
Invoice Date: 9/19/2022
Due Date: 10/19/2022
Client #: 327127
Contract #: 50147438
Batch #: 3183621

Work Performed Thru Period Ending 8/26/2022

Job: 50147438 Deer Run CDD WA 2022-1

TIME & MATERIAL BILLING

| Task ID | Task Description | CURRENT PERIOD BILLING | | | |
|---------|------------------------|------------------------|---------|----------|----------|
| T001 | GENERAL ENGINEERING | | | | |
| | Description | Prev Amount Billed | \$ | 2,117.50 | |
| | ADMIN PROFESSIONAL III | Hours | Rate | Amount | |
| | ENGINEER II | 1.00 | 115.000 | \$ | 115.00 |
| | ENGINEER IX | 8.00 | 130.000 | \$ | 1,040.00 |
| | | 2.00 | 280.000 | \$ | 560.00 |
| | TOTAL HOURLY LABOR | 11.00 | | \$ | 1,715.00 |
| | TOTAL FOR T001 | | | \$ | 1,715.00 |

TOTAL FOR JOB: 50147438 \$ 1,715.00

TOTAL INVOICE AMOUNT DUE \$ 1,715.00
BY 10/19/2022

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.

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PETER NASSIF ARMANS

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



Page 1 of 1

[illegible]



Page 1 of 2

| WEEK BEGINNING | | WEEK ENDING | | EMPLOYEE NO. | | NAME (Last, First, M.I.) | | HOME B.U. | | P.C. | | WEEKLY TIMESHEET | |
|----------------|---------------|-------------|--------------|---------------|---|--------------------------|-----|-----------|------|------|-------|---------------------|--------|
| 8/20/2022 | | 8/26/2022 | | 220389 | | MALAVE DAVILA, REINARDO | | 2530 | | 3 | | | |
| PAY TYPE | WORK STATE | JOB/BU | COST CODE | WORK ORDER | DESCRIPTION/CREW INFO | SAT | SUN | MON | TUES | WED | THURS | FRI | TOTALS |
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| 1 | FL | 50147438 | T0010000 | | General Engineering- Annual Eng Report 2022 Deer Run CDD WA 2022-1 | | | | | 1.0 | | 1.0 | 2.0 |
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Page 1 of 2

| WEEK BEGINNING | | WEEK ENDING | | EMPLOYEE NO. | | NAME (Last, First, M.I.) | | HOME S.U. | | P.C. | | WEEKLY | |
|----------------|------------|-------------|-----------|--------------|--|--------------------------|-----|-----------|------|------|-------|-----------|--------|
| 8/20/2022 | | 8/26/2022 | | 609693 | | POWELL, AIMEE N. | | 2530 | | 1 | | TIMESHEET | |
| PAY TYPE | WORK STATE | JOB/BU | COST CODE | WORK ORDER | DESCRIPTION/CREW INFO | SAT | SUN | MON | TUES | WED | THURS | FRI | TOTALS |
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| 1 | FL | 50147438 | T0010000 | | General Engineering (Annual Engineer's Report) Deer Run CDD WA 2022-1 | | | | | 1.0 | | | 1.0 |
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INVOICE



Dewberry

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

1-43

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

Invoice #: 2188938
Invoice Date: 10/19/2022
Due Date: 11/18/2022
Client #: 327127
Contract #: 50147438
Batch #: 3194031

Work Performed Thru Period Ending 9/30/2022

Job: 50147438 Deer Run CDD WA 2022-1

TIME & MATERIAL BILLING

| Task ID | Task Description | CURRENT PERIOD BILLING | | | |
|---------|---------------------|------------------------|-------------|-------|-------------------|
| T001 | GENERAL ENGINEERING | Prev Amount Billed | \$ 3,832.50 | Hours | Rate |
| | Description | | | | Amount |
| | ENGINEER II | | | 6.00 | 130.000 \$ 780.00 |
| | ENGINEER V | | | 1.00 | 185.000 \$ 185.00 |
| | TOTAL HOURLY LABOR | | | 7.00 | \$ 965.00 |
| | TOTAL FOR | T001 | | | \$ 965.00 |

TOTAL FOR JOB: 50147438 \$ 965.00

TOTAL INVOICE AMOUNT DUE \$ 965.00
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]



Page 1 of 1

| WEEK BEGINNING | | WEEK ENDING | | EMPLOYEE NO. | | NAME (Last, First, M.I.) | | HOME B.U. | | P.C. | WEEKLY TIMESHEET | | | | | | | | |
|----------------|------------|-------------|-----------|--------------|---|--------------------------|--|-----------|--|------|------------------|-----|-----|------|-----|-------|-----|--------|-----|
| 9/3/2022 | | 9/9/2022 | | 957610 | | ARMANS, PETER N. | | 2530 | | 2 | | | | | | | | | |
| PAY TYPE | WORK STATE | JOB/BU | COST CODE | WORK ORDER | DESCRIPTION/CREW INFO | | | | | | SAT | SUN | MON | TUES | WED | THURS | FRI | TOTALS | |
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| 1 | FL | 50147438 | T0010000 | | General Engineering/ mitigation plan quotes Deer Run CDD WA 2022-1 | | | | | | | | | | | | 0.5 | 0.5 | 1.0 |
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PETER ARMANS 9/9/2022

EMPLOYEE SIGNATURE

REINARDO MALAVE DAVILA 9/9/2022

APPROVED BY

[illegible]

From: Indhira Araujo iaraujo@gmscfl.com
Subject: Fwd: Deer Run CDD: Fwd: Invoice 2161808
Date: February 23, 2023 at 12:10 PM
To: Lisa Cruz lcruz@gmscfl.com

Lisa,

Per Mac, please process payment.

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



2175368.pdf



2188938.pdf



2161808.pdf

Begin forwarded message:

From: Indhira Araujo <iaraujo@gmscfl.com>
Subject: Re: Deer Run CDD: Fwd: Invoice 2161808
Date: February 23, 2023 at 12:00:41 PM EST
To: Howard McGaffney <hmcgaffney@gmsnf.com>
Cc: Peter Armans <parmans@Dewberry.com>, "Kegel, Tina" <tkegal@Dewberry.com>

Hi Mac,

I've already contacted Tina (on 02/17/23) to update their system to send all Deer Run CDD invoices/correspondence to my attention. I'm sure this just slipped through the cracks.

Hi Tina,

I will get payment out to you soon. Also, can you please update the mailing address in your system as well? It can be my signature line or Mac.

Thank you and happy Thursday!

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

On 02/23/2023, 12:00 PM, "Howard McGaffney" <hmcgaffney@gmsnf.com> wrote:

Hi Indhira,

Could you please send Howard and Mac the invoice and correspondence that correspond to what I sent you as well as get them right and get it to the printer?

WR

Mac

Howard "Mac" McGaffney
District Manager
GMS-LLC
6200 Lee Vista Blvd, Suite 300
Orlando, Florida 32822
Email:hmcgaffney@gmsnf.com
Phone: (407) 841-5524 Ext 132
Fax: (407) 839-1526
Direct Line: (407) 815-2247

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Begin forwarded message:

From: Peter Armans, District <parmans@Dewberry.com>
Subject: Fwd: Invoice 2161808
Date: Thursday, 23 February 2023 at 12:00 PM EST
To: Indhira Araujo <iaraujo@gmscfl.com>
Cc: "Tina Kegel" <tkegal@Dewberry.com>

Tina, please update the contact person into to be Howard "Mac" McGaffney (contact and contact info below)

Howard "Mac" McGaffney
Onsite Manager
GMS, LLC
475 West Palm Beach, Suite 114
St. Augustine, Florida 32082
Email: hmcgaffney@gmsnf.com
Office: (321) 354-9643
Cell: (321) 354-9643

Thank you,

Peter Armans, PE

Project Manager
Water Market Segment
800 North Magnolia Avenue, Suite 1000
Orlando, FL 32803-3251
[321.354.9767](tel:3213549767)
PE: FL, OK, OR

www.dewberry.com

From: Kegel, Tina <tkegel@Dewberry.com>
Sent: Wednesday, February 22, 2023 2:40 PM
To: Jim Oliver <joliver@gmsnf.com>
Cc: Armans, Peter <parmans@Dewberry.com>
Subject: RE: Invoice 2161808
Importance: High

Good afternoon

I am still waiting for payment status for the 3 past due invoices. Please let me know when to expect payment.

Thank you

Tina Kegel

Project Manager Designee III
[321.354.9643](tel:3213549643)

www.dewberry.com

From: Kegel, Tina
Sent: Wednesday, January 4, 2023 9:13 AM
To: Jim Oliver <joliver@gmsnf.com>
Cc: Armans, Peter <parmans@Dewberry.com>
Subject: RE: Invoice 2161808

Can I get the payment status for the 3 outstanding invoices attached?

Thank you and Happy New Year

Tina Kegel

Project Management Deputy 3
[321.354.9643](tel:3213549643)

www.dewberry.com

From: Kegel, Tina
Sent: Monday, August 22, 2022 6:54 AM
To: Jim Oliver <joliver@gmsnf.com>
Subject: Invoice 2161808

Please see the attached e-mail for processing

Thank you

Tina Kegel

Project Management Deputy 3

321.354.9643

2/1/2002 10:00 AM

2/1/2002 10:00 AM

2/1/2002 10:00 AM

2/1/2002 10:00 AM

www.dewberry.com

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is intended only for the person(s) to whom it is addressed and may contain confidential and privileged information. Any unauthorized review, use, disclosure, copying, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

2/1/2002 10:00 AM

2/1/2002 10:00 AM

2/1/2002 10:00 AM

INVOICE



1-43

| | |
|----------------------|-----------|
| Invoice #: | 2241332 |
| Invoice Date: | 2/13/2023 |
| Due Date: | 3/15/2023 |
| Client #: | 327127 |
| Contract #: | 50147438 |
| Batch #: | 3230849 |

Job: 50147438 Deer Run CDD WA 2022-1

| <u>Task ID</u> | <u>Task Description</u> |
|----------------|-------------------------|
| T001 | GENERAL ENGINEERING |

| Description |
|-------------|
| ENGINEER V |

| | | | |
|-----------------------|-----------------|-----------|---------------|
| TOTAL FOR JOB: | 50147438 | \$ | 740.00 |
|-----------------------|-----------------|-----------|---------------|

Please Reference Invoice Number with Payment

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.

Page 1 of 1



<https://apps2.dewberry.com/timeentry/ProjMan/PMPrintJob.aspx?ipa=true&redact=true&be...> 2/6/2023

Invoice

065

2/5/2023

NET 15

Dear Run Amenity Center

Attn: Gwen

| <u>Service</u> | <u>Cost</u> |
|----------------|-------------|
| Week of 1/30 | 300.00 |

| | |
|-------------------|---------------|
| Total Due: | 300.00 |
|-------------------|---------------|

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*1-82
RECEIVED

FEB - 6 2023

Approved - Chris Hall
Janitorial

001.320.53800.48300

Invoice

066

2/12/2023

NET 15

1-82

Dear Run Amenity Center

Attn: Gwen

| <u>Service</u> | <u>Cost</u> |
|-------------------|---------------|
| Week of 2/6 | 300.00 |
| Total Due: | 300.00 |

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
FEB 13 2023

From: Alison Mossing amossing@gmstnn.com
Subject: Re: Invoice 066
Date: February 13, 2023 at 4:17 PM
To: Indhira Araujo iaraujo@gmscfl.com, Lisa Cruz lcruz@gmscfl.com
Cc: Deer Run Manager deerrunmgr@rmsnf.com

Indhira,

This invoice is approved for payment. BTW - Our new amenity manager, Kayla, starts on Monday and she will handle these approvals once she is up and running! Thank you for your patience with us during this transition.

Thank you,

Alison Mossing
Governmental Management Services
393 Palm Coast Pkwy SW, #4
Palm Coast, FL 32137
865-603-7493

On Feb 13, 2023, at 4:08 PM, Deer Run Manager <deerrunmgr@rmsnf.com> wrote:

----- Forwarded message -----

From: Gretchen Sandoval <jgcleaningservices469@gmail.com>
Date: Sun, Feb 12, 2023 at 2:53 PM
Subject: Invoice 066
To: Deer Run <deerrunmgr@rmsnf.com>

Hello,

Attached is invoice 066 for the week of 2/6.

Thank you,

J&G



Deer Run
066.docx

Invoice

067

2/18/2023

NET 15

1-82

Dear Run Amenity Center

Attn: Gwen

| Service | Cost |
|---------|------|
|---------|------|

| | |
|--------------|--------|
| Week of 2/13 | 300.00 |
|--------------|--------|

| | |
|-------------------|---------------|
| Total Due: | 300.00 |
|-------------------|---------------|

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

FEB 20 2023

From: Indhira Araujo iaraujo@gmscfl.com 
Subject: Fwd: Invoice 067
Date: February 20, 2023 at 12:27 PM
To: Lisa Cruz lcruz@gmscfl.com

Begin forwarded message:

From: Deer Run Manager <deerrunmgr@rmsnf.com>
Subject: Fwd: Invoice 067
Date: February 20, 2023 at 12:02:50 PM EST
To: Indhira Araujo <iaraujo@gmscfl.com>
Cc: Alison Mossing <amossing@gmstnn.com>

Hi, this janitorial invoice is approved.

----- Forwarded message -----

From: Gretchen Sandoval <jgcleaningservices469@gmail.com>
Date: Sun, Feb 19, 2023 at 4:28 PM
Subject: Invoice 067
To: Deer Run <deerrunmgr@rmsnf.com>

Hello,

Attached is invoice 067 for the week of 2/13.

Thank you,

J&G



Dear Run
067.docx

Invoice

068

1-82

2/26/2023

NET 15

Dear Run Amenity Center

Attn: Gwen

| <u>Service</u> | <u>Cost</u> |
|-------------------|---------------|
| Week of 2/20 | 300.00 |
| Total Due: | 300.00 |

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



From: Indhira Araujo iaraujo@gmscfl.com
Subject: Fwd: Invoice 068
Date: February 27, 2023 at 11:55 AM
To: Lisa Cruz lcruz@gmscfl.com

Begin forwarded message:

From: Deer Run <deerrunmgr@rmsnf.com>
Subject: FW: Invoice 068
Date: February 27, 2023 at 11:30:18 AM EST
To: Indhira Araujo <iaraujo@gmscfl.com>

Good morning!

This invoice is approved for payment – 01-320-53800-48300

Kind Regards,

Kayla Rinker

Facility Manager
Grand Reserve – Island Club
501 Grand Reserve Dr.
Bunnell, FL 32110
386-263-7213
DeerRunMgr@rmsnf.com
[Home - Island Club \(constantcontactsites.com\)](http://Home-IslandClub.constantcontactsites.com)

Sent from Mail for Windows 10

From: Gretchen Sandoval
Sent: Sunday, February 26, 2023 11:50 AM
To: Deer Run
Subject: Invoice 068

Hello,

Attached is invoice 068 for the week of 2/20.

Thank you,

J&G



Dear Run
068.docx

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 28, 2023

1-85
310 573 315**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. 3183193

Client Matter No. 6023-1

RECEIVED**FEB 28 2023**

Mr. George Flint

Deer Run CDD

Governmental Management Services-CF, LLC

Suite A206

9145 Narcoossee Rd.

Orlando, FL 32827

Invoice No. 3183193

6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

| | | | | |
|----------|-------------|------|--------|--|
| 01/04/23 | K. Buchanan | 0.30 | 90.00 | Confer with Horton representative regarding request for PUD amendment |
| 01/06/23 | K. Buchanan | 0.70 | 210.00 | Prepare for and attend conference call with chairman; confer with Horton regarding request for PUD amendment |
| 01/07/23 | S. Sandy | 0.30 | 115.50 | Allocation of attorney time relative to legislative monitoring activities |
| 01/09/23 | K. Buchanan | 0.30 | 90.00 | Confer with Ricci regarding PUD amendment request |
| 01/11/23 | K. Buchanan | 2.30 | 690.00 | Confer with district manager; prepare agreements for landscape maintenance, pool maintenance janitorial services and pond maintenance services |
| 01/11/23 | J. Gillis | 1.20 | 228.00 | Draft pool maintenance services agreement with Aquatic Xpress; draft janitorial services agreement |

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

KUTAK ROCK LLP

Deer Run CDD

February 28, 2023

Client Matter No. 6023-1

Invoice No. 3183193

Page 2

| | | | | |
|-----------------------------|-------------|-------|--------|--|
| 01/23/23 | K. Buchanan | 1.80 | 540.00 | with J&G Janitorial Confer with district manager regarding conveyance process; prepare correspondence and research regarding status of right of way ownership |
| 01/25/23 | K. Buchanan | 2.20 | 660.00 | Prepare for and attend board meeting; confer with district manager |
| 01/27/23 | K. Buchanan | 0.40 | 120.00 | Confer with district manager regarding request for expansion of pond B1 |
| 01/30/23 | K. Buchanan | 0.40 | 120.00 | Perform meeting follow up; confer with district manager |
| 01/31/23 | J. Gillis | 0.50 | 95.00 | Draft agreement for pool equipment repair with Big Z Pool Service |
| TOTAL HOURS | | 10.40 | | |
| TOTAL FOR SERVICES RENDERED | | | | \$2,958.50 |
| TOTAL CURRENT AMOUNT DUE | | | | <u>\$2,958.50</u> |



1-93

Service Invoice

| Invoice Date | Invoice # | P.O. No. | Service Date |
|--------------|-----------|----------|--------------|
| 2/8/2023 | T709-5 | | 1/18/2023 |

| Bill To | Remit Payment To: |
|--|---|
| Deer Run CDD The Island Club 501 Grand Reserve Bunnell, FL 32110 386-263-7213 (Gwen) | 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 Treadmill CT-800 8008451809006035 | Problem Called In As Labor | Grinding noise. (Trip 1) Checked all other equipment no grinding was found on any of the equipment; test checked operation. | |
| | Problem Called In As Diagnosis | Display not working. (Trip 1) The top and 3rd row of lights not lighting up. Estimate to order and replace the display board. | |
| | Part(s) For Repair Labor | Display Board (part under warranty) (Trip 2) Replaced the display board; test checked operation. | 0.00 |
| | Shipping & Handling Labor/Time On Site Labor/Time On Site | (Trip 1) (Trip 2) | 0.00 85.00 150.00 |

Thank you for your business.

| | |
|-------------------------|-----------------|
| Subtotal | \$235.00 |
| Sales Tax (0.0%) | \$0.00 |
| Balance Due | \$235.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$235.00 |

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

From: Deer Run deerrunmgr@rmsnf.com
Subject: FW: Deer Run Approvals
Date: February 27, 2023 at 11:58 AM
To: Lisa Cruz lcruz@gmscfl.com, Alison Mossing amosing@gmstnn.com

Good afternoon,

The attached invoices are approved for payment.

Poolsure - Pool Chemicals 001.320.53800.48100
Lifesafe - Amenities Repair & Maintenance 001.320.53800.54000
Lloyds - Fitness Center Repairs & Maintenance 001.320.53800.56000

Kind Regards,

Kayla Rinker

Facility Manager
Grand Reserve – Island Club
501 Grand Reserve Dr.
Bunnell, FL 32110
386-263-7213
DeerRunMgr@rmsnf.com
[Home - Island Club \(constantcontactsites.com\)](http://Home-IslandClub.constantcontactsites.com)

Sent from [Mail](#) for Windows 10

From: [Alison Mossing](#)
Sent: Monday, February 27, 2023 10:44 AM
To: [Deer Run Manager](#)
Cc: [Chris Hall](#); [Marc J. Rousseau](#); [Jerry Lambert](#)
Subject: Fwd: Deer Run Approvals

Kayla,

Please review, approve and code the Poolsure, Lifesafe and Lloyds invoice and scan back to Lisa Cruz. Chris, will you be approving the Yellowstone invoices?

Poolsure - Pool Chemicals 001.320.53800.48100
Lifesafe - Amenities Repair & Maintenance 001.320.53800.54000
Lloyds - Fitness Center Repairs & Maintenance 001.320.53800.56000

Thank you,

Alison Mossing
Governmental Management Services
393 Palm Coast Pkwy SW, #4
Palm Coast, FL 32137
865-603-7493

LifeSafe Services LLC

(888) 767-0050
paige@lifesafeservices.com
www.lifesafeservices.com

1-60



INVOICE

BILL TO

025-27143
Deer Run - Riverside
Management Services
501 Grand Reserve Dr
Bunnell, FL 32110

SHIP TO

025-27143
Deer Run - Riverside
Management Services
501 Grand Reserve Dr
Bunnell, FL 32110

INVOICE # 111098898

DATE 02/17/2023

DUE DATE 03/19/2023

TERMS Net 30

EQUIPMENT & SERVICES - EMERGENCY USE ONLY

Electrodes - Onsite AED

| QTY | RATE | AMOUNT |
|-----|-------|--------|
| 1 | 59.00 | 59.00T |

Remit to:
LifeSafe Services LLC
5971 Powers Avenue, #108
Jacksonville, FL 32217

| | |
|-------------|----------------|
| SUBTOTAL | 59.00 |
| TAX | 0.00 |
| TOTAL | 59.00 |
| BALANCE DUE | \$59.00 |

For invoices, please contact Paige at 888-767-0050 x13

For sales, please contact Julie at 888-767-0050 x21.

Please disregard this invoice if you have already
submitted payment.

RECEIVED

FEB 21 2023

Woman Owned Small Business Certification WOSB200454

FL Permit #31728 Exp 3/31/2024

Past Due invoices are subject to a monthly 1.5% finance charge.

From: Deer Run deerrunmgr@rmsnf.com
Subject: FW: Deer Run Approvals
Date: February 27, 2023 at 11:58 AM
To: Lisa Cruz lcruz@gmscfl.com, Alison Mossing amossing@gmstnn.com

Good afternoon,

The attached invoices are approved for payment.

Poolsure - Pool Chemicals 001.320.53800.48100
Lifesafe - Amenities Repair & Maintenance 001.320.53800.54000
Lloyds - Fitness Center Repairs & Maintenance 001.320.53800.56000

Kind Regards,

Kayla Rinker

Facility Manager
Grand Reserve – Island Club
501 Grand Reserve Dr.
Bunnell, FL 32110
386-263-7213
DeerRunMgr@rmsnf.com
[Home - Island Club \(constantcontactsites.com\)](http://Home-IslandClub.constantcontactsites.com)

Sent from [Mail](#) for Windows 10

From: Alison Mossing
Sent: Monday, February 27, 2023 10:44 AM
To: [Deer Run Manager](#)
Cc: [Chris Hall](#); [Marc J. Rousseau](#); [Jerry Lambert](#)
Subject: Fwd: Deer Run Approvals

Kayla,

Please review, approve and code the Poolsure, Lifesafe and Lloyds invoice and scan back to Lisa Cruz. Chris, will you be approving the Yellowstone invoices?

Poolsure - Pool Chemicals 001.320.53800.48100
Lifesafe - Amenities Repair & Maintenance 001.320.53800.54000
Lloyds - Fitness Center Repairs & Maintenance 001.320.53800.56000

Thank you,

Alison Mossing
Governmental Management Services
393 Palm Coast Pkwy SW, #4
Palm Coast, FL 32137
865-603-7493



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

RECEIVED

FEB 27 2023

Invoice

Date 3/1/2023

Invoice # 111295603806

| | |
|----------|-----------|
| Terms | Net 20 |
| Due Date | 3/21/2023 |
| PO # | |

| Bill To | Ship To |
|---|--|
| Deer Run Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando FL 32822 | 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 | 1,339.20 |
| WM-XPC Upgrade | XPC System Upgrade | 1 | ea | 25.00 |
| WM-Wireless Communication Charge | XPC Communication Fee | 1 | ea | 0.00 |
| 1-59 | | | | |

Subtotal 1,364.20
Shipping Cost (FEDEX GROUND) 0.00
Total 1,364.20
Amount Due \$1,364.20

Remittance Slip

Customer
11DEE025
Invoice #
111295603806

Amount Due \$1,364.20


Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



111295603806

From: Deer Run deerrunmgr@rmsnf.com 
Subject: FW: Deer Run Approvals
Date: February 27, 2023 at 11:58 AM
To: Lisa Cruz lcruz@gmscfl.com, Alison Mossing amossing@gmstnn.com

Good afternoon,

The attached invoices are approved for payment.

Poolsure - Pool Chemicals 001.320.53800.48100
Lifesafe - Amenities Repair & Maintenance 001.320.53800.54000
Lloyds - Fitness Center Repairs & Maintenance 001.320.53800.56000

Kind Regards,

Kayla Rinker

Facility Manager
Grand Reserve – Island Club
501 Grand Reserve Dr.
Bunnell, FL 32110
386-263-7213
DeerRunMgr@rmsnf.com
[Home - Island Club \(constantcontactsites.com\)](http://Home-IslandClub.constantcontactsites.com)

Sent from [Mail](#) for Windows 10

From: Alison Mossing
Sent: Monday, February 27, 2023 10:44 AM
To: [Deer Run Manager](#)
Cc: [Chris Hall](#); [Marc J. Rousseau](#); [Jerry Lambert](#)
Subject: Fwd: Deer Run Approvals

Kayla,

Please review, approve and code the Poolsure, Lifesafe and Lloyds invoice and scan back to Lisa Cruz. Chris, will you be approving the Yellowstone invoices?

Poolsure - Pool Chemicals 001.320.53800.48100
Lifesafe - Amenities Repair & Maintenance 001.320.53800.54000
Lloyds - Fitness Center Repairs & Maintenance 001.320.53800.56000

Thank you,

Alison Mossing
Governmental Management Services
393 Palm Coast Pkwy SW, #4
Palm Coast, FL 32137
865-603-7493

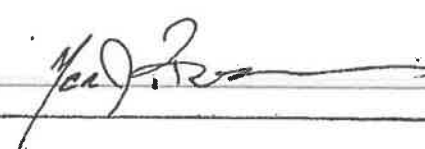
Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 157
Invoice Date: 2/20/2023
Due Date: 2/20/2023
Case:
P.O. Number:

Bill To:
Deer Run CDD
9145 Narcoossee Rd.
Suite A208
Orlando, FL 32827

1-56

| Description | Hours/Qty | Rate | Amount |
|---|-----------|--------|--------|
| Facility Maintenance January 1 - January 31, 2023 | | 745.86 | 745.86 |
| Maintenance Supplies | | 994.39 | 994.39 |
| Facility Maint. \$970 ²⁵ 1.320.53800.50000 | | | |
| Amenity Repair + Main \$770 ⁰⁰ 1.320.53800.54000 | | | |
|  2/21/23 | | | |

Jerry Lambert
2-23-23

| | |
|------------------|------------|
| Total | \$1,740.25 |
| Payments/Credits | \$0.00 |
| Balance Due | \$1,740.25 |

DEER RUN COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2023

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u> |
|--------------|--------------|-----------------|---|
| 1/4/23 | 5 | P.S. | Installed rubber base molding around outdoor cabinets, blew leaves and debris off all outdoor areas, checked and changed all trash receptacles, took down Christmas decorations, checked grills, installed two no parking signs |
| 1/18/23 | 4 | P.S. | Repaired two grates near fireplace, met with electricians, removed debris from amenity center, parking lot and roadways, blew leaves and debris off pool deck and all amenity areas |
| 1/25/23 | 8 | P.S. | Adjusted and raised two spot lights, removed debris around amenity center, pool, courts, parking lot and roadways |
| TOTAL | <u>17</u> | | |
| MILES | <u>339</u> | | *Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445 |

MAINTENANCE BILLABLE PURCHASES

Period Ending 2/05/23

| <u>DISTRICT</u> | <u>DATE</u> | <u>SUPPLIES</u> | <u>PRICE</u> | <u>EMPLOYEE</u> |
|-----------------|-------------|--------------------------------------|------------------------|-----------------|
| DEER RUN | 1/10/23 | Armadillos Inspection/Trap Placement | 373.75 | G.D. |
| | 1/11/23 | Raccoon Trap Removal | 143.75 | G.D. |
| | 1/13/23 | HDMI Cable 6' | 8.17 | G.D. |
| | 1/13/23 | 5 Gallon Water (2) | 16.08 | G.D. |
| | 1/16/23 | Nitrile Disposable Gloves 120pk (2) | 45.95 | M.R. |
| | 1/16/23 | 50 Gallon Trash Bags 50ct | 22.97 | M.R. |
| | 1/17/23 | 1.5 Angle Paint Brushes (2) | 13.75 | P.S. |
| | 1/19/23 | Armadillo Trap Removal (1) | 143.75 | G.D. |
| | 1/20/23 | Possum Trapped and Released | 86.25 | G.D. |
| | 1/20/23 | 5 Gallon Water (2) | 16.08 | G.D. |
| | 1/25/23 | 1/2" Coupling (2) | 6.23 | P.S. |
| | 1/25/23 | 1/2"x24" Galvanized Pipe (2) | 26.27 | P.S. |
| | 1/25/23 | 60lb Sakrete Blkt Patch (2) | 39.95 | P.S. |
| | 2/1/23 | Stucco Patch | 12.40 | P.S. |
| | 2/1/23 | Spotlights 2pk (2) | 39.05 | P.S. |
| | | TOTAL | <u>\$994.39</u> | |

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

Invoice

Invoice #: 158
Invoice Date: 2/20/2023
Due Date: 2/20/2023
Case:
P.O. Number:

Bill To:

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

1-56

| Description | Hours/Qty | Rate | Amount |
|--|-----------|--------|--------|
| Maintenance Supplies - Special Events ending 2/5/23 1.320.53800.59000 | | 419.27 | 419.27 |
| <i>Jerry Lambert</i> 2-23-23 | | | |

| | |
|-------------------------|-----------------|
| Total | \$419.27 |
| Payments/Credits | \$0.00 |
| Balance Due | \$419.27 |

SPECIAL EVENTS

Period Ending 2/05/23

DISTRICT
DEER RUN

| <u>DATE</u> | <u>EVENT</u> | <u>SUPPLIES</u> | <u>PRICE</u> | <u>EMPLOYEE</u> |
|--------------|--------------|--------------------------|------------------------|-----------------|
| 1/8/23 | Craft Night | Supplies for Craft Night | 96.69 | N.C. |
| 1/23/23 | Craft Night | Sea Craft 2 bags | 61.41 | N.C. |
| 1/30/23 | Craft Night | Sea Craft 2 bags | 61.41 | N.C. |
| 2/2/23 | Bingo | Gift Cards (6) | 199.76 | A.M. |
| TOTAL | | | <u><u>\$419.27</u></u> | |



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| PC 487777 | 2/1/2023 |
| 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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Deer Run CDD

Invoice Due Date: March 3, 2023

Invoice Amount: \$10,319.53

| Description | Current Amount |
|---|----------------|
| Monthly Landscape Maintenance February 2023 | \$10,319.53 |

Approved - Chris Hall
Landscape Maintenance
001.320.53800.46000

Invoice Total **\$10,319.53**

Excellence

IN COMMERCIAL LANDSCAPING

RECEIVED

FEB 08 2023

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 492639 | 2/20/2023 |
| 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

Property Name: Deer Run CDD

RECEIVED
FEB 21 2023

Invoice Due Date: March 22, 2023

Invoice Amount: \$573.97

| Description | Current Amount |
|-------------------------------|----------------|
| Irrigation Inspection Repairs | |
| Irrigation Repairs | \$573.97 |

Invoice Total \$573.97

Excellence
1-42
IN COMMERCIAL LANDSCAPING

Approved - 2/27/2023
Irrigation Repairs
001.320.53800.46200
Chris Hall

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 492641 | 2/20/2023 |
| 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

Property Name: Deer Run CDD

RECEIVED
FEB 21 2023

Invoice Due Date: March 22, 2023

Invoice Amount: \$953.00

| Description | Current Amount |
|---|----------------|
| Decline Palms Removal & Magnolia Tree Stump Removal | |
| Labor | \$953.00 |

Invoice Total \$953.00

Excellence
1-42
IN COMMERCIAL LANDSCAPING

Approved - 2/27/2023
Landscape Contingency
001.320.53800.46100
Chris Hall

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 492640 | 2/20/2023 |
| TERMS | PO NUMBER |
| Net 30 | |

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

RECEIVED
FEB 21 2023

Invoice Due Date: March 22, 2023

Invoice Amount: \$780.00

| Description | Current Amount |
|--|----------------|
| Cold Temperatures Damaged Plant Material Pruning | |
| Labor | \$780.00 |

Invoice Total **\$780.00**

1-42
Excellence
IN COMMERCIAL LANDSCAPING

Approved - 2/27/2023
Landscape Contingency
001.320.53800.46100
Chris Hall

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

Aquatic Xpress

P O Box 594
Flagler Beach, FL 32136

Invoice

| Date | Invoice # |
|----------|-----------|
| 3/1/2023 | 16746 |

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

1-81
320 538 48

| P.O. No. | Terms | Due Date | Project |
|----------|--------|-----------|---------|
| | Net 30 | 3/31/2023 | |

| Quantity | Description | Rate | Amount |
|----------|-------------------------|--------|--------|
| 1 | Commercial Pool Service | 925.00 | 925.00 |

RECEIVED

MAR 1 2023

| | |
|--------------|----------|
| Total | \$925.00 |
|--------------|----------|

| | |
|-------------------------|--------|
| Payments/Credits | \$0.00 |
|-------------------------|--------|

| | |
|--------------------|----------|
| Balance Due | \$925.00 |
|--------------------|----------|

Phone #

Fax #

(386) 225-9085

From: Indhira Araujo iaraujo@gmscfl.com
Subject: Fwd: Invoice 16746 from Aquatic Xpress
Date: March 1, 2023 at 1:16 PM
To: Deer Run Amenity Manager deerrunmgr@rmsnf.com
Cc: Lisa Cruz lcruz@gmscfl.com

Hi Kayla,

Could you please include Lisa (she is copied on this email) on all invoices and correspondence for Deer Run CDD as well?

Thank you,

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

Begin forwarded message:

From: Deer Run <deerrunmgr@rmsnf.com>
Subject: FW: Invoice 16746 from Aquatic Xpress
Date: March 1, 2023 at 12:27:20 PM EST
To: Indhira Araujo <iaraujo@gmscfl.com>

Good afternoon!

This invoice is approved for payment 01-320-53800-48000

Kind Regards,

Kayla Rinker

Facility Manager
Grand Reserve – Island Club
501 Grand Reserve Dr.
Bunnell, FL 32110
386-263-7213
DeerRunMgr@rmsnf.com
[Home - Island Club \(constantcontactsites.com\)](http://Home-IslandClub.constantcontactsites.com)

Sent from [Mail](#) for Windows 10

From: don@aquaticxpress.com
Sent: Wednesday, March 1, 2023 11:34 AM
To: deerrunmgr@rmsnf.com
Cc: iaraujo@gmscfl.com
Subject: Invoice 16746 from Aquatic Xpress

Aquatic Xpress

Invoices

Dear Customer:

Your invoice-16746 for 925.00 is attached. Please remit payment at your earliest convenience.

Thank you for your business - we appreciate it very much.

Sincerely,
Aquatic Xpress

(386) 225-9085

Pay your due invoices online

| Invoice No. | Due Date | Amount | Status |
|-------------|------------|----------|----------------------------------|
| 16746 | 03/31/2023 | \$925.00 | View and Pay now |

P O Box 594
Flagler Beach, FL 32136

| | |
|----------|-------------|
| Date | Interview # |
| 7-1-2023 | 16748 |

BH To
Deer Run CDD
6200 Lee Vista Blvd.
Sec 144
Ocala, FL 32322

| P.O. No. | Terms | Due Date | Project |
|----------|--------|-----------|---------|
| | Net 30 | 3/31/2023 | |

[illegible]

Invoice

064

1-82
320 538 4830

1/29/2023

NET 15

Dear Run Amenity Center

Attn: Gwen

| Service | Cost |
|---------|------|
|---------|------|

| | |
|--------------|--------|
| Week of 1/23 | 300.00 |
|--------------|--------|

| | |
|-------------------|---------------|
| Total Due: | 300.00 |
|-------------------|---------------|

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

MAR 1 2023



From: Deer Run deerrunmgr@rmsnf.com
Subject: RE: Unpaid invoices
Date: March 2, 2023 at 9:48 AM
To: Lisa Cruz lcruz@gmscfl.com, iaraujo@gmscfl.com

Good morning,

Invoice 64 is approved for payment 01-320-53800-48300. Thank you!

Kind Regards,

Kayla Rinker

Facility Manager
Grand Reserve – Island Club
501 Grand Reserve Dr.
Bunnell, FL 32110
386-263-7213
DeerRunMgr@rmsnf.com
[Home - Island Club \(constantcontactsites.com\)](http://Home-IslandClub.constantcontactsites.com)

Sent from Mail for Windows 10

From: Lisa Cruz
Sent: Wednesday, March 1, 2023 1:59 PM
To: iaraujo@gmscfl.com
Cc: deerrunmgr@rmsnf.com
Subject: Re: Unpaid invoices

Kayla,

Invoice # 65 - 68 will be paid by the end of this week. I still need approval for invoice # 64 attached below.

Eagle Lake, FL 33839-1469

JUNE 05 2023

| | |
|------------------|------------------|
| Date | Invoice # |
| 2/28/2023 | 209543 |

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

1-5

[illegible]

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

Eagle Lake, FL 33839-1469

MAR 03 2023

| | |
|-------------|------------------|
| Date | Invoice # |
| 2/28/2023 | 209544 |

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-Ditch |
| Description | | Qty | Rate | Amount |
| Aquatic Plant Management Service Monthly Service Ditch @ Deer Run CDD Bunnell, FL 03/07/2023 Approved Howard McGaffney 01-320-53800-47000 | | | 147.00 | 147.00 |
| Thank you for your business. | | Total \$147.00 | | |

| | |
|----------------------|--------------|
| 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 # |
|-----------|-----------|
| 2/28/2023 | 209650 |

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

RECEIVED

MAR 03 2023

| | | 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 03/07/2023 Approved Howard McGaffney 01-320-53800-47000 | | 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 |

PAYMENT COUPON

/411500640106680000716618003118800000090200

1800311880 1 of 1

4,1,1500,640106,6800007166,1800311880,0,0000090200

Please mail this portion with your check

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

| | |
|------------------------------|-----------------------------|
| Cust. No.: 6800007166 | Inv. No.: 1800311880 |
| This Month's Charges | Amount Due |
| Past Due After | This Invoice |
| 03/31/2023 | \$ 902.00 |

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

RECEIVED
MAR 07 2023

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: 1800311880

Invoice Date: 03/01/2023

4,1,1500,640106,6800007166,1800311880,0,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 6800007166 Invoice No: 1800311880

| Description | Amount |
|---|--|
| PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING | 902.00 |
| For Inquiries Contact: JAMES MONROIG 1-800-847-5484 | Total Amount Due \$902.00 This Month's Charges Past Due After 03/31/2023 |

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

Invoice

069

3/5/2023
NET 15

1-82

Dear Run Amenity Center
Attn: Gwen

| Service | Cost |
|-------------------|---------------|
| Week of 2/27 | 300.00 |
| Total Due: | 300.00 |

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



approved 3/6/23 KR
01.320.53800.48300

RECEIVED

MAR 6 2023

From: Deer Run deerrunmgr@rmsnf.com
Subject: J&G Invoice
Date: March 6, 2023 at 2:03 PM
To: Lisa Cruz lcruz@gmscfl.com, Indhira Araujo iaraujo@gmscfl.com

Good afternoon,

This invoice is approved for payment. 01.320.53800.48300.

Kind Regards,

Kayla Rinker

Facility Manager
Grand Reserve – Island Club
501 Grand Reserve Dr.
Bunnell, FL 32110
386-263-7213
DeerRunMgr@rmsnf.com
[Home - Island Club \(constantcontactsites.com\)](http://Home-IslandClub.constantcontactsites.com)

Sent from Mail for Windows 10

Invoice
069

3/5/2023
NET 15

Deer Run Amenity Center
Attn: Gwen

| Service | Cost |
|-------------------|---------------|
| Week of 2/27 | 300.00 |
| Total Due: | 300.00 |

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



approved 3/6/23 KR



M and M Sales-Service
2100 Dennis Street
Jacksonville, FL 32204 US
904-825-8381
mandmpumpsandcontrols@gmail.com

Invoice

1-89

BILL TO

Lisa Cruz
Deer Run CDD
210 E Livingston Street
Orlando, FL 32822 USA

| INVOICE # | DATE | TOTAL DUE | DUE DATE | ENCLOSED |
|-----------|------------|------------|------------|----------|
| 1797 | 02/25/2023 | \$9,605.00 | 03/27/2023 | |

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|------|---------------------|-----|----------|----------|
| | 50HP Motpr | 1 | 6,075.00 | 6,075.00 |
| | 50HP Vertical Motor | | | |
| | Technician | 10 | 135.00 | 1,350.00 |
| | Crane | 1 | 1,500.00 | 1,500.00 |
| | Crane with operator | | | |
| | Laborer | 8 | 85.00 | 680.00 |

Location: Deer Run Irrigation pump station

| | |
|-------------|-------------------|
| SUBTOTAL | 9,605.00 |
| TAX | 0.00 |
| TOTAL | 9,605.00 |
| BALANCE DUE | \$9,605.00 |

Remove failed motor pump #1

Install new motor

Run and test for proper operation

50% deposit for parts and labor

03/03/2023 Approved
Howard McGaffney
Code to: 320-53800-46200

RECEIVED

FEB 27 2023

Please remit payment to:
M and M Sales-Service
PO Box 352392
Palm Coast, FL 32135

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


Invoice

Invoice #: 374
Invoice Date: 2/28/2023
Due Date: 2/28/2023
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 February 2023 320.53800.12100 | 7 | 25.00 | 175.00 |
|  3-7-23 | | | |

Total \$175.00

Payments/Credits \$0.00

Balance Due \$175.00

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

| <u>Qty./Hours</u> | <u>Description</u> | <u>Rate</u> | <u>Amount</u> |
|-------------------|--------------------|-------------|---------------|
| 7 | Assistant Manager | \$ 25.00 | \$ 175.00 |

Covers Period: February 2023

GL # 320.53800.12100

TOTAL DUE:

\$ 175.00

RMS

DEER RUN COMMUNITY DEVELOPMENT DISTRICT
AMENITY ASSISTANT BILLABLE HOURS
FOR THE MONTH OF FEBRUARY 2023

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u> |
|-------------|--------------|-----------------|---|
| 2/2/23 | 3 | N.C. | Bingo Night - set up, assist and clean up |
| 2/13/23 | 4 | N.C. | Craft Night - set up, assist and clean up |
| | <u>7</u> | | |

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

Invoice

Invoice #: 156
Invoice Date: 3/1/2023
Due Date: 3/1/2023
Case:
P.O. Number:

Bill To:

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

1-56

| Description | Hours/Qty | Rate | Amount |
|--|-----------|----------|----------|
| 1.320.53800.12100 - Facility Management - Deer Run - March 2023 | | 5,936.83 | 5,936.83 |
| <div>RECEIVED</div> <div>MAR 3 2023</div> <div><i>Jerry Lambert</i> 3-3-23</div> | | | |

| | |
|-------------------------|-------------------|
| Total | \$5,936.83 |
| Payments/Credits | \$0.00 |
| Balance Due | \$5,936.83 |

**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 493757 | 3/1/2023 |
| TERMS | PO NUMBER |
| Net 30 | |

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 31, 2023

Invoice Amount: \$10,319.53

| Description | Current Amount |
|--|----------------|
| Monthly Landscape Maintenance March 2023 | \$10,319.53 |

Invoice Total \$10,319.53

IN COMMERCIAL LANDSCAPING

1-42

Approved 3/3/23

CC: 320-53800-46000

[Signature]

RECEIVED

MAR 2 2023

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

Yellowstone Landscape | Post Office Box 848 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



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

Invoice 11936

1-98

BILL TO

Deer Run CDD (Grand
Reserve)
501 Grand Reserve Drive
Bunnell, FL 32110 USA

DATE
03/08/2023

PLEASE PAY
\$6,091.62

DUE DATE
03/18/2023

| PRODUCT/SERVICE | QTY | RATE | AMOUNT |
|--|-----|----------|----------|
| Services RE: Tank Repair approved via email: 1/31/23 by C.Hall Completed: 3/8/23 | 1 | | 0.00 |
| Job Material: Materials 10" Weir Crank Valve gravity valve-variable flow proportioning with shutoff valve 1-skimmer 1-main drain | 2 | 2,484.97 | 4,969.94 |
| Job Material: Materials Gas Shocks, for Pak lid including hardware 1-locking 1-non-locking | 2 | 88.34 | 176.68 |
| Labor Rates: Labor 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 |

Thank you for your business!

For work outside of monthly cleaning services, accepted forms
of payment are check, cash or a credit card however the credit
card is subject to a 3.5% processing fee.

TOTAL DUE

\$6,091.62

THANK YOU.

Approved
Max J. [Signature]
3/13/2023
1 320 53800 5500 0 Pool Repairs & MAINT

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

From: Marc J. Rousseau mrousseau.deerrun@rmsnf.com
Subject: Fwd: Invoice 11936 from Big Z Pool Service, LLC
Date: March 13, 2023 at 11:29 AM
To: Lisa Cruz lcruz@gmscfl.com
Cc: Howard McGaffney hmcgaffney@gmsnf.com

Hi Lisa,

I am forwarding invoice #11936 for the amount **\$6,091.62** for repairs performed at **Deer Run** pools. ((see attached approved invoice))

Please use cost code:

1 320 53800 55000 Pool Repairs & Maint

Please note: Since the invoice amount is expensive, the fund allocation may be from a different cost code. Howard would know the funds are to be allocated from.

Feel free to reach out with any questions.

----- Forwarded message -----

From: Big Z Pool Service, LLC <quickbooks@notification.intuit.com>
Date: Wed, Mar 8, 2023 at 5:29 PM
Subject: Invoice 11936 from Big Z Pool Service, LLC
To: <mrousseau.deerrun@rmsnf.com>
Cc: <office@bigzpoolservice.com>

INVOICE 11936



Big Z Pool Service, LLC

DUE 03/18/2023

\$6,091.62

Review and pay

Powered by QuickBooks

Hello! Attached is your invoice. If you have any questions or



198

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

Invoice 11937

BILL TO

Deer Run CDD (Grand Reserve)
501 Grand Reserve Drive
Bunnell, FL 32110 USA

DATE
03/08/2023

PLEASE PAY
\$763.00

DUE DATE
03/18/2023

| PRODUCT/SERVICE | QTY | RATE | AMOUNT |
|--|-----|--------|--------|
| Services RE: Sand Filter/Plumbing Repair approved via email: 1/31/23 by C.Hall Completed: 3/8/23 | 1 | | 0.00 |
| Job Material: Materials 6" fittings, pipe -needed to fix the leak on the leak sand filter | 1 | 238.00 | 238.00 |
| Labor Rates: Labor Labor | 1 | 525.00 | 525.00 |

Thank you for your business!

For work outside of monthly cleaning services, accepted forms of payment are check, cash or a credit card however the credit card is subject to a 3.5% processing fee.

TOTAL DUE \$763.00

THANK YOU.

Approved
Mec 9/2 3/13/2023
1320 53800 55000 Pool Repairs + main +

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

From: Marc J. Rousseau mrousseau.deerrun@rmsnf.com
Subject: Fwd: Invoice 11937 from Big Z Pool Service, LLC
Date: March 13, 2023 at 11:18 AM
To: Lisa Cruz lcruz@gmscfl.com
Cc: Howard McGaffney hmcgaffney@gmsnf.com

Hi Lisa,

I am forwarding invoice #11937 for the amount **\$763.00** for repairs performed at Deer Run pools. ((see attached approved invoice))

Please use cost code:

1 320 53800 55000 Pool Repairs & Maint

Feel free to reach out with any questions.

----- Forwarded message -----

From: Big Z Pool Service, LLC <quickbooks@notification.intuit.com>
Date: Wed, Mar 8, 2023 at 5:29 PM
Subject: Invoice 11937 from Big Z Pool Service, LLC
To: <mrousseau.deerrun@rmsnf.com>
Cc: <office@bigzpoolservice.com>

INVOICE 11937



Big Z Pool Service, LLC

DUE 03/18/2023

\$763.00

Review and pay

Powered by QuickBooks

Hello! Attached is your invoice. If you have any questions or concerns, please feel free to give us a call or email! The new email is

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

RECEIVED

Invoice #: 340

Invoice Date: 3/1/23

Due Date: 3/1/23

Case:

P.O. Number:

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

1-1

| Description | Hours/Qty | Rate | Amount |
|---|-----------|----------|----------|
| Management Fees - March 2023 310 513 34 | | 2,868.42 | 2,868.42 |
| Website Administration - March 2023 352 | | 54.58 | 54.58 |
| Information Technology - March 2023 351 | | 91.25 | 91.25 |
| Dissemination Agent Services - March 2023 313 | | 208.33 | 208.33 |
| Office Supplies 51 | | 1.05 | 1.05 |
| Postage 42 | | 38.07 | 38.07 |
| Copies 425 | | 156.00 | 156.00 |
| Telephone 41 | | 58.06 | 58.06 |

Total \$3,475.76**Payments/Credits** \$0.00**Balance Due** \$3,475.76

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

RECEIVED

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

Invoice #: 341

Invoice Date: 3/1/23

Due Date: 3/1/23

Case:

P.O. Number:

1-1

| Description | Hours/Qty | Rate | Amount |
|---|-----------|----------|----------|
| Field Management - March 2023 320 538 12 | | 2,784.83 | 2,784.83 |

Total \$2,784.83**Payments/Credits** \$0.00**Balance Due** \$2,784.83

Invoice
070

3/12/2023
NET 15

Dear Run Amenity Center
Attn: Gwen

| <u>Service</u> | <u>Cost</u> |
|-------------------|---------------|
| Week of 3/6 | 300.00 |
| Total Due: | 300.00 |

1-82

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

approved 3/13/23
KR



01. 320. 53800. 48300



M and M Sales-Service
2100 Dennis Street
Jacksonville, FL 32204 US
904-825-8381
mandmpumpsandcontrols@gmail.com

Invoice

BILL TO

Lisa Cruz
Deer Run CDD
210 E Livingston Street
Orlando, FL 32822 USA

| INVOICE # | DATE | TOTAL DUE | DUE DATE | ENCLOSED |
|-----------|------------|------------|------------|----------|
| 1798 | 03/14/2023 | \$5,875.00 | 04/13/2023 | |

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|------|---------------------|-----|----------|-----------|
| | Crane | 1 | 1,500.00 | 1,500.00 |
| | Crane with operator | | | |
| | Diver | 1 | 1,500.00 | 1,500.00T |
| | Laborer | 10 | 85.00 | 850.00 |
| | Technician | 15 | 135.00 | 2,025.00T |

location: Irrigation pump station

| | |
|-------------|-------------------|
| SUBTOTAL | 5,875.00 |
| TAX | 0.00 |
| TOTAL | 5,875.00 |
| BALANCE DUE | \$5,875.00 |

Service call for down pumps
Found pump down for low pressure
Run diagnoses
Pump not producing water volume
Possible clogg of intake to pump end
Possible failing pump assembly
Pull pump assembly for diagnoses of failure
Diver to clean wet well

Pumps are will not maintain pressure and flow at this time.

03/20/2023 Approved
Howard McGaffney
Code to:320-53800-49000

RECEIVED

MAR 14 2023

Please remit payment to:
M and M Sales-Service
PO Box 352392
Palm Coast, FL 32135



M and M Sales-Service
2100 Dennis Street
Jacksonville, FL 32204 US
904-825-8381
mandmpumpsandcontrols@gmail.com

Invoice

1-89

BILL TO

Lisa Cruz
Deer Run CDD
210 E Livingston Street
Orlando, FL 32822 USA

| INVOICE # | DATE | TOTAL DUE | DUE DATE | ENCLOSED |
|-----------|------------|------------|------------|----------|
| 1797 | 02/25/2023 | \$9,605.00 | 03/27/2023 | |

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|------|---------------------|-----|----------|----------|
| | 50HP Motpr | 1 | 6,075.00 | 6,075.00 |
| | 50HP Vertical Motor | | | |
| | Technician | 10 | 135.00 | 1,350.00 |
| | Crane | 1 | 1,500.00 | 1,500.00 |
| | Crane with operator | | | |
| | Laborer | 8 | 85.00 | 680.00 |

Location: Deer Run Irrigation pump station

| | |
|-------------|-------------------|
| SUBTOTAL | 9,605.00 |
| TAX | 0.00 |
| TOTAL | 9,605.00 |
| BALANCE DUE | \$9,605.00 |

Remove failed motor pump #1
Install new motor
Run and test for proper operation
50% deposit for parts and labor

03/03/2023 Approved
Howard McGaffney
Code to: 320-53800-46200

RECEIVED

FEB 27 2023

Please remit payment to:
M and M Sales-Service
PO Box 352392
Palm Coast, FL 32135

From: Howard McGaffney hmcgaffney@gmsnf.com
Subject: Re: Deer Run CDD-Main Irrigation Pump #1 Failure-Replacement Proposal
Date: March 14, 2023 at 7:49 PM
To: Katie Costa kcosta@gmscfl.com
Cc: Lisa Cruz lcruz@gmscfl.com

Ty

On Tue, Mar 14, 2023 at 5:37 PM Katie Costa <kcosta@gmscfl.com> wrote:
Mac,

Just confirming that the check has been Fedexed.

Thank you,

Katie Costa
Director of Accounting Services
Governmental Management Services-CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822
Phone: (407) 841-5524
Fax: (407) 839-1526
Email: kcosta@gmscfl.com

On Mar 14, 2023, at 5:05 PM, Howard "Mac" McGaffney <hmcgaffney@gmsnf.com> wrote:

Thank you please see attached
<M&M Sales Signed Proposal-Pump 1 replacement-\$9,605.pdf>

V/R
Mac

Howard "Mac" McGaffney
District Manager
GMS, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Email: hmcgaffney@gmsnf.com
Office: (904) 940-5850 Ext. 415
Cell: (904) 386-0186
<1DCDAE83-4F95-4FD2-94CF-7C3FBC667D0C.gif>

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On Mar 14, 2023, at 4:36 PM, Katie Costa <kcosta@gmscfl.com> wrote:

Mac,

I am awaiting on the below request. Would you be able to send me a copy of the proposal. I just wanted to make sure the amount being out is 20% of the proposal as you have requested in the below thread.

Thank you,

Katie Costa
Director of Accounting Services
Governmental Management Services-CF, LLC
6200 Lee Vista Boulevard
Suite 300

Orlando, FL 32822
Phone: (407) 541-5524
Fax: (407) 339-1526
Email: kcosta@gmscfl.com

On Mar 14, 2023, at 4:27 PM, Lisa Cruz <lcruz@gmscfl.com> wrote:

FYI

Begin forwarded message:

From: Howard "Mac" McGaffney <hmcgaffney@gmsnf.com>
Subject: Re: Deer Run CDD-Main Irrigation Pump #1 Failure-Replacement Proposal
Date: March 14, 2023 at 3:43:17 PM EDT
To: Lisa Cruz <lcruz@gmscfl.com>, George Flint <gflint@gmscfl.com>
Cc: Indhira Araujo <iaraujo@gmscfl.com>, "Marc J. Rousseau" <mrousseau.deerrun@rmsnf.com>, Jim Oliver <joliver@gmsnf.com>

Thank you! We need to have this check overnighted to M&M...Deer Run has a motor down on the irrigation system and the vendor is asking where the check is. Based on the previous email, I thought it was sent out last week.

This is a critical need - can anyone get a check out today via FedEx ?

V/R
Mac

Howard "Mac" McGaffney
District Manager
GMS, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Email: hmcgaffney@gmsnf.com
Office: (904) 940-5850 Ext. 415
Cell: (904) 386-0186

<1D0DAE83-4F95-4FD2-84CF-7C3FBC657D3C.gif>

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On Mar 14, 2023, at 2:21 PM, Lisa Cruz <lcruz@gmscfl.com> wrote:

Mac,

We are still waiting on the final approval from George before it can be mailed out.

Begin forwarded message:

From: Indhira Araujo <iaraujo@gmscfl.com>
Subject: Fwd: Deer Run CDD-Main Irrigation Pump #1 Failure-Replacement Proposal
Date: March 14, 2023 at 12:24:25 PM EDT
To: Lisa Cruz <lcruz@gmscfl.com>

Begin forwarded message:

From: Howard McGaffney <hmcgaffney@gmsnf.com>
Subject: Re: Deer Run CDD-Main Irrigation Pump #1 Failure-Replacement Proposal
Date: March 14, 2023 at 10:10:25 AM EDT
To: Marc Rousseau <mrousseau@rmsnf.com>
Cc: Indhira Araujo <iaraujo@gmscfl.com>

Narcisindhira
Did the check go out?

Marc, can you please call Tim and follow up on when he thinks the motor will be in? Also please send him the phone I am sending you via text. This is a huge safety issue that needs addressed today. If they are doing the pump work today.

V/R
Mac

Howard "Mac" McGaffney
District Manager
GMS, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Email: hmcgaffney@gmsnf.com
Office: (904) 940-5850 Ext. 415
Cell: (904) 386-0186

<1DCDAE83-4F95-4FD2-94CF-7C3FBC667D0C.gif>

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On Feb 24, 2023, at 3:03 PM, Howard McGaffney <hmcgaffney@gmsnf.com> wrote:

Ok, please make sure that the invoice is for 1/2 and the remaining 1/2 can be billed later. Just an audit concern, paying an invoice exactly for what is billed.

V/R
Mac

Howard "Mac" McGaffney
District Manager
GMS, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Email: hmcgaffney@gmsnf.com
Office: (904) 940-5850 Ext. 415
Cell: (904) 386-0186

<1DCDAE83-4F95-4FD2-94CF-7C3FBC667D0C.gif>

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On Feb 24, 2023, at 3:02 PM, Marc Rousseau <mrousseau@rmsnf.com> wrote:

Just spoke to Tim at M&M Sales. He is on the road but he will send/email an invoice for the full amount with Deer Run CDD as the customer when he gets in the office later today. A check for half the amount will get the motor ordered and the bill rolling.

Marc J. Rousseau
Operations Manager
904-803-2753



Sampson Creek @ St. John's Golf & CC
219 St. John's Golf Drive
St. Augustine, FL 32082

On Fri, Feb 24, 2023 at 2:50 PM Howard McGaffney <hmcg>

V/R
Mac

Howard "Mac" McGaffney
District Manager
GMS, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Email: hmcgaffney@gmsnf.com
Office: (904) 940-5850
Cell: (904) 386-0186

Beacon Electrical Contractors, Inc.

731 Duval Station Rd. Suite 107-306
Jacksonville, Florida 32218
Phone: 904-338-5394
Fax: 904-751-6583

1-99

Text

INVOICE # 230221

Date: 2-22-2023

To: Riverside Management Services, Inc.
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

Attn: Marc
Phone: 904-288-7667
Email: mrousseau@rmsnf.com

RECEIVED

MAR 23 2023

WORK COMPLETED @ The Gran Reserve


Labor and materials to :

-Inspected pickleball court lights and fixed pool light.

1 320 53800 54000 Amenities Repair & Maint
Marc J. Rousseau
3/23/2023

BALANCE DUE: \$ 524.00

All work has been completed in a workmanlike manner according to standard practices and the National Electrical Codes. All work has a *one-year warranty* effective as of the date of this invoice.

From: Marc J. Rousseau mrrousseau.deerrun@rmsnf.com 
Subject: Fwd: Beacon Electrical 230221
Date: March 23, 2023 at 11:06 AM
To: Lisa Cruz lcruz@gmscfl.com
Cc: Howard McGaffney hmcgaffney@gmsnf.com

Hi Lisa,

I have attached invoice #230221 for the amount of **\$524.00** for the Beacon Electric to analyse and troubleshoot the issue with the LED pickleball lights and pool area lights at Deer Run. This was also to gather information on the LED drivers for the lights. Please pay the attached invoice using cost code:

1 320 53800 54000 Amenities Repair & Maint.

Feel free to reach out with any questions.

Marc J. Rousseau
Operations Manager
Deer Run / Grand Reserve
501 Grand Reserve Dr.
904-803-2763

----- Forwarded message -----

From: Marc Rousseau <mrrousseau@rmsnf.com>
Date: Thu, Mar 23, 2023 at 10:16 AM
Subject: Fwd: Beacon Electrical 230221
To: Marc J. Rousseau <mrrousseau.deerrun@rmsnf.com>

Beacon LED Lights Service Charge

Marc J. Rousseau
Operations Manager
904-803-2763
Sampson Creek @ St. John's Golf & CC
219 St. John's Golf Drive
St. Augustine, FL 32092

----- Forwarded message -----

From: Tammy Solomon <tammy@beaconelectricaljax.com>
Date: Thu, Mar 23, 2023 at 9:52 AM
Subject: Beacon Electrical 230221
To: Marc Rousseau <mrrousseau@rmsnf.com>

Please see attached invoice. Any questions please call office.

Regards.

Tammy

Beacon Electrical Contractors, Inc.


904-338-5394

| |
|--|
| Beacon Electrical Contractors, Inc. |
|--|

LOCALiQ

The Daytona Beach News-Journal
Daytona Pennysaver

1-3

| | | | |
|--|--|--|------------------|
| ACCOUNT NAME Deer Run Comm Dev Dist | | ACCOUNT # 464637 | PAGE # 1 of 1 |
| INVOICE # 0005381826 | BILLING PERIOD Feb 1- Feb 28, 2023 | PAYMENT DUE DATE March 20, 2023 | |
| PREPAY (Memo Info) \$0.00 | UNAPPLIED (Included in amt due) \$0.00 | TOTAL AMOUNT DUE \$50.94 | |
| BILLING ACCOUNT NAME AND ADDRESS Deer Run Comm Dev Dist 219 E. Livingston St. Orlando, FL 32801-1508  | | BILLING INQUIRIES/ADDRESS CHANGES 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. | | | |

00004646370000000000000053818260000509467248

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: DBN_1007176

| Date | Description | Amount |
|---------|---------------------|----------|
| 2/1/23 | Balance Forward | \$50.02 |
| 2/15/23 | PAYMENT - THANK YOU | -\$24.78 |

Package Advertising:

| Start-End Date | Order Number | Description | PO Number | Package Cost |
|----------------|--------------|-----------------------|-----------|--------------|
| 2/8/23 | 8391526 | DEER RUN CDD - 464637 | | \$25.70 |

RECEIVED
MAR 20 2023

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALiQ

The Daytona Beach News-Journal
Daytona Pennysaver

| | | | | | | |
|---|-----------------------------|------------------------------------|--|------------------------------|------------------------------|-----------------------------|
| ACCOUNT NAME Deer Run Comm Dev Dist | | PAYMENT DUE DATE March 20, 2023 | | AMOUNT PAID | | |
| ACCOUNT NUMBER 464637 | | INVOICE NUMBER 0005381826 | | | | |
| CURRENT DUE \$25.70 | 30 DAYS PAST DUE \$25.24 | 60 DAYS PAST DUE \$0.00 | 90 DAYS PAST DUE \$0.00 | 120+ DAYS PAST DUE \$0.00 | UNAPPLIED PAYMENTS \$0.00 | TOTAL AMOUNT DUE \$50.94 |
| REMITTANCE ADDRESS (Include Account# & Invoice# on check) Daytona Beach News-Journal P.O. Box 630476 Cincinnati, OH 45263-0476 | | | TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____ | | | |

00004646370000000000000053818260000509467248

THE FLAGLER/PALM COAST
NEWS-TRIBUNE P.O. Box 630476, Cincinnati, OH 45263-0476

PROOF OF PUBLICATION

DEER RUN COMMUNITY DEER RUN COMM DEV DIST
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 Govt 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:

02/08/2023

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 02/08/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$25.70

Order No: 8391526

Customer No: 464637

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

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

A public workshop of one or more members of the Board of Supervisors of the Deer Run Community Development District ("District") will be held on Thursday, February 23, 2023 at 6:00 p.m. located at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110. The workshop is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The workshop may be continued to a date, time, and place to be specified on the record at such workshop. There may be occasions when one or more Supervisors will participate by telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the workshop 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.

Howard McGaffney
District Manager

2/8/23

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

1-43

Invoice #: 2254508
Invoice Date: 3/17/2023
Due Date: 4/16/2023
Client #: 327127
Contract #: 50147438
Batch #: 3239485

Work Performed Thru Period Ending 2/24/2023

Job: 50147438 Deer Run CDD WA 2022-1

TIME & MATERIAL BILLING

| Task ID | Task Description | CURRENT PERIOD BILLING | | | |
|---------|---------------------|------------------------|-------------|-------|---------------------|
| T001 | GENERAL ENGINEERING | Prev Amount Billed | \$ 6,277.50 | Hours | Rate |
| | Description | | | | Amount |
| | ENGINEER V | | | 15.00 | 185.000 \$ 2,775.00 |
| | | TOTAL HOURLY LABOR | | 15.00 | \$ 2,775.00 |
| | | TOTAL FOR | T001 | | \$ 2,775.00 |

TOTAL FOR JOB: 50147438 \$ 2,775.00

TOTAL INVOICE AMOUNT DUE \$ 2,775.00
BY 4/16/2023

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.



Page 1 of 2

| WEEK BEGINNING | | WEEK ENDING | | EMPLOYEE NO. | | NAME (Last, First, M.I.) | | HOME B.U. | | P.C. | | WEEKLY TIMESHEET | | | | |
|----------------|---------------|-------------|--------------|---------------|---|--------------------------|--|-----------|-----|------|-----|---------------------|-----|-------|-----|--------|
| 1/28/2023 | | 2/3/2023 | | 957610 | | ARMANS, PETER N. | | 2705 | | 2 | | | | | | |
| PAY TYPE | WORK STATE | JOB/BU | COST CODE | WORK ORDER | DESCRIPTION/CREW INFO | | | | SAT | SUN | MON | TUES | WED | THURS | FRI | TOTALS |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| 1 | FL | 50147438 | T0010000 | | Board Meeting Agenda: General Engineering; Storm System Data Review; Permit Transfer Qs Deer Run CDD WA 2022-1 | | | | | | 2.5 | | | | | 2.5 |
| | | | | | | | | | | | | | | | | |
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Page 2 of 2

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|---|------------|-------------|-----------|--------------|--|--------------------------|--|-----------|-----|------|-----|-----------|-----|-------|-----|--------|
| WEEK BEGINNING | | WEEK ENDING | | EMPLOYEE NO. | | NAME (Last, First, M.I.) | | HOME B.U. | | P.C. | | WEEKLY | | | | |
| 2/11/2023 | | 2/17/2023 | | 957610 | | ARMANS, PETER N. | | 2705 | | 2 | | TIMESHEET | | | | |
| PAY TYPE | WORK STATE | JOB/BU | COST CODE | WORK ORDER | DESCRIPTION/CREW INFO | | | | SAT | SUN | MON | TUES | WED | THURS | FRI | TOTALS |
| 1 | FL | 50147438 | T0010000 | | General Engineering; Workshop Prep Deer Run CDD WA 2022-1 | | | | | | | | | | 1.0 | 1.0 |
| | | | | | | | | | | | | | | | | |
| <div style="display: flex; justify-content: space-between;"> <div> <u>PETER ARMANS 2/17/2023</u> EMPLOYEE SIGNATURE </div> <div> <u>LISA KELLEY 2/17/2023</u> APPROVED BY </div> </div> | | | | | | | | | | | | | | | | |



Page 1 of 1

| WEEK BEGINNING | | WEEK ENDING | | EMPLOYEE NO. | NAME (Last, First, M.I.) | HOME B.U. | P.C. | WEEKLY | | | | | | |
|----------------|---------------|-------------|--------------|---------------|--|-----------|------|-----------|------|-----|-------|-----|--------|--|
| 2/18/2023 | | 2/24/2023 | | 957610 | ARMANS, PETER N. | 2705 | 2 | TIMESHEET | | | | | | |
| PAY TYPE | WORK STATE | JOB/BU | COST CODE | WORK ORDER | DESCRIPTION/CREW INFO | SAT | SUN | MON | TUES | WED | THURS | FRI | TOTALS | |
| | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | |
| 1 | FL | 50147438 | T0010000 | | General Engineering; Workshop Prep; Workshop in person; Documents lookup/assembly Deer Run CDD WA 2022-1 | | | | 0.5 | 2.5 | 8.0 | 0.5 | 11.5 | |
| | | | | | | | | | | | | | | |
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PETER ARMANS 2/23/2023

EMPLOYEE SIGNATURE

LISA KELLEY 2/23/2023

APPROVED BY

From: Howard McGaffney hmcgaffney@gmsnf.com
Subject: Fwd: Deer Run CDD - Dewberry Engineer Invoice 2254508
Date: March 23, 2023 at 8:44 AM
To: Lisa Cruz lcruz@gmscfl.com

Hi Lisa,
Please see the attached invoice for the District Engineer which is approved to pay.
Ty
Mac

----- Forwarded message -----
From: Jim Oliver <joliver@dewberry.com>
Date: Tue, Mar 21, 2023 at 2:37 PM
Subject: Deer Run CDD - Dewberry Engineer Invoice 2254508
To: Howard McGaffney <hmcgaffney@gmsnf.com>

Jim Oliver
Managing Director
Governmental Management Services, LLC
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092
P: (904) 940-5850 ext. 406
F: (904) 940-5859
E-mail: joliver@gmsnf.com

Begin forwarded message:

From: "Kegel, Tina" <tkegel@dewberry.com>
Subject: Invoice 2254508
Date: March 21, 2023 at 2:33:12 PM EDT
To: Jim Oliver <joliver@dewberry.com>

Please send the attached invoice for processing.

Thank you,

Tina Kegel

Project Manager Designee III
321.354.9643

.....
www.dewberry.com

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VR
Mac

Howard "Mac" McGaffney
District Manager
GMS, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Email: hmcgaffney@gmsnf.com
Office: (904) 940-5850
Cell: (904) 386-0186



Dewberry

2254508.pdf

**SUZANNE JOHNSTON
FLAGLER COUNTY TAX COLLECTOR**

January 30, 2023

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

1-44
300 207-102

#5

| | |
|--------------------------------|-----------------|
| Remitted Prior Distribution | 888,423.15 |
| Remitting Current Distribution | <u>7,541.57</u> |

TOTAL COLLECTIONS REMITTED

895,964.72

| | |
|------------------------------|------------------|
| Total Commissions Receivable | 17,919.29 |
| Less Received Prior Billing | <u>17,768.46</u> |

COMMISSIONS NOW DUE

150.83



PO BOX 740608
CINCINNATI OH 45274-0608

PHONE: 904-824-7217 FAX: 999-999-9999
EMAIL: fpc@flapest.com
WEB: flapest.com

| Bill To Number | Invoice Date | Amount Due |
|-------------------|-----------------|---------------|
| 2692782 | 2/28/2023 | 85.60 |



INVOICE# 222007C for DEER RUN CDD

Message: Is your home protected from termites? These destructive pests can cause significant structural damage which is rarely covered by homeowner's insurance. We can help protect your home. Call for a FREE Termite Inspection today!

INVOICE DETAIL

Thank you for allowing us to provide the following services:

PEST CONTROL MAINTENANCE

501 GRAND RESERVE DR
BUNNELL, FL ON 2/28/2023

Order #32963078

80.00

SALES TAX

5.60

7-64
03/20/2023 Approved
Howard McGaffney
Code to: 320-53800-48400

RECEIVED

Payment Receipt. Please Return with Payment Remittance



PO Box 13848
Reading, PA 19612-3848

| | |
|---------------------|--------------------|
| Bill To #: 2692782 | Date: 2/28/2023 |
| Location Code: | |
| Due Date: 3/30/2023 | Invoice #: 222007C |
| Amount Due: 85.60 | Amount Paid: _____ |
| | Check No.: _____ |



6826 1 AB 0.507 29 Return Service Requested
Deer Run Cdd
6200 Lee Vista Blvd Ste 300
Attn Indhira Araujo
Orlando, FL 32822-5149



FLORIDA PEST CONTROL
PO BOX 740608
CINCINNATI OH 45274-0608

00269278200000000000222007C000008560202303300002

Invoice

071

3/19/2023

NET 15

Dear Run Amenity Center

Attn: Gwen

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

| | |
|--------------|--------|
| Week of 3/13 | 300.00 |
|--------------|--------|

| | |
|-------------------|---------------|
| Total Due: | 300.00 |
|-------------------|---------------|

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

1-82



RECEIVED

MAR 21 2023

From: Deer Run deerrunmgr@rmsnf.com 
Subject: J&G Invoice 071
Date: March 21, 2023 at 10:03 AM
To: Lisa Cruz lcruz@gmscfl.com, Indhira Araujo iaraujo@gmscfl.com

Good morning!

This invoice is approved for payment 01.320.53800.48300.

Have a Wonderful Day!

Kayla Rinker

Facility Manager
Grand Reserve – Island Club
501 Grand Reserve Dr.
Bunnell, FL 32110
386-263-7213
DeerRunMgr@rmsnf.com
[Home - Island Club \(constantcontactsites.com\)](http://Home-IslandClub.constantcontactsites.com)

Sent from Mail for Windows 10

From: Gretchen Sandoval
Sent: Sunday, March 19, 2023 3:39 PM
To: Deer Run
Subject: Invoice 071

Hello,

Attached is invoice 071 for the week of 3/13.

Thank you,

J&G



Dear Run
071.docx

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

Invoice

Invoice #: 159
Invoice Date: 3/15/2023
Due Date: 3/15/2023
Case:
P.O. Number:

Bill To:

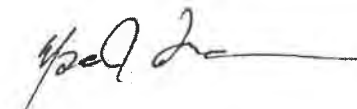
Deer Run CDD
9145 Narcoossee Rd.
Suite A206
Orlando, FL 32827

1-56

| Description | Hours/Qty | Rate | Amount |
|---|-----------|----------|----------|
| Facility Maintenance February 1 - February 28, 2023 | | 1,321.14 | 1,321.14 |
| Maintenance Supplies | | 473.09 | 473.09 |

Facility Maint 1.320.53800.50000
\$969.23

Amenity Repair & Maint \$ 825.00
1.320.53800.54000


3/21/23

Jerry Lambert
3-21-23

| | |
|------------------|------------|
| Total | \$1,794.23 |
| Payments/Credits | \$0.00 |
| Balance Due | \$1,794.23 |

DEER RUN COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF FEBRUARY 2023

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u> |
|--------------|--------------|-----------------|--|
| 2/1/23 | 8 | P.S. | Removed debris from roadways, parking lot and around amenity center, patched holes at fountain, replaces lights at fountain, met with landscape committee and landscapers |
| 2/8/23 | 8 | P.S. | Pressure washed pump house, painted grand reserve letters, reinstalled fountain bubblers and plumbed, filled and turned on fountain, removed debris from roadways and parking lot |
| 2/15/23 | 8 | P.S. | Removed debris from roadways around community, lowered water pressure at fountains, lowered two spot lights at entrance way, cleaned life preservers, cleaned pillars at entrance to prep for paint, spread ant killer at pool deck, repaired broken photo eye at entrance |
| 2/22/23 | 8 | P.S. | Blew leaves and debris off pool deck, walkways and common areas, removed cobwebs from exterior of the buildings, filled in pothole, inspected all fire places, fire pit and grills |
| TOTAL | <u>32</u> | | |
| MILES | <u>452</u> | | *Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445 |

Period Ending 3/05/23

| <u>PRICE</u> | <u>EMPLOYEE</u> |
|--------------|-----------------|
| 100 | 100 |
| 90 | 90 |
| 80 | 80 |
| 70 | 70 |
| 60 | 60 |
| 50 | 50 |
| 40 | 40 |
| 30 | 30 |
| 20 | 20 |
| 10 | 10 |
| 0 | 0 |

| | |
|-------|----------|
| TOTAL | \$473.09 |
|-------|----------|

**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> |

TOTAL COLLECTIONS REMITTED

99,953.62

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

COMMISSIONS NOW DUE

1,999.07

Invoice

072

3/25/2023

NET 15

1-82

Dear Run Amenity Center

Attn: Gwen

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

| | |
|--------------|--------|
| Week of 3/20 | 300.00 |
|--------------|--------|

| | |
|-------------------|---------------|
| Total Due: | 300.00 |
|-------------------|---------------|

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

MAR 28 2023

From: Deer Run deerrunmgr@rmsnf.com 
Subject: FW: Invoice 072
Date: March 28, 2023 at 1:30 PM
To: Lisa Cruz lcruz@gmscfl.com, Indhira Araujo iaraujo@gmscfl.com

Good afternoon!

The attached invoice is approved for payment 01.320.53800.48300. Thank you 😊

Have a Wonderful Day!

Kayla Rinker

Facility Manager

Grand Reserve – Island Club

501 Grand Reserve Dr.

Bunnell, FL 32110

386-263-7213

DeerRunMgr@rmsnf.com

[Home - Island Club \(constantcontactsites.com\)](http://Home-IslandClub.constantcontactsites.com)

Sent from Mail for Windows 10

From: Gretchen Sandoval

Sent: Saturday, March 25, 2023 8:34 PM

To: Deer Run

Subject: Invoice 072

Hello,



Dear Run
072.docx



M and M Sales-Service
2100 Dennis Street
Jacksonville, FL 32204 US
904-825-8381
mandmpumpsandcontrols@gmail.com

Invoice

1-89

BILL TO

Lisa Cruz
Deer Run CDD
210 E Livingston Street
Orlando, FL 32822 USA

| INVOICE # | DATE | TOTAL DUE | DUE DATE | ENCLOSED |
|-----------|------------|-----------|------------|----------|
| 1800 | 03/16/2023 | \$850.00 | 04/15/2023 | |

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|------|------------------------------------|-----|--------|--------|
| | PM Service Performed PM Service | 1 | 850.00 | 850.00 |

Location: Irrigation pump station

PM service per visit, needs to be performed twice a year.
PM report will be submitted after every visit for any needs or repairs.
Parts and fluids are not included in this service price.

| | |
|-------------|-----------------|
| SUBTOTAL | 850.00 |
| TAX | 0.00 |
| TOTAL | 850.00 |
| BALANCE DUE | \$850.00 |

03/27/2023 Approved
Howard McGaffney
Code to: 53800-320-46200

RECEIVED
MAR 15 2023

Please remit payment to:
M and M Sales-Service
PO Box 352392
Palm Coast, FL 32135



M and M Sales-Service
2100 Dennis Street
Jacksonville, FL 32204 US
904-825-8381
mandmpumpsandcontrols@gmail.com

Invoice

RECEIVED

MAR 28 2023

BILL TO

Lisa Cruz
Deer Run CDD
210 E Livingston Street
Orlando, FL 32822 USA

| INVOICE # | DATE | TOTAL DUE | DUE DATE | ENCLOSED |
|-----------|------------|-------------|------------|----------|
| 1801 | 03/27/2023 | \$33,750.00 | 04/26/2023 | |

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|------|-------------------------------------|-----|-----------|------------|
| | Crane | 1 | 1,500.00 | 1,500.00 |
| | Crane with operator | | | |
| | Pump end | 1 | 26,500.00 | 26,500.00T |
| | New pump end assembly | | | |
| | Technician | 10 | 135.00 | 1,350.00T |
| | Laborer | 10 | 85.00 | 850.00 |
| | Transport | 1 | 500.00 | 500.00 |
| | Transport of equipment for service. | | | |
| | Freight | 1 | 850.00 | 850.00 |
| | Shipping/Freight | | | |
| | Discharge Head | 1 | 1,000.00 | 1,000.00T |
| | Sand blast discharge head and paint | | | |
| | Pipe | 1 | 1,200.00 | 1,200.00T |
| | Drop pipe | | | |

1-89

03/28/2023 Approved for Deposit of **\$16,875**
Howard McGaffney
Code To: 320-58000-46200

Please remit payment to:
M and M Sales-Service
PO Box 352392
Palm Coast, FL 32135

Location: Irrigation pump station

Sand blast discharge head and paint
Install new main shaft and bushings
Install discharge head to new pump end
Transport to site
Install pump unit
Run and test for proper operation

SUBTOTAL
TAX
TOTAL
BALANCE DUE

33,750.00
0.00
33,750.00
\$33,750.00

Note: 6 to 8 weeks lead time

50% deposit of \$16875.00 before work and parts can begin

1Yr warranty on parts 90 days labor

Please remit payment to:
M and M Sales-Service
PO Box 352392
Palm Coast, FL 32135

From: Howard "Mac" McGaffney hmcgaffney@gmsnf.com 
Subject: Fwd: Deer Run Invoice_1801_from_M_and_M_SalesService.pdf
Date: March 28, 2023 at 3:24 PM
To: Lisa Cruz lcruz@gmscfl.com
Cc: Timothy Brinegar mandmpumpsandcontrols@gmail.com, Sarah Sweeting ssweeting@gmsnf.com

Hi Lisa,

Please see the approval for payment for 1/2 of the invoice amount. Tim requested that all checks be sent to the P.O. Box, no need to FedEx. Thank you.

V/R

Mac

Howard "Mac" McGaffney
District Manager
GMS, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Email: hmcgaffney@gmsnf.com
Office: (904) 940-5850 Ext. 415
Cell: (904) 386-0186



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Begin forwarded message:

From: David St.Pierre <dstpierre17@hotmail.com>
Subject: Re: Deer Run Invoice_1801_from_M_and_M_SalesService.pdf
Date: March 28, 2023 at 3:21:54 PM EDT
To: Howard "Mac" McGaffney <hmcgaffney@gmsnf.com>, Lisa Cruz <lcruz@gmscfl.com>, Sarah Sweeting <ssweeting@gmsnf.com>
Cc: Timothy Brinegar <mandmpumpsandcontrols@gmail.com>

Approved. Thank you for following up.
David St.Pierre

Get [Outlook for iOS](#)

From: Howard "Mac" McGaffney <hmcgaffney@gmsnf.com>
Sent: Tuesday, March 28, 2023 3:02:52 PM
To: Lisa Cruz <lcruz@gmscfl.com>; David St.Pierre <dstpierre17@hotmail.com>; Sarah Sweeting <ssweeting@gmsnf.com>
Cc: Timothy Brinegar <mandmpumpsandcontrols@gmail.com>
Subject: Deer Run Invoice_1801_from_M_and_M_SalesService.pdf

Good Day David,

Please see the attached invoice, where a deposit of \$16,875 is needed to install a new pump unit with parts and labor. The total cost is \$33,750. When you approve this, the Board will ratify it according to the new procurement policy adopted by resolution at the next meeting, so I've copied both accounting and admin. Please copy all when you reply.

We are going to be over budget, funds are tight, but all focus needs to be on the motor which is on order and now the pumps which this invoice takes care of that repair. As I discussed with the Board at the meeting, these repairs, while costly, are necessary for the remaining part of the year, until we have the long term solution identified by the Engineer's team and M&M. They are going to meet onsite soon to coordinate efforts so that we have the long term plan that I can price out and find a way to finance it.

For now, your approval of this invoice is all that is needed Sir.

V/R
Mac

Howard "Mac" McGaffney
District Manager
GMS, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Email: hmcgaffney@gmsnf.com
Office: (904) 940-5850 Ext. 415
Cell: (904) 386-0186



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

Invoice

Date

4/1/2023

Invoice #

111295604162

| | |
|----------|-----------|
| Terms | Net 20 |
| Due Date | 4/21/2023 |
| PO # | |

| Bill To | Ship To |
|---|--|
| Deer Run Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando FL 32822 | 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 | 1,339.20 |
| WM-XPC Upgrade | XPC System Upgrade | 1 | ea | 25.00 |
| WM-Wireless Communication Charge | XPC Communication Fee | 1 | ea | 0.00 |
| <div>RECEIVED</div> <div>MAR 24 2023</div> <div>1-5 _____</div> <div>03/27/2023 Approved Howard McGaffney Code to: 320-53800-48100</div> | | | | |

| | |
|------------------------------|-------------------|
| Subtotal | 1,364.20 |
| Shipping Cost (FEDEX GROUND) | 0.00 |
| Total | 1,364.20 |
| Amount Due | \$1,364.20 |

Remittance Slip

Customer
11DEE025
Invoice #
111295604162

Amount Due \$1,364.20
Amount Paid _____
Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



111295604162



YELLOWSTONE
LANDSCAPE

INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| PC 503265 | 3/17/2023 |
| 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

Property Name: Deer Run CDD

1-42

Invoice Due Date: April 16, 2023

Invoice Amount: \$388.00

| Description | Current Amount |
|---------------------------------------|----------------|
| 100 Entrance Zone 2 Valve Replacement | |
| Irrigation Repairs | \$388.00 |

RECEIVED
MAR 21 2023

Invoice Total **\$388.00**

Excellence

IN COMMERCIAL LANDSCAPING

03/27/2023 Approved
Howard McGaffney
Code to: 53800-320-46200

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

approved 4/10/23 KR
GL 48100

Aquatic Xpress

P O Box 594
Flagler Beach, FL 32136

Invoice

| Date | Invoice # |
|-----------|-----------|
| 4/10/2023 | 17296 |

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

1-81

| P.O. No. | Terms | Due Date | Project |
|----------|--------|-----------|---------|
| Feb 2023 | Net 30 | 5/10/2023 | |

| Quantity | Description | Rate | Amount |
|----------|---|--------|--------|
| 1 | Additional chemical costs due to chemical service not regularly supplying | 400.00 | 400.00 |

| | |
|--------------|----------|
| Total | \$400.00 |
|--------------|----------|

| | |
|-------------------------|--------|
| Payments/Credits | \$0.00 |
|-------------------------|--------|

| | |
|--------------------|----------|
| Balance Due | \$400.00 |
|--------------------|----------|

| |
|----------------|
| Phone # |
|----------------|

| |
|--------------|
| Fax # |
|--------------|

| |
|----------------|
| (386) 225-9085 |
|----------------|

Approved 4/10/23 KR
GL 48100

Aquatic Xpress
P O Box 594
Flagler Beach, FL 32136

Invoice

| Date | Invoice # |
|-----------|-----------|
| 4/10/2023 | 17297 |

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

181

| P.O. No. | Terms | Due Date | Project |
|------------|--------|-----------|---------|
| March 2023 | Net 30 | 5/10/2023 | |

| Quantity | Description | Rate | Amount |
|----------|---|-------------------------|--------------|
| 1 | Additional chemical costs due to chemical service not regularly supplying | 400.00 | 400.00 |
| | | Total | \$400.00 |
| | | Payments/Credits | \$0.00 |
| | | Balance Due | \$400.00 |
| | | Phone # | Fax # |
| | | (386) 225-9085 | |

P O Box 594
Flagler Beach, FL 32136

approved 4/10/23 KR
GL 48/00

1-81

| | |
|-----------|-----------|
| Date | Invoice # |
| 4/10/2023 | 17298 |

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

| P.O. No. | Terms | Due Date | Project |
|------------|--------|-----------|---------|
| April 2023 | Net 30 | 5/10/2023 | |

| Quantity | Description | Rate | Amount |
|----------|---|------------------|----------|
| 1 | Additional chemical costs due to chemical service not regularly supplying | 400.00 | 400.00 |
| | | Total | \$400.00 |
| | | Payments/Credits | \$0.00 |
| | | Balance Due | \$400.00 |

Aquatic Xpress

P O Box 594

Flagler Beach, FL 32136

Invoice

AK
approved 4/16/23
01. 320. 53800. 48000
1 81

| Date | Invoice # |
|----------|-----------|
| 4/1/2023 | 17089 |

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

| P.O. No. | Terms | Due Date | Project |
|----------|--------|----------|---------|
| | Net 30 | 5/1/2023 | |

| Quantity | Description | Rate | Amount |
|----------|-------------------------|--------|--------|
| 1 | Commercial Pool Service | 975.00 | 975.00 |

| | | | |
|--|--|-------------------------|--------------|
| | | Total | \$975.00 |
| | | Payments/Credits | \$0.00 |
| | | Balance Due | \$975.00 |
| | | | |
| | | Phone # | Fax # |
| | | (386) 225-9085 | |

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

Invoice

| Date | Invoice # |
|-----------|-----------|
| 3/31/2023 | 210371 |

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

RECEIVED

APR 04 2023

1-51

| | | | | |
|---|--|------------------|----------|--------------------|
| | | P.O. No. | Terms | Project |
| | | | Net 30 | Deer Run CDD-Ponds |
| Description | | Qty | Rate | Amount |
| Aquatic Plant Management Service | | | 2,090.00 | 2,090.00 |
| Monthly Service | | | | |
| Ponds Associated with Deer Run CDD Bunnell, FL | | | | |
| 04/10/2023 Approved Howard McGaffney Code to: 320-53800-47000 | | | | |
| 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 # |
|-----------|-----------|
| 3/31/2023 | 210372 |

| |
|---|
| 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 RECEIVED APR 04 2023 04/10/2023 Approved Howard McGaffney Code to: 320-53800-47000 | | 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 # |
|-----------|-----------|
| 3/31/2023 | 210373 |

RECEIVED

APR 04 2023

1-51

| |
|---|
| 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-Ditch |
| Description | Qty | Rate | | Amount |
| Aquatic Plant Management Service Monthly Service Ditch @ Deer Run CDD Bunnell, FL 04/10/2023 Approved Howard McGaffney Code to: 320-53800-47000 | | 147.00 | | 147.00 |
| Thank you for your business. | | Total | | \$147.00 |

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

SUZANNE JOHNSTON
FLAGLER COUNTY TAX COLLECTOR

February 27, 2023

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

1-44
300 207-102

#6

Remitted Prior Distribution 895,964.72

Remitting Current Distribution 4,686.56

TOTAL COLLECTIONS REMITTED 900,651.28

Total Commissions Receivable 18,013.03

Less Received Prior Billing 17,919.29

COMMISSIONS NOW DUE 93.73 ✓

RECEIVED

APR 3 2023

PAYMENT COUPON

/411500640106680000716618003155560000090200

1800315556 1 of 1

4,1,1500,640106,6800007166,1800315556,0,0000090200

Please mail this portion with your check

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

| | |
|--|---|
| Cust. No.: 6800007166 | Inv. No.: 1800315556 |
| This Month's Charges Past Due After 05/01/2023 | Amount Due This Invoice \$ 902.00 |

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

RECEIVED

APR 10 2023

FPL
General Mail Facility
Miami FL 33188-0001

1-27
32053843

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: **1800315556**

Invoice Date: **04/01/2023**

4,1,1500,640106,6800007166,1800315556,0,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 6800007166 Invoice No: 1800315556

| Description | Amount |
|---|--|
| PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING | 902.00 |
| For Inquiries Contact: JAMES MONROIG 1-800-847-5484 | Total Amount Due \$902.00 This Month's Charges Past Due After 05/01/2023 |

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, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**Invoice #: 342
Invoice Date: 4/1/23
Due Date: 4/1/23
Case:
P.O. Number:**Bill To:**Deer Run CDD
9145 Narcoossee Rd
Suite A206
Orlando, FL 32827**RECEIVED**

APR 10 2023

1 - 1

| Description | Hours/Qty | Rate | Amount |
|---|-----------|----------|----------|
| Management Fees - April 2023 310 513 34 | | 2,868.42 | 2,868.42 |
| Website Administration - April 2023 352 | | 54.58 | 54.58 |
| Information Technology - April 2023 351 | | 91.25 | 91.25 |
| Dissemination Agent Services - April 2023 313 | | 208.33 | 208.33 |
| Office Supplies 51 | | 0.78 | 0.78 |
| Postage 42 | | 59.95 | 59.95 |

Total \$3,283.31**Payments/Credits** \$0.00**Balance Due** \$3,283.31

1001 Bradford Way
Kingston, TN 37763

Invoice

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

RECEIVED
APR 10 2023

Invoice #: 343
Invoice Date: 4/1/23
Due Date: 4/1/23
Case:
P.O. Number:

154

| Description | Hours/Qty | Rate | Amount |
|---|-----------|----------|-------------------|
| Field Management - April 2023 320 538 12 | | 2,784.83 | 2,784.83 |
| Total | | | \$2,784.83 |
| Payments/Credits | | | \$0.00 |
| Balance Due | | | \$2,784.83 |

Invoice

073

4/02/2023

NET 15

1-82

Dear Run Amenity Center

Attn: Gwen

| Service | Cost |
|-------------------|---------------|
| Week of 3/27 | 300.00 |
| Total Due: | 300.00 |

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

KR
approved 4/6/23
01.320.53800.
48300



Invoice

074

4/09/2023

NET 15

Dear Run Amenity Center
Attn: Gwen

| Service | Cost |
|-------------|--------|
| Week of 4/3 | 300.00 |
| Total Due: | 300.00 |

1-82

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

approved KR
4/10/23
48300



Scheduled Service Invoice

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 (Leeann)

Service Date

Invoice #

P.O. No.

Terms

3/14/23

2023-3S709

Due on receipt

| Unit | Tech Notes | Amount |
|-------------------------------|--|--------|
| | Your Scheduled Service is set for 4x per year (circle one) 1st, 2nd, 3rd, 4th Visit. | 175.00 |
| 2 Spirit CT800 Treadmills | adjusted walkbelts checked and tested | |
| 2 Spirit CE800 Ellipticals | checked and tested | |
| 1 Spirit CR800 Recumbent Bike | checked and tested | |
| 1 Inspire Functional Trainer | checked hardware / lubed guide rods | |
| 1 Inspire Adjustable Bench | checked hardware | |
| 3 Paramount Dual Circuits | checked hardware / lubed guide rods | |

See check-sheet on reverse for routine maintenance descriptions

Kayla Runka 3/14/23
approved 3/31/23 01.320.53800.
5/1/2020

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

Scheduled Service Check Sheet

Help insure safe and proper operation of your exercise room equipment. Reduce frequency of repairs and repair costs by having LLOYD's identify potential problems before they develop into a breakdown.

Treadmills:

- / Check electrical and wiring connections
- / Check frame integrity and tighten loose hardware
- / Check motor belt condition and adjustment
- / Check the motor brushes
- / Check walking belt board condition, belt tracking and tension
- / Clean walk platform and lubricate as recommended by manufacturer
- / Remove dust and shoe debris from inside motor hood
- / Reset service prompts and error messages
- / Perform a test run to check overall operation
- / *Detail exterior

Exercise Bikes, Ellipticals, and Steppers:

- / Check electrical and wiring connections
- / Check frame integrity and tighten loose hardware
- / Check crank assembly
- / Lubricate pivot points and chain, if needed
- / Perform a test run to check overall operation
- / *Detail Exterior

Multi-Gyms, Circuit, and Weight Machines:

- / Check frame integrity and tighten loose hardware
- / Check bench seats and tighten loose hardware
- / Lubricate seat adjusting mechanism, if needed
- / Lubricate pivot points/chains, if needed
- / Check condition of pulleys and cables
- / Clean and lubricate weight rods, pulleys and cables
- / Perform a test run on all stations to check overall operation
- / *Detail exterior


Upon completion of my "Scheduled Service" visit today, your fitness center is ...
in safe and operational order. (Please report any new developments immediately)
in need of further service attention. (Repairs beyond this check sheet will be estimated for approval.)

3/14/23

Date

Technician's Signature (Rob Will Danny Lev)

* denotes services not included in basic preventive maintenance; please ask for details

From: Deer Run deerrunmgr@rmsnf.com 
Subject: Lloyds Invoice
Date: March 31, 2023 at 3:07 PM
To: Lisa Cruz lcruz@gmscfl.com, Indhira Araujo iaraujo@gmscfl.com

Good afternoon,

The attached invoice is approved. 01.320.53800.56000

Have a Wonderful Day!

Kayla Rinker

Facility Manager

Grand Reserve – Island Club

501 Grand Reserve Dr.

Bunnell, FL 32110

386-263-7213

DeerRunMgr@rmsnf.com

[Home - Island Club \(constantcontactsites.com\)](#)

Sent from [Mail](#) for Windows 10

From: [Deer Run](#)

Sent: Friday, March 31, 2023 2:59 PM

To: [Gmail](#)

Subject: HP Smart



Document_202
3-03-3...48.pdf

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

Invoice

Invoice #: 160
Invoice Date: 4/1/2023
Due Date: 4/1/2023
Case:
P.O. Number:

Bill To:

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

1-56

| Description | Hours/Qty | Rate | Amount |
|--|-----------|----------|----------|
| 1.320.53800.12100 - Facility Management - Deer Run - April 2023 | | 5,936.83 | 5,936.83 |
| <div>RECEIVED</div> <div>APR 7 2023</div> <div><i>Jerry Lambert</i> 4-5-23</div> | | | |

| | |
|-------------------------|-------------------|
| Total | \$5,936.83 |
| Payments/Credits | \$0.00 |
| Balance Due | \$5,936.83 |


Riverside Management Services, Inc

9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice**Invoice #:** 161**Invoice Date:** 3/31/2023**Due Date:** 3/31/2023**Case:****P.O. Number:****Bill To:**

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

1-56

| Description | Hours/Qty | Rate | Amount |
|---|-----------|-------|--------|
| Assistant Manager through March 2023 320.53800.12100 | 39.92 | 25.00 | 998.00 |
|  4-5-23 | | | |

Total \$998.00**Payments/Credits** \$0.00**Balance Due** \$998.00

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

| <u>Qty./Hours</u> | <u>Description</u> | <u>Rate</u> | <u>Amount</u> |
|-------------------|--------------------|-------------|---------------|
| 39.92 | Assistant Manager | \$ 25.00 | \$ 998.00 |

Covers Period: March 2023

GL # 320.53800.12100

TOTAL DUE:

| | |
|----|--------|
| \$ | 998.00 |
|----|--------|

RMS

DEER RUN COMMUNITY DEVELOPMENT DISTRICT
AMENITY ASSISTANT BILLABLE HOURS
FOR THE MONTH OF MARCH 2023

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u> |
|-------------|--------------|-----------------|--|
| 3/2/23 | 3.27 | N.C. | Bingo Night - set up, assist and clean up |
| 3/13/23 | 4.38 | N.C. | Craft Night - set up, assist and clean up |
| 3/20/23 | 8 | N.C. | Assisted with planning, completed daily checklist, returned calls and emails |
| 3/22/23 | 6 | N.C. | Assisted with planning, completed daily checklist, returned calls and emails |
| 3/27/23 | 3.5 | N.C. | Assisted with planning, completed daily checklist, returned calls and emails |
| 3/28/23 | 3.45 | N.C. | Assisted with planning, completed daily checklist, returned calls and emails |
| 3/29/23 | 4.2 | N.C. | Event - Prep assistance |
| 3/30/23 | 2.72 | N.C. | Bingo Night - set up, assist and clean up |
| 3/31/23 | 4.4 | N.C. | Event - Prep assistance |
| | <u>39.92</u> | | |