

*Deer Run Community  
Development District*

*Agenda*

*July 26, 2023*

## *AGENDA*

# Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

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

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July 19, 2023

Board of Supervisors  
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for **Wednesday, July 26, 2023 at 6:00 p.m.** at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments *(regarding agenda items below)*
- III. Consideration of Proposals
  - A. Sand Filtration
  - B. Mulch Installation
  - C. Yellowstone – Phase 4
  - D. Sunshine State Heating and Air Conditioning (Quarterly Maintenance)
- IV. Discussion of Fiscal Year 2024 Approved Budget
- V. DR Horton Monthly Update on Development within the District
- VI. Discussion Regarding Dog Walking on Golf Course
- VII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager

- D. Operations Manager - Report
- E. Amenity Manager - Report
- VIII. Supervisor's Request
- IX. Public Comments
- X. Approval of Consent Agenda
  - A. Approval of the Minutes of the June 7, 2023 Meeting
  - B. Acceptance of the Minutes of the June 7, 2023 Audit Committee Meeting
  - C. Balance Sheet as of May 31, 2023 and Statement of Revenues and Expenses for the Period Ending May 31, 2023
  - D. Assessment Receipt Schedule
  - E. Approval of Check Register
- XI. Next Scheduled Meeting: 08/23/23 @ 6:00 p.m.@ Island Club
- XII. Adjournment



### *THIRD ORDER OF BUSINESS*

*A.*



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

**Estimate 3846**

ADDRESS	DATE	TOTAL	EXPIRATION DATE
Deer Run CDD (Grand Reserve) 501 Grand Reserve Drive Bunnell, FL 32110 USA	07/17/2023	\$9,712.40	08/17/2023

PRODUCT/SERVICE	QTY	RATE	AMOUNT
RE: Filter media replacement			
<b>Job Material:Services</b> To shut down the system, remove the sand filter opening, and have a septic company remove and dispose of the existing sand media. Once it has all been removed, we will inspect the laterals in the bottom of the tank.	1	2,700.00	2,700.00
If they need replaced, we will notify the community immediately before re-adding media. We do not believe at this time that they are damaged as there is no visible signs of sand filter media in the pool.			
<b>Job Material:Materials</b> Gravel, for even balanced backwash 8/16 grade - 50# bags	40	39.51	1,580.40
<b>Job Material:Materials</b> NSF Glass Media to 5 micron filtration levels (40lb bags)	100	34.82	3,482.00
This media @ 5 microns is almost as good as DE filtration. and it has a 10-year life expectancy.			
<b>Labor Rates:Labor</b> Labor to install the new media, fill the filter with water removing all the air in the filter, and seal the sand filter along with start up of the system.	1	1,950.00	1,950.00

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

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TOTAL

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\$9,712.40

THANK YOU.

Accepted By

Accepted Date

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

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355

*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



Proposal #327826

Date: 07/05/2023

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

Black Jack Vinyl Edging Selective Areas Installation & Mulch

Terms: Net 30

The installation of 1200 of Black Jack Edging on specific area Rich & I agreed on our onsite meeting. Including the installation of 85 yards of brown mulch.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor For Preparation & Installation	30.00	\$65.000	\$1,950.00
20' Edging Pieces	60.00	\$68.000	\$4,080.00
Mulch (Yards)	85.00	\$58.906	\$5,006.98

Client Notes

Signature  x	SUBTOTAL	\$11,036.98
	SALES TAX	\$0.00
	TOTAL	\$11,036.98

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





Proposal #327835

Date: 07/05/2023

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

Removing All Mulch, Edging & Mulching Existing Landscape Beds

Terms: Net 30

The removal and disposal of all mulch on existing landscape beds. We will also regrade landscape beds.

Including the installation of edging on specific areas Rich & I agreed on our onsite meeting. We will be installing 1200 feet of

Black Jack vinyl edging. Once we remove all mulch and install the edging we will be installing new mulch.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	110.00	\$65.000	\$7,150.00
20' Edging Pieces	60.00	\$68.000	\$4,080.00
Disposal Fee	3.00	\$185.710	\$557.13
Mulch	110.00	\$58.906	\$6,479.63

Client Notes

Signature

x

SUBTOTAL

\$18,266.76

SALES TAX

\$0.00

TOTAL

\$18,266.76

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

*C.*



*Excellence*  
IN COMMERCIAL LANDSCAPING



Landscape Maintenance Services Proposal  
*prepared for*

## DEER RUN CDD - PHASE 4 ADDENDUM

July 13, 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](mailto: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
<b>Mowing &amp; Detail Services</b> Includes Mowing, Edging, String Trimming & Cleanup of additional areas in Phase 4	\$18,000
<b>ANNUAL GRAND TOTAL</b>	<b>\$18,000</b>

ANNUAL GRAND TOTAL

\$18,000.00

MONTHLY GRAND TOTAL

\$1,500.00

# 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 SERVICES	0	2	2	2	3	4	4	4	3	2	2	0
EDGING & TRIMMING	2	2	2	2	3	4	4	4	3	2	2	0
DEBRIS REMOVAL	2	2	2	2	3	4	4	4	3	2	2	0

**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:** July 01, 2023

**CONTRACT EXPIRATION DATE:** June 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 \$1,500 per month with the additional Phase 4 scope.



# AGREEMENT

**COMPENSATION SCHEDULE:**

The Client agrees to pay Yellowstone Landscape **\$18,000.00** annually, in equal monthly installments billed in the amount of **\$1,500.00** 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!

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*D.*





Sunshine State Heating and Air Conditioning  
2323 N State St Unit 126, Bunnell, Florida 32110  
United States  
(386) 627-5500

Estimate 40793616  
Job 40764311  
Estimate Date 7/12/2023  
Customer PO

**Billing Address**

Deer Run CDD - Amenity Center  
501 Grand Reserve Drive  
Bunnell, FL 32110 USA

**Job Address**

Deer Run CDD - Amenity Center  
501 Grand Reserve Drive  
Bunnell, FL 32110 USA

**Estimate Details**

Always Sunny! 4 units: \*\* Commercial Maintenance 4 systems - service time 4 hours \*\*

Service every 3 months at \$425 per-visit

This yearly maintenance plan is full of benefits for your home or office HVAC system(s). As a member of our club, we would like to share the VIP club treatment. Including the added joining bonus for your future parts with an \*Always Sunny 20% off discount\*. Also, since we are here to help you 24/7 joining the club cuts your after-hours and weekend charge. We are now bundling in coverage for your part repairs with a LIFETIME GUARANTEE. Keep your system in tiptop shape all year around! A friendly reminder to extend the life of your HVAC system and lower the cost of your utility bills. We look forward to hearing from you Please, feel free to call us at 386-627-5500 or reply to this email to set a scheduled date. We have deals you don't want to miss out on, Call today for more information!

Always Sunny Club includes:

1. Tighten all electrical equipment
2. Clean all evaporator coils
3. Clean condenser coils
4. Clean condensate line and drain pan
5. Check temperature split across evaporator coils
6. Change and replace filters
7. Check amp & voltage draw on all motors & compressors
8. Check capacitors for correct microfarads
9. Check system pressures and Freon levels in cooling mode & heat mode
10. Check amp draw on electrical heating coils

Task #	Description	Quantity	Your Price	Your Total
ASC101	Always Sunny Club Maintenance	1.00	\$425.00	\$425.00
			<b>Sub-Total</b>	\$425.00
			<b>Tax</b>	\$0.00
			<b>Total</b>	\$425.00

Thank you for choosing Sunshine State Heating and Air Conditioning

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Sunshine State Service Call as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

## *FOURTH ORDER OF BUSINESS*





# **Deer Run**

## **Community Development District**

**Approved Budget**  
**FY 2024**



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# Deer Run

## Community Development District

### General Fund Budget

DESCRIPTION	ADOPTED FY2023 BUDGET	ACTUAL THRU 5/31/23	PROJECTED NEXT 4 MONTHS	TOTAL AS OF 9/30/23	APPROVED FY2024 BUDGET	INCREASE/ (DECREASE) REVISION
<b>Revenues</b>						
Assessments	\$799,195	\$795,333	\$3,862	\$799,195	\$1,006,746	\$207,551
Golf Course Lake Maintenance Contribution	\$4,800	\$2,010	\$2,010	\$4,020	\$4,368	(\$432)
Developer Contributions	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$22,206	\$0	\$22,206	\$0	\$0
Transfer In	\$0	\$624	\$0	\$624	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$ 803,995</b>	<b>\$ 820,174</b>	<b>\$ 5,872</b>	<b>\$ 826,046</b>	<b>\$ 1,011,114</b>	<b>\$ 207,119</b>

### **Expenditures**

#### Administrative

Supervisor Fees	\$4,200	\$5,000	\$3,000	\$8,000	\$8,000	\$3,800
FICA Expense	\$321	\$383	\$225	\$608	\$612	\$291
Engineering	\$12,000	\$13,243	\$6,621	\$19,864	\$12,000	\$0
Dissemination	\$2,500	\$1,767	\$833	\$2,600	\$2,500	\$0
Attorney	\$20,000	\$17,956	\$8,978	\$26,934	\$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	\$22,947	\$11,474	\$34,421	\$36,486	\$2,065
Information Technology	\$1,095	\$730	\$365	\$1,095	\$1,161	\$66
Website Maintenance	\$655	\$437	\$218	\$655	\$694	\$39
Telephone	\$100	\$180	\$90	\$270	\$168	\$68
Postage	\$600	\$556	\$278	\$834	\$650	\$50
Insurance	\$7,858	\$7,040	\$0	\$7,040	\$7,744	(\$114)
Printing & Binding	\$800	\$524	\$301	\$825	\$800	\$0
Travel Per Diem	\$250	\$0	\$50	\$50	\$250	\$0
Legal Advertising	\$1,330	(\$271)	\$347	\$76	\$4,000	\$2,670
Other Current Charges	\$2,500	\$1,010	\$505	\$1,515	\$2,500	\$0
Office Supplies	\$100	\$6	\$25	\$31	\$100	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$ 99,355</b>	<b>\$ 74,182</b>	<b>\$ 40,796</b>	<b>\$ 114,978</b>	<b>\$ 108,290</b>	<b>\$ 8,935</b>

# Deer Run

## Community Development District

### General Fund Budget

DESCRIPTION	ADOPTED FY2023 BUDGET	ACTUAL THRU 5/31/23	PROJECTED NEXT 4 MONTHS	TOTAL AS OF 9/30/23	APPROVED FY2024 BUDGET	INCREASE/ (DECREASE) REVISION
<i><u>Maintenance</u></i>						
Field Management	\$33,418	\$22,279	\$11,139	\$33,418	\$33,418	(\$0)
Electric	\$85,048	\$60,221	\$30,111	\$90,332	\$103,789	\$18,741
Water & Sewer	\$12,500	\$12,972	\$6,486	\$19,457	\$16,000	\$3,500
Landscape Maintenance	\$141,900	\$89,864	\$44,932	\$134,796	\$185,400	\$43,500
Landscape Contingency	\$6,000	\$13,474	\$2,099	\$15,573	\$3,000	(\$3,000)
Mulch	\$0	\$0	\$0	\$0	\$5,000	\$5,000
Tree Pruning	\$0	\$0	\$0	\$0	\$4,500	\$4,500
Lake Maintenance and Repairs	\$30,000	\$18,553	\$9,428	\$27,981	\$24,476	(\$5,524)
Water Feature Maintenance	\$8,000	\$0	\$2,000	\$2,000	\$0	(\$8,000)
Irrigation Repairs	\$20,400	\$26,696	\$2,262	\$28,958	\$20,400	\$0
Sidewalk Repair	\$0	\$0	\$0	\$0	\$2,500	\$2,500
Street Repair	\$0	\$0	\$0	\$0	\$5,000	\$5,000
Contingency	\$3,000	\$5,875	\$550	\$6,425	\$0	(\$3,000)
<b>Total Maintenance</b>	<b>\$ 340,266</b>	<b>\$ 249,934</b>	<b>\$ 109,007</b>	<b>\$ 358,941</b>	<b>\$ 403,483</b>	<b>\$ 63,217</b>
<i><u>Amenity Center</u></i>						
Amenities Management	\$86,625	\$47,995	\$38,630	\$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	\$8,500	\$3,900	\$12,400	\$12,342	\$1,122
Pool Chemicals	\$10,560	\$10,641	\$5,457	\$16,098	\$11,616	\$1,056
Janitorial Services	\$14,032	\$10,500	\$5,100	\$15,600	\$15,643	\$1,611
Pest Control	\$1,100	\$566	\$342	\$908	\$1,100	\$0
Facilities Maintenance	\$25,000	\$11,019	\$5,509	\$16,528	\$17,500	(\$7,500)
Cable, Internet & Telephone Services	\$6,600	\$3,311	\$1,656	\$4,967	\$6,000	(\$600)
Electric - Amenities	\$18,000	\$9,392	\$4,696	\$14,088	\$16,000	(\$2,000)
Water & Sewer - Amenities	\$30,000	\$13,955	\$6,977	\$20,932	\$23,000	(\$7,000)
Gas Service	\$950	\$440	\$220	\$661	\$950	\$0
Security Monitoring	\$1,500	\$782	\$432	\$1,213	\$1,500	\$0
Access Cards	\$500	\$619	\$0	\$619	\$500	\$0
Operating Supplies	\$3,000	\$1,125	\$563	\$1,688	\$3,000	\$0
Amenity Repairs & Maintenance	\$18,800	\$10,391	\$5,196	\$15,587	\$18,800	\$0
Pool Repairs & Maintenance	\$15,000	\$6,933	\$3,067	\$10,000	\$10,000	(\$5,000)
Special Events	\$13,000	\$7,578	\$3,789	\$11,366	\$15,000	\$2,000
Holiday Décor	\$4,000	\$326	\$1,674	\$2,000	\$2,000	(\$2,000)
Fitness Center Repairs & Maintenance	\$500	\$726	\$350	\$1,076	\$1,050	\$550
Office Supplies	\$1,000	\$463	\$187	\$650	\$1,000	\$0
Elevator Maintenance	\$2,000	\$200	\$1,800	\$2,000	\$2,000	\$0
Contingency	\$9,041	\$325	\$1,450	\$1,775	\$0	(\$9,041)
Capital Project	\$0	\$0	\$0	\$0	\$190,000	\$190,000
<b>Total Amenity Center</b>	<b>\$ 314,374</b>	<b>\$ 184,797</b>	<b>\$ 90,995</b>	<b>\$ 275,792</b>	<b>\$ 499,341</b>	<b>\$ 184,967</b>
<b>Other Sources/(Uses)</b>						
Capital Reserve - Transfer out	\$50,000	\$0	\$50,000	\$50,000	\$0	(\$50,000)
<b>Total Other Sources/(Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ (50,000)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 803,995</b>	<b>\$ 508,914</b>	<b>\$ 290,797</b>	<b>\$ 799,711</b>	<b>\$ 1,011,114</b>	<b>\$ 207,119</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 311,260</b>	<b>\$ (284,926)</b>	<b>\$ 26,335</b>	<b>\$ -</b>	<b>\$ -</b>

## 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%	\$225,861.36	\$240,278.04	\$541.17
50'	338	0.67	226.46	42.36%	\$214,927.99	\$228,646.80	\$676.47
75'	61	1	61	11.41%	\$57,893.70	\$61,589.04	\$1,009.66
Commercial	15	0.5	7.5	1.40%	\$7,118.08	\$7,572.42	\$504.83
Golf Course	1	1.69	1.69	0.32%	\$1,603.94	\$1,706.32	\$1,706.32
					<u>\$507,405.07</u>	<u>\$539,792.63</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%	\$262,998.04	\$279,785.15	\$630.15
50'	338	1	338	40.09%	\$200,210.22	\$212,989.59	\$630.15
75'	61	1	61	7.24%	\$36,132.61	\$38,438.95	\$630.15
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>\$499,340.87</u>	<u>\$531,213.69</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	\$488,859.40	\$520,063.19	\$1,171.31	\$913.81	\$257.50	28%
50'	338	\$415,138.21	\$441,636.39	\$1,306.62	\$1,043.09	\$263.53	25%
75'	61	\$94,026.31	\$100,027.99	\$1,639.80	\$1,361.44	\$278.36	20%
Commercial	15	\$7,118.08	\$7,572.42	\$504.83	\$482.36	\$22.47	5%
Golf Course	1	\$1,603.94	\$1,706.32	\$1,706.32	\$1,630.37	\$75.95	5%
		<u>\$1,006,745.94</u>	<u>\$1,071,006.32</u>				

# **Deer Run**

## **Community Development District**

### GENERAL FUND BUDGET

#### **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.

##### **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.

# **Deer Run**

## **Community Development District**

### **GENERAL FUND BUDGET**

#### 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, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

#### Website Maintenance

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

#### Telephone

Telephone and fax machine.

#### 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.

# **Deer Run**

## **Community Development District**

### GENERAL FUND BUDGET

#### 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.

#### **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.



# **Deer Run**

## **Community Development District**

### **GENERAL FUND BUDGET**

#### 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.

#### 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.

**Deer Run**  
**Community Development District**  
GENERAL FUND BUDGET

Pool Chemicals

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

Janitorial Services

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

Pest Services

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

Facilities Maintenance

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

Cable, Internet & Telephone Services

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

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.

Amenity Repairs & Maintenance

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

**Deer Run**  
**Community Development District**  
GENERAL FUND BUDGET

*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 5/31/23	PROJECTED NEXT 4 MONTHS	TOTAL AS OF 9/30/23	APPROVED FY2024 BUDGET
<b><u>Revenues</u></b>					
Carry Forward Surplus	\$9,007	\$9,007	\$0	\$9,007	\$ 42,132
<b>TOTAL REVENUES</b>	<b>\$ 9,007</b>	<b>\$ 9,007</b>	<b>\$ -</b>	<b>\$ 9,007</b>	<b>\$ 42,132</b>
<b><u>Expenditures</u></b>					
Capital Outlay	\$1,000	\$16,875	\$0	\$16,875	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,000</b>	<b>\$ 16,875</b>	<b>\$ -</b>	<b>\$ 16,875</b>	<b>\$ -</b>
<b><u>Other Sources/(Uses)</u></b>					
Capital Reserve	\$50,000	\$0	\$50,000	\$50,000	\$0
<b>Total Other Sources/(Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>
<b>EXCESS REVENUES</b>	<b>\$ 58,007</b>	<b>\$ (7,868)</b>	<b>\$ 50,000</b>	<b>\$ 42,132</b>	<b>\$ 42,132</b>

# Deer Run

## Community Development District

### Debt Service Fund Budget - Series 2018

DESCRIPTION	ADOPTED FY2023 BUDGET	ACTUAL THRU 5/31/23	PROJECTED NEXT 4 MONTHS	TOTAL AS OF 9/30/23	APPROVED FY2024 BUDGET
<b><u>Revenues</u></b>					
Assessments	\$652,463	\$653,290	\$0	\$653,290	\$648,163
Prepayments	\$0	\$7,019	\$0	\$7,019	\$0
Interest	\$100	\$18,334	\$4,583	\$22,917	\$100
Carry Forward Surplus	\$385,336	\$396,074	\$0	\$396,074	\$363,676
<b>TOTAL REVENUES</b>	<b>\$ 1,037,899</b>	<b>\$ 1,074,717</b>	<b>\$ 4,583</b>	<b>\$ 1,079,301</b>	<b>\$ 1,011,938</b>
<b><u>Expenditures</u></b>					
Interest - 11/1	\$226,468	\$226,060	\$0	\$226,060	\$218,900
Special Call - 11/1	\$100,000	\$55,000	\$0	\$55,000	\$0
Principal - 5/1	\$205,000	\$200,000	\$0	\$200,000	\$210,000
Interest - 5/1	\$226,468	\$224,565	\$0	\$224,565	\$218,900
Special Call - 5/1	\$0	\$10,000	\$0	\$10,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$ 757,935</b>	<b>\$ 715,625</b>	<b>\$ -</b>	<b>\$ 715,625</b>	<b>\$ 647,800</b>
<b>EXCESS REVENUES</b>	<b>\$ 279,964</b>	<b>\$ 359,092</b>	<b>\$ 4,583</b>	<b>\$ 363,676</b>	<b>\$ 364,138</b>

Interest 11/1      \$213,230

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

Date	Balance	Principal	Interest	Total
11/01/23	\$ 8,055,000.00	\$ -	\$ 218,900.00	\$ 218,900.00
11/02/23	\$ 8,055,000.00	\$ 210,000.00	\$ 218,900.00	
11/01/24	\$ 7,845,000.00	\$ -	\$ 213,230.00	\$ 642,130.00
05/01/25	\$ 7,845,000.00	\$ 225,000.00	\$ 213,230.00	
11/01/25	\$ 7,620,000.00	\$ -	\$ 207,155.00	\$ 645,385.00
05/01/26	\$ 7,620,000.00	\$ 235,000.00	\$ 207,155.00	
11/01/26	\$ 7,385,000.00	\$ -	\$ 200,810.00	\$ 642,965.00
05/01/27	\$ 7,385,000.00	\$ 250,000.00	\$ 200,810.00	
11/01/27	\$ 7,135,000.00	\$ -	\$ 194,060.00	\$ 644,870.00
05/01/28	\$ 7,135,000.00	\$ 260,000.00	\$ 194,060.00	
11/01/28	\$ 6,875,000.00	\$ -	\$ 187,040.00	\$ 641,100.00
05/01/29	\$ 6,875,000.00	\$ 275,000.00	\$ 187,040.00	
11/01/29	\$ 6,600,000.00	\$ -	\$ 179,615.00	\$ 641,655.00
05/01/30	\$ 6,600,000.00	\$ 290,000.00	\$ 179,615.00	
11/01/30	\$ 6,310,000.00	\$ -	\$ 171,785.00	\$ 641,400.00
05/01/31	\$ 6,310,000.00	\$ 310,000.00	\$ 171,785.00	
11/01/31	\$ 6,000,000.00	\$ -	\$ 163,415.00	\$ 645,200.00
05/01/32	\$ 6,000,000.00	\$ 325,000.00	\$ 163,415.00	
11/01/32	\$ 5,675,000.00	\$ -	\$ 154,640.00	\$ 643,055.00
05/01/33	\$ 5,675,000.00	\$ 345,000.00	\$ 154,640.00	
11/01/33	\$ 5,330,000.00	\$ -	\$ 145,325.00	\$ 644,965.00
05/01/34	\$ 5,330,000.00	\$ 365,000.00	\$ 145,325.00	
11/01/34	\$ 4,965,000.00	\$ -	\$ 135,470.00	\$ 645,795.00
05/01/35	\$ 4,965,000.00	\$ 380,000.00	\$ 135,470.00	
11/01/35	\$ 4,585,000.00	\$ -	\$ 125,210.00	\$ 640,680.00
05/01/36	\$ 4,585,000.00	\$ 405,000.00	\$ 125,210.00	
11/01/36	\$ 4,180,000.00	\$ -	\$ 114,275.00	\$ 644,485.00
05/01/37	\$ 4,180,000.00	\$ 425,000.00	\$ 114,275.00	
11/01/37	\$ 3,755,000.00	\$ -	\$ 102,800.00	\$ 642,075.00
05/01/38	\$ 3,755,000.00	\$ 450,000.00	\$ 102,800.00	
11/01/38	\$ 3,305,000.00	\$ -	\$ 90,650.00	\$ 643,450.00
05/01/39	\$ 3,305,000.00	\$ 475,000.00	\$ 90,650.00	
11/01/39	\$ 2,830,000.00	\$ -	\$ 77,825.00	\$ 643,475.00
05/01/40	\$ 2,830,000.00	\$ 505,000.00	\$ 77,825.00	
11/01/40	\$ 2,325,000.00	\$ -	\$ 63,937.50	\$ 646,762.50
05/01/41	\$ 2,325,000.00	\$ 535,000.00	\$ 63,937.50	
11/01/41	\$ 1,790,000.00	\$ -	\$ 49,225.00	\$ 648,162.50
05/01/42	\$ 1,790,000.00	\$ 565,000.00	\$ 49,225.00	
11/01/42	\$ 1,225,000.00	\$ -	\$ 33,687.50	\$ 647,912.50
05/01/43	\$ 1,225,000.00	\$ 595,000.00	\$ 33,687.50	
11/01/43	\$ 630,000.00	\$ -	\$ 17,325.00	\$ 646,012.50
05/01/44	\$ 630,000.00	\$ 630,000.00	\$ 17,325.00	\$ 647,325.00
		<b>\$ 8,055,000.00</b>	<b>\$ 5,692,760.00</b>	<b>\$ 13,747,760.00</b>

## *SEVENTH ORDER OF BUSINESS*

*D.*



# Deer Run

7/26/2023

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

July 26, 2023

To: Board of Supervisors

From: Kayla Rinker  
Amenity Manager

Richard Gray  
Field Operations Manager

RE: Amenity Management Report - July 26, 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:**

- June 5<sup>th</sup> Donut Day
- June 12<sup>th</sup> Craft Night
- June 17<sup>th</sup> Community yard Sale
- July 1<sup>st</sup> Independence Day Pool Party
- July 6<sup>th</sup> Bingo
- July 15<sup>th</sup> Community Yard Sale
- July 18<sup>th</sup> Kids Night Pool Party
- July 24<sup>th</sup> Craft Night
  
- **Upcoming Special Events:**
- August 3<sup>rd</sup> Bingo
- August 14<sup>th</sup> Craft Night
- Murder Mystery Potluck – August
- Kids Craft Night – TBD
- Chat with the Chief – TBD
- Wine & Cheese Night – August/September

## **Classes:**

- Aqua Exercise on Wednesday's and Friday's
- Refit on Tuesday's and Thursday's is cancelled until further notice
- Yoga on Monday's and Wednesday's
- Card Making Class every 2<sup>nd</sup> and 4<sup>th</sup> Saturday

## **Community Organized Events:**

- Ladies Night is the second 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 1<sup>st</sup> 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, Friday's, and Sundays
- Acoustic Night is the last Saturday of the month.
- Singles night is the second Thursday of the month.
- Unplugged is every third Friday.
- Happy Hour is every Friday.

## **JULY 2023**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 11AM-2PM- (INDEPENDENCE DAY) POOL PARTY
2 9AM-PICKLEBALL 5:30PM-CARD GAME NIGHT FULL (UPSTAIRS) 7PM-DIAMOND PAINTING (DOWNSTAIRS)	3 8:30AM-PICKLEBALL 10AM-BOCCE 3PM-LCR 2 7PM-BUNCO 2 7PM-PICKLEBALL	4 Happy Independence Day!	5 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXERCISE NANCY 5:45PM-LADIES POKER 7PM-PICKLEBALL	6 6:30PM-BUNCO 7PM-PICKLEBALL	7 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR-BYOB 6PM-POKER UPSTAIRS	8 1PM-CARD MAKING CLASS
9 9AM-PICKLEBALL 5:30PM-CARD GAME NIGHT FULL (UPSTAIRS) 7PM-DIAMOND PAINTING (DOWNSTAIRS)	10 8:30AM- PICKLEBALL 10AM-BOCCE 3PM-LCR 2 7PM-PICKLEBALL	11 7:15-LADIES NIGHT- MEET AT THE MOVIE THEATER	12 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXERCISE NANCY 5:45PM-LADIES POKER 7PM-PICKLEBALL	13 6PM-SINGLES NIGHT 7PM- BUNCO 4 7PM-PICKLEBALL	14 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR-BYOB 6PM-POKER UPSTAIRS 6PM-LOB WEDGE LANE SOCIAL	15 8AM-2PM-COMMUNITY YARD SALE MUNCHIES ON THE RUN FOOD TRUCK 6:30PM-LCR FULL
16 9AM-PICKLEBALL 5:30PM-CARD GAME NIGHT FULL (UPSTAIRS) 7PM-DIAMOND PAINTING (DOWNSTAIRS)	17 8:30AM- PICKLEBALL 10AM-BOCCE 10:30AM-YOGA IRENE 3PM-LCR 2 7PM-PICKLEBALL	18 6PM-8PM-KIDS NIGHT POOL PARTY & KONA ICE 6:15PM- STONE COLD POKER	19 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXER- CISE NANCY 5PM-YOGA IRENE 5:45PM-LADIES POKER	20 6:30PM-BUNCO FULL 7PM-PICKLEBALL	21 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR- BYOB 6PM-POKER UPSTAIRS 6PM-UNPLUGGED	22
23 9AM-PICKLEBALL 5:30PM-CARD GAME NIGHT FULL (UPSTAIRS) 7PM-DIAMOND PAINTING (DOWNSTAIRS)	24 8:30AM- PICKLEBALL 10AM-BOCCE 10:30AM-YOGA IRENE 3PM-LCR 2 6:30PM-CHART NIGHT 7PM-PICKLEBALL	25	26 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXER- CISE NANCY 5PM-YOGA IRENE 6PM-CLUB MEETING 7PM-PICKLEBALL	27 5:45PM-LADIES POKER 7PM-PICKLEBALL	28 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR-BYOB 6PM-POKER UPSTAIRS	29 7PM- PARTY WITH THE RESERVES 7PM-THE SAUCY PIG FOOD TRUCK
30 9AM-PICKLEBALL 5:30 PM-CARD GAME NIGHT FULL (UPSTAIRS) 7PM-DIAMOND PAINTING (DOWNSTAIRS)	31 8:30AM- PICKLEBALL 10AM-BOCCE 10:30AM-YOGA IRENE 3PM-LCR 2 7PM-PICKLEBALL					

# Highlights of Events Held



## *Amenity Center Maintenance*

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

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

## *Additional Maintenance Items Completed*

- The Amenity Manager sprayed weeds on pool deck, sidewalks, entrances, and courts on June 21<sup>st</sup>.
- All pool deck signs were cleaned on July 5<sup>th</sup>.
- Grills are cleaned every weekend by the weekend staff on duty.
- All gym equipment was cleaned on July 11<sup>th</sup>. This will be done on a consistent basis going forward.
- “Do Not Feed the Wildlife” signs were purchased on July 11<sup>th</sup>. These will be installed once received.
- Hornet nests are sprayed on a regular basis.
- Both kitchen areas, including refrigerators, were deeply cleaned on July 12<sup>th</sup>. This will be done on a consistent basis going forward.
- Damaged gym equipment machine in the process of getting repaired by Lloyds.
- Potholes patched on Grande Reserve Drive and Grand Reserve Blvd.
- Woodline and vegetation cutback at the start of the 100 section of Grand Reserve drive completed by Yellowstone.
- A new irrigation pump was installed by M&M Pumps on June 21st.
- (2) A/C capacitors replaced in upper units by Sunshine State Heating and Air on July 11<sup>th</sup>.

## *Administrative Items Completed*

- Office files organized and previous years put into storage.
- Food trucks have been very successful with serving the community. We are now able to introduce more variety to the residents.
- Weekend coverage with staff began Memorial Day weekend and will continue through Labor Day Weekend.



## Completed Projects



- New irrigation pump installed by M&M Pumps



- Patched Potholes on Grand Reserve Drive & Grand Reserve BLVD

## *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](mailto:deerrunmgr@rmsnf.com).

Kind Regards,

**Kayla Rinker**  
Amenity Manager

**Richard Gray**  
Field Operations Manager



# Grand Reserve

Palm Coast, FL

January, 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

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

(SA)

(PV)

(CP)

(LM)



Potential



## *TENTH ORDER OF BUSINESS*

*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, June 7, 2023 at 6:05 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
Peter Amans	District Engineer
Kayla Rinker	RMS
Rich Gray	RMS
Alison Mossing	RMS
Darrin Mossing	GMS
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. McGaffney called the meeting to order at 6:05 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Ms. Jones stated I have questions about item 9, allocation by unit type. I tried to figure out how our fee structure came about and most of what I find is about ERUs. Does anyone know what the initial offering stated, which is how they set up this fee structure? There is a motion to accept the proposed budget and in that propose budget I believe you would have to change the methodology. Is there any kind of vote that is going to happen or is this already decided and we

are going to push through the new budget based on a new methodology but no one seems to know what that is.

Mr. Mossing stated it was based on equivalent residential unit factor, which is common in our industry for allocating capital assessments to lots based upon their lot size. Many years ago they went through those calculations for water, drainage, roadway trips and they went through a more complicated detailed calculation, now they have kind of wrapped those all into an ERU factor, equivalent resident unit, which captures all of those details into one unit and they are assigned based upon lot size. Generally speaking, a 50-foot lot would be 1 ERU and a factor below that would be a 40-foot lot at .8 ERU and the larger lots would be a factor of that.

Ms. Jones stated that explains the question that everyone has that is dividing us as a community. If that is how it is derived and it is not because you have more and I have less or you use the amenity center and I don't. I think it is important for everyone to understand what an ERU is and how this methodology came about.

Mr. St. Pierre stated to answer the second part of your question, the methodology is not being changed at this moment, nor is the budget being finalized tonight. We are going to talk about the budget later and make some adjustments to it tonight with a high-end number to go forward for our public hearing. We have a meeting in July and in August we will adopt the budget.

Ms. Jones stated we haven't done a study of our capital assets to know what we need to be reserving for future maintenance. Do we have a baseline? How do we know where to set our budget?

Mr. St. Pierre stated before we were an all resident board, we had no reserves. Last year was the first year we added reserves. There is going to be some capital improvements we will address later in the meeting. We are still new at this and we are working on it

Ms. Fetner stated I want to address no. 9 as well.

Ms. Buchanan stated the top reflects the existing methodology, the bottom reflects the budget if everyone had the same ERU.

Ms. Fetner asked on the bottom one, are we going to have a public hearing and as a property owner will we be able to vote or is the vote by the five board members?

Ms. Buchanan stated if the board decides tonight that they would like to move forward with a change to the assessment methodology everyone in the community would get a letter



describing the change and notice of a hearing date at which everyone could again come and provide public comment either in writing or in person, then this five-member elected board would vote.

Ms. Fetner stated let's address the elephant in the room, David, Andre, Greg, Gail and Darrell, you were elected by the homeowners to be our voice and I hope you would cast your voice as the voice of the community, the voice of the majority.

Mr. Rumbers stated as I look at the variable rate, the 40,50,75 foot lots versus the identical rates for each one for maintenance. We have a five-member board that will make the decision as to whether we change it, it seems that two members of the board are in the 75 foot lot category and they would be influenced by having a cheaper rate if they vote for the uniform assessment. I suggest those two members not vote for that particular item and let the other three members of the board vote.

Mr. St. Pierre stated we all have an interest in what the rates are.

Mr. Poulin stated I live on a 75-foot lot and will recuse myself from voting. I do support the flat funding.

Ms. Lambert stated I also have a 75-foot lot and have been here since 2018. I will also be recusing myself. I do believe it is an unfair system.

Mr. Broom stated I am a 50-foot lot owner, there are two pieces to it, one will not change, the other piece is what we are talking about potentially changing. The 50 and 75's would save and the brunt of the increase is on the 40-foot lots, of which DR Horton is the majority owner.

Mr. Lawson stated when we moved in we were given a cost of these fees and what we would pay and what we would expect to be charged annually. Why are we having this discussion on no. 9 when we knew that in the first place? Why are we trying to change something when the information was given to us and it was accepted and moved on at that point?

Mr. St. Pierre stated we have gone from a DR Horton board to a resident board. The discussion tonight is if we change the methodology how it impacts everybody.

Mr. Lawson stated we are in a 50-foot lot and we stand to gain from this but I am not in favor of it at all. I would rather pay my share and not screw that group over. You have two people who recused themselves. What is the policy on voting when you don't have a full board vote?

Ms. Buchanan stated the majority of the voting members.

A resident stated we all came here knowing what we were walking into and we should just live with it and not try to change anything. We are a community.

Ms. Marshall stated no one on the board owns a 40-foot lot so no one will be harmed by the vote. There are people here who will be harmed by that vote. We signed a contract understanding how much we were going to pay. It is like have a 30-year fixed rate mortgage that suddenly changes to an adjustable rate and we have a say about it.

Ms. St. Pierre stated I want to discuss the pickleball courts. Why we have to take it off the calendar and go to first come first served, I don't understand. It is a community building, it is open, anybody in the community can come and play. Why is it okay to reserve bocce courts but not pickleball?

Mr. Poulin stated it is later in the agenda, but we are going to change that and allow it to be listed.

Mr. Boswell asked what was the relationship with DR Horton?

Ms. Buchanan stated the history is complicated. In 2007 the district was established by the landowner and they essentially abandoned the project, that is why there were only six homes. It stayed inactive for a large number of years then I think it was in 2017 DR Horton bought the property and based on the statutes the landowner gets to control who is on this board until two things are met: six years from establishment, which had passed, and 250 registered voters. At the time there were only six homes so Dr Horton controlled the board until four years ago. The statute that requires that you start rotating board seats to residents that live here happens two at a time until a full resident board is in place. There were five years where Horton was in charge of developing the property as the landowner and their representatives also served on the board. What they were able to do at that time was issue debt in 2018 to get additional funds to finish things like this amenity center and they were in a position to establish a lot of the fundamentals that this board is now working with to make their own.

Ms. Reese stated I want to see how it was implemented to use the ERU to assess the O&M fees.

Mr. Lambert stated what we are talking about now is operations and maintenance costs. We all get the same benefit for different costs.

A resident stated everybody is a Flagler County resident, they all use the parks, but they all pay a different property tax. I think item 9 should be tabled until the county and the city charge the same tax to everybody in the county.

A resident asked who made the decision to make everything equal when we came in we knew what we were going to pay. I don't think anybody should be paying for the difference to make it equal. Build a park or basketball court, something for the community rather than raising everyone's taxes to make it equal.

Mr. St. Pierre stated we had a budget workshop in April and a lot of people came in and the idea of changing that came out of the budget workshop. We sent it to management, they came back with numbers and that is on the agenda tonight. Nothing has been decided.

A resident asked when was this board formed?

Mr. St. Pierre stated Gail has served for four years, I replaced someone I'm going into my third year. Andrew and Greg and Darrell were elected this past fall.

Ms. Buchanan stated there has been a board since 2007 but that was the original landowner who then became DR Horton a decade later. DR Horton appointed Gail to have a resident voice on the board and they did the same with Bob Barnes. DR Horton appointed a few before they had to, then in 2020 the first two seats were put on the general election ballot. Going forward there will be alternating even years either three or two on your ballot for residents to vote for.

A resident asked how do we see the minutes of all these meetings?

Ms. Buchanan stated if everyone will look on the agenda you will see [deerruncdd.com](http://deerruncdd.com), that is the district website. Every month the agenda package that the board has in front of them should be posted on this website so you can see more than just this agenda page, you can see all the documents that the board is going to be considering. As to the minutes specifically you will have in the agenda package the draft minutes from the last meeting. They don't become final until the board approves them. The meetings are advertised in the newspaper and they are also listed on the website.

A resident asked when was the changes to the lot size fees first talked about?

Ms. Buchanan stated this history is when the district issued bonds in 2018 they established with mail and published notice and a hearing the ERU allocations that we used for the bond. Subsequent to that time the district has applied that same ERU allocation to its

operation and maintenance budget. What that means is that every year the district will meet and have a hearing on the assessments and the budget, that I believe is scheduled for August. They decided in May/June this is what we think the budget is going to be and it is generally the maximum that they expect. If that max causes assessments to increase from the previous year, everyone will get a mailed notice of what their proposed assessment would be and the hearing date and time. What we are doing tonight is giving the board an opportunity to talk through this in public because they can't talk to each other outside of the meeting. The reason they have to talk about it tonight is because they have to determine which column they want to go down for their proposed budget they are approving tonight.

A resident asked are you talking about property taxes?

Ms. Buchanan stated they are on your property tax bill, but they are special assessments levied by the district.

A resident asked when did the board decided they wanted to make this change?

Ms. Buchanan stated as David described it came up at the budget workshop in April, but they have not yet made a decision. I'm talking about the change the assessment allocation, it is not the amount of costs the district has, it is how do we break it apart. We have had a lot of conversation about that tonight. Another agenda item we will consider is the proposed budget and that is going to be the approval of all the costs, which are increasing because everything is more expensive now. It is a two-pronged approach for everyone to keep in mind. Some of the numbers you may have seen probably incorporated both the change to the allocation of the assessments and the proposed increase due to increased costs to the district. We will do our best to highlight that.

Mr. Wishell stated the ERU is not used to allocate the operations and maintenance assessments for amenities; it is spread out equally. If one part can be done equally why aren't both parts done equally?

A resident stated I don't think that proposed change is fair to the 40-foot lots.

A resident asked I don't know how you arrived at the lot size to be the running factor on raising the costs? Shouldn't it be justified in square footage of your home versus the lot?

Mr. St. Pierre stated we inherited the methodology as it is and our discussion tonight is dealing with changing the methodology.

Ms. Buchanan stated every CDD we represent does it based on lot size compared to square footage of the home. The logic for that is the infrastructure the CDD built, operates and maintains, the costs related to that are generally in line with lot development as compared to home size. That is the basis of using lot sizes compared to residential size.

Ms. Lambert stated the other option would be to have it all equal.

Ms. Boyd asked are we anticipating more operating and maintenance expenses in the future?

Mr. St. Pierre stated absolutely.

Ms. Buchanan stated I want to be clear, the owners of all the lots pay assessments whether they have a house on it or not. Additional houses aren't necessarily going to contribute more to the budget because they already pay towards the budget now. But, there may be additional costs related to heavier usage of the amenity center or there might be more cars on the road that damage landscaping and irrigation so there will be costs due to growth but not necessarily because you are getting more houses.

Ms. Boyd asked do we have any other choice or do we just have the one choice? Do you need more time to come up with other alternatives?

Mr. St. Pierre stated I don't think this is going away any time soon, the budget is never going away. We love having people participate, everybody on the board has a committee they work with on things such as contracts and landscaping. This is the only choice we have right now, but we will always explore other avenues as we move forward.

Ms. Braun stated on item 12, discussion of amenity room rentals, every community I have lived in we all had the opportunity as a member of the community to have a birthday party or anniversary party in our clubhouse because we feel that we own this clubhouse. I heard rumors that we are shutting that down and we will not be able to do this anymore. If that is the case, I think that is wrong. We can eliminate outsiders coming in but for us who own this property we should be able to have a birthday party and invite friends and relatives.

Mr. St. Pierre stated we suspended the rentals for 90 days so we could look into it with the staff. They are going to have recommendations about that tonight. We had a lot of issues with rentals on holidays and our residents were not able to use the facilities.

### **THIRD ORDER OF BUSINESS**

### **Discussion of Amenity Suspension Privileges**

Mr. McGaffney stated you were notified of an incident that spanned back to April. The suspension is still active, I have notified the resident and his wife that the suspension of privileges still stands until the board can get together. Unfortunately, as a result of the incident, a court case has been filed, it is still ongoing and my recommendation based on discussions with staff is continue the suspension. The other members of the house can still use the amenity facilities but the one individual should still be suspended until that case has worked its way through. If you want to do more than that you can talk about that and Katie can guide you through any legal questions.

Mr. St. Pierre stated I was witness to a few instances at the amenity center the last couple weeks and I'm concerned about people's behavior when approaching our staff. Our staff is paid to be here and the amenity rules are the law of the land, the staff are the final say as far as I'm concerned. I witnessed very poor behavior from adults showing disrespect to our staff. That can't happen anymore. I'm going to recommend to Alison that we start formalizing a policy that if we get into a situation we start losing our privileges. I recommend we start taking action against people who don't want to follow our rules.

On MOTION by Mr. Dean seconded by Mr. Poulin with all in favor the suspension will stand until the case works its way through the court system at which time it will be addressed by the board.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Audit Committee Ranking of Proposals for Fiscal Year 2023 Audit**

On MOTION by Mr. St. Pierre seconded by Mr. Broom with all in favor the recommendation of the audit committee of Berger Toombs being ranked no. one was accepted.

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

#### **Consideration of Aquatics Management Proposals**

Mr. Gray outlined the services in the proposals for lake management services from the different vendors.

On MOTION by Mr. Dean seconded by Mr. Broom with all in favor the proposal from JJ Aquatics in the amount of \$2,0893 was

approved and district counsel was authorized to prepare the agreement for this scope of services.

On MOTION by Mr. St. Pierre seconded by Mr. Dean with all in favor staff was authorized to terminate the agreement with Applied Aquatics in accordance with the terms of the agreement upon the successful negotiation with JJ Aquatics.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Proposals for Internet and Phone Services**

Mr. Broom stated I had to adjust some of these figures. Looking at switching from AT&T and Direct TV and moving to Spectrum for telephone, internet and TV. Currently we are paying close to \$385 per month with an internet speed of 120 mg and the quote from Spectrum with 635 mg, the wireless internet backup phone and TV with 1 HD box would be \$191.15 per month for the first year. That will save us roughly \$114.45 per month. There is \$20 extra per line that still brings year one at \$271.15. Roughly \$1,373 savings per year. Year two that will go to \$281.15 which still saves us \$94.30 per month or \$1,131.72 per year. I propose we switch to Spectrum and there will be no need to increase the budget for the phone and internet at the amenity center.

On MOTION by Mr. Broom seconded by Mr. Poulin with all in favor staff was authorized to terminate services with AT&T/Direct TV and to switch to Spectrum for phone, internet and TV at the amenity center.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Yellowstone Proposals**

#### **A. Phase 4 Addendum**

This item tabled.

#### **B. Amenity Center Mulch**

This item tabled.

## **EIGHTH ORDER OF BUSINESS**

### **Discussion of Operations and Maintenance Assessment Allocation by Unit type**



Mr. McGaffney stated in your agenda is a comparison of what the current budget would look like as presented. The top three tables represented what it would look like if we went with the current ERU, status quo; the far right table that says combined and you can see the increases by the units.

The board asked at the workshop to look at changing to an equalized 1 ERU for the admin, O&M and reserves as well as the amenities and the totals are in the bottom right hand corner table.

Ms. Buchanan stated to help everyone follow along the two numbers you are going to compare, the column heading is, per units gross. You would look for the lot size you are interested in and track it along to the column that says, per unit gross and do that at the top of the chart and at the bottom of the chart and that is how you see the difference between the two assessment allocations.

Mr. McGaffney stated those are the gross, there is an opportunity if you pay your tax bill in a timely fashion you could receive up to a 4% discount. The county charges a 2% collection fee, that is why it is grossed up 6%.

Mr. St. Pierre stated I asked a couple times about the golf course and commercial lots. Somebody was supposed to get back to me on how we increase reserve contributions to us.

Mr. McGaffney stated, currently the contribution of the golf course is based off the cost share methodology of the cost share agreement and that revenue is included in there, for the commercial and golf the assessment is based off the ERU factors.

Mr. St. Pierre stated I asked about the contract on that, how we can change their assessments. Somebody was supposed to get back to me on that.

Mr. McGaffney stated I did look into that and I'm working with the engineer because there are new ponds coming over from Phase 4 or 5 that might impact the golf course as well. From the current review of the agreement there is nothing more that can be changed from it unless they have an impact on the cost share part of it, unless they pick up more pond frontage on their site. The agreement is sound, there is nothing I can change out of it.

Mr. St. Pierre asked Katie, legal opinion?

Ms. Buchanan stated the agreement has been negotiated and signed. We could also propose an amendment to it, but the golf course may not agree to it and then our only ability to

try to say, this agreement shouldn't stand is a more data driven analysis that shows that for some reason the golf course uses the stormwater system more intensely than they are paying for.

Mr. Poulin stated everyone who reached out to us by email, text and by phone, thank you for the input. There were a lot of comments and different ways that people thought this was being built. I will share three things with you. Someone quoted that everyone is assessed property tax based on square footage and value of their home and that is how the CDD assessment are. There was a highlighted email that I was sent that talks about dimensions and road frontage. There are three frontages, 40-feet, 50-feet and 75-feet. All that talks about is your road frontage and different areas of the community. It has nothing to do with our lot size, nothing to do with how deep or wide your lot is, it doesn't talk about how big your house is. The property tax is based on a lot of different things such as the size of your house, the value and things like that. In the community the lots are all different, some bigger, some smaller, some deeper, some on angles. The CDD assessment is based on the street frontage. People in the 40-footlots will take a hit if we change it. There are 444 homes to be built that are 40-foot lots and now there are about 130+ that have been sold and occupied. To get fairness into the community where everybody pays the same, we are asking you to pay another \$111 per year. Somebody did a calculation and it is 30¢ a day. You are taking a beating this year with mailbox issues, pond issues, drainage issues and now we are asking to possibly spend more money and I'm sorry about that. This whole system was designed by DR Horton, it wasn't designed by this board, numerous times at the board meeting DR Horton was asked to talk about it and they didn't want to do it because it helped them out, it helped sell the bigger lots and move the pricing up. I'm going to recuse myself, I think it is only fair, I do have something to gain financially and I'm here to represent all of you, not just a small neighborhood. I encourage the three board members who are left to make a motion and pass this so we can have a public hearing and hear more from the residents as to how it may or may not affect them.

Mr. St. Pierre asked Katie, will we only have a public hearing if we pass this?

Ms. Buchanan stated you will have a public hearing on your budget, which will include any increased costs you will have. You will have a public hearing on your assessments, which we levy operation and maintenance assessments every year and if you choose to change your methodology you would have a third public hearing.

Ms. Lambert stated I said at the beginning that I will recuse myself, but I would like to second what Andre said.

Mr. Dean stated so that everyone understands the magnitude of everything. The development is designed for 444 40-foot lots, 338 50-foot lots and 61 75-foot lots. Actual residents at this time 40-foot lots is 143, 368 50-foot lots and 61 70-foot lot owners for a total of 572 lots out of 843 total. The remainder, roughly 300 lots, DR Horton owns and they pay as a 40-foot lot. If we keep everything the same the numbers are as is. If we change the methodology then the difference would be the 40-foot lots \$112 more than what was stated earlier, 50-foot lots would be \$61 less and 75-foot lots would be \$488 less. There is a lot of misinformation going around about it, so those are the numbers we are looking at. I could possibly make an argument for either side. We are looking at the piece of the puzzle that has to do with what you can enjoy out of the community, the pool, amenity center and taking care of the roads and common areas. The other piece of your CDD fees is the bond repayment and that is not going to change.

Mr. Broom stated like Greg I can make a case either way. The \$112 is a lot to some folks and I think this is something we should look at doing but I'm wondering, is now the time to look at it. Should we be getting our budget in line that we inherited, rein stuff in to get a better idea of our budget before we start moving stuff around.

Mr. McGaffney stated if you did nothing and kept the ERUs the same I don't think there is a motion. We are going to make that motion when we review the budget and assessments. If you are going to change it now is the time to do that and give direction to staff to begin that work and I believe there will be some additional costs from the legal side and our side to prepare that methodology so it can be ready for the August public hearing.

After the discussion a motion was not made, and Mr. St. Pierre stated there is no motion so the matter is not moving forward.

The board took a short break after which the meeting was reconvened.

## **NINTH ORDER OF BUSINESS**

### **Consideration of Resolution 2023-06 Approving the Proposed Budget and Setting a Public Hearing Date to Adopt**

Ms. Buchanan stated the board has already had a budget workshop where they sat down, reviewed the numbers and came up with what they believe to be a proposed budget. That budget is in the agenda package and copies of it were distributed to some of you. The board is going to go through that proposed budget and decide whether they want to make any modification and right now they can increase it, decrease it, allocate money between line items. Once this meeting is closed the proposed budget serves as a cap at a maximum amount. That is a maximum both to the assessment level that will be levied against individual homes and the maximum amount as to the expenses that the district is going to spend. Once that proposed budget is finalized if it results in an increase in assessments and only if it results in an increase in assessments then a letter will be mailed to every person who lives in the community or owns a lot in the community explaining your annual change. It will say our assessment last year was X and your assessment this year is going to be Y. It will also identify what unit type you have and if you have a question you can see that on the notice and it will include your ERU allocation. We talked about that a lot and that way you can go through and see all of this information on the notice. Most importantly, it will notify you of the date, time and location at which time the board will adopt its final budget and levy its annual O&M assessments. Unlike your debt, the board considered O&M assessments every year so we cannot ever assume that the O&M assessment is going to stay the same, it will likely change just because costs are increasing, the level of service you want may change, but that is why you will get an annual notice if your assessment increases. When the board comes back in August there will be the hearing, you will have an opportunity to provide comment on the assessments that will be levied against your property. The budget, whether that be individual line items in the budget, the totality of the budget, whatever you would like you can make those comments at the public hearing in August. After the board has received your comments in August they will adopt a resolution which finalizes the budget and that will start their fiscal year for October 1. That is the budget year, October 1 through September 30.

Mr. McGaffney stated the board and probably most everyone here has a copy of the summary of impacted items on the budget and things that are going to change and those are the things you should talk about and focus on unless you have other items you want to discuss. I have given descriptions of those changes; this is not the first time the board has seen it. In the best interest of your time, I probably won't go over each of these individual items but generally

speaking the capital reserve contribution of \$100,000 is a big impact to the budget as well as the landscaping, which we previously talked about and I factored that in as well as an additional \$6,000 in pond maintenance for additional ponds for Phases 4 and 5 when they come on. That is the aquatic side, not the landscape side. Those are the main big impacts to the budget. Obviously, you can see there is more than that, that go up or down. The changes for contracts are built into the summary as well. I will answer any questions you may have.

During the discussion of reducing the budget line items, the following action was taken by the board.

On MOTION by Mr. Dean seconded by Mr. St. Pierre with three in favor the Ms. Lambert and Mr. Poulin opposed staff was authorized to remove the pump and water feature at SR 100.
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The board discussed certain line items that resulted in the following: Under maintenance: reduce water and sewer to \$16,000, landscape maintenance \$185,400, landscape contingency \$3,000, tree pruning \$4,500, lake maintenance and repairs \$24,476, maintenance contingency 0. Amenity center: cable/internet & telephone services \$6,000, amenity electric \$16,000, amenity water and sewer \$23,000, holiday décor \$2,000, create one-time capital project fund of approximately \$190,000 to take care of the irrigation system.

The changes outlined results in a 28% increase for the 40-foot lots, 31% for the 50-foot lots and 34% increase for the 75-foot lot, 47% for commercial and 47% for golf course or: an increase for the 40-foot lots \$257.54, for the 50-foot lots \$318.79 and 75-foot lots \$469.62, commercial would increase of \$228.52 and golf course would have an increase of \$772.39. These are the increases over fiscal year 2023.

Ms. Buchanan stated the commercial and golf course don't pay for amenities.

Mr. McGaffney stated they have their own irrigation system and have zero access to the amenities.

On MOTION by Mr. St. Pierre seconded by Mr. Poulin with all in favor Resolution 2023-06 approving the proposed fiscal year 2024 budget, declaring special assessments to fund the proposed budget pursuant to Chapters 170, 190 and 197, F.S setting the public
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hearing, for August 26, 2023, addressing publication, addressing severability and providing an effective date was approved.

**TENTH ORDER OF BUSINESS****Consideration of Resolution 2023-07 Setting a Public Hearing Date to Adopt Revised Rules of Procedure**

On MOTION by Mr. St. Pierre seconded by Mr. Poulin with all in favor Resolution 2023-07 setting the public hearing for August 23, 2023 was approved.

**ELEVENTH ORDER OF BUSINESS****Discussion of Amenity Center Room Rentals**

Mr. Dean stated we had a group that has been meeting since the first of the year to talk about the amenity center, the usage and what we are doing here and how busy it is.

Alison's group takes care of the amenity center and they helped us come up with these guidelines and changes we are going to talk about.

Some of the civic groups that use the amenity center has been an issue. Currently the Rotary and girl scouts use the amenity center and we recommend that no more civic groups be allowed to use the facility; one group doesn't live here and it has been an issue and we don't want that problem. We will give them notice that after June 30<sup>th</sup> they will no longer be able to use the amenity center.

Ms. Buchanan asked could they use it without a reservation?

Mr. Dean responded no. There was a lot of discussion about the pickleball group, how they work, how they do things, there are three groups that use it regularly and a lot of people just come up and use it. It is well organized. One recommendation was to no more reserving the pickleball courts, but we would like to allow the pickleball groups be able to put their schedule on Kayla's monthly schedule. We want to keep that going and have that stay. There were a lot of concern about the pickleball courts being used by non-residents and many times we talked with them and it is not a problem. There were non-residents with residents and the ratio was never over the guest limit.

No smoking right now is only in the building and pool area, the fenced in area. We recommend that everywhere on the property tobacco products, including vape not be allowed.

One of the biggest issues was reservations at the amenity center. This building is very busy, all the groups are residents and the reservations for birthday parties, etc. have become a major issue. They don't clean up well, people have made reservations for other groups and all the problems we have been having along with the fact that the building is so busy, the reservations would be a challenge to do. We recommend that the entire reservation policy be taken out of the amenity system. There was a lot of discussion, we took a lot of suggestions from the group that runs the amenity center and that is one of the things we recommend.

Lastly, to help the staff we recommend that the group that has been meeting to do these changes at their monthly meetings that the interest to schedule a resident's group room reservation shall be completed by the room reservation that they have and shall be reviewed by the amenity activities group during their monthly meeting for review and approval. Something to help Alison and her staff out to make sure the rooms are being rented properly.

We looked at all the groups that are presently here and asked them to do a sign-up sheet, the vast majority of them are residents. You can have a guest with you, that was not a problem. There was one exercise class we did not sign up.

Ms. Mossing stated it was a class that was regularly canceled and there was not a lot of participation. She didn't post a Saturday class and the feedback from residents was that they wanted a Saturday class, so we are going to work with the other instructor to provide a Saturday class.

A resident asked how is this going to be communicated so that we don't have chaos about the change in policies?

Mr. St. Pierre stated we will have Alison coordinate with Kayla an email blast.

A resident asked does the instructor for zumba and yoga charge people who attend?

Ms. Mossing stated yes.

A resident asked does the instructor pay to rent the room?

Ms. Mossing stated not currently.

Mr. Dean stated we talked about that a little bit, but we wanted to at least get some things done. That is on our next meeting.

On MOTION by Mr. St. Pierre seconded by Mr. Dean with all in favor the amenity policy changes were approved.
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**TWELFTH ORDER OF BUSINESS**

**District Management Letter to SJRWMD –  
Phase 5 Future Ownership & Maintenance**

Informational only.

**THIRTEENTH ORDER OF BUSINESS**

**Discussion of Pickleball Play on Community  
Calendar**

This item taken earlier in the meeting.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Buchanan stated the legislature passed a bill requiring supervisors after January 1, 2024 to have four hours of ethics training.

**B. Engineer – Annual Engineer’s Report**

Mr. Armans stated I handed out a report on what we have been working on. We have been extremely busy for this district over the last two months.

I want to update the board on the St. Johns River Water Management District compliance coordination. We did start talking again with the water management district, they assigned a new person to manage the case. We are bringing them up to speed, and they requested a field meeting to visit each of the sites to make a final determination. Our meeting is scheduled for the 23<sup>rd</sup>, we are going to have our environmental scientist, myself and the St. Johns representative visit all the sites to make a final determination.

Everything else on the memo is for your reference so you can see what we have been working on.

On MOTION by Mr. St. Pierre seconded by Mr. Dean with all in favor work authorization 2023-1 from Dewberry Engineers, Inc. to provide the annual engineer’s report in an amount not to exceed \$4,500 was approved.
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**C. District Manager**

There being none, the next item followed.

**D. Operations Manager - Report**

Mr. Gray updated the board on the irrigation, the pump has been received and it will be installed sometime after the 16<sup>th</sup>. He reassured me that he will get back to me with a specific date. There were a few issues at the pool, Kayla and I were able to correct those issues, we had a new inspection from the health department and there were no violations. I have been working with Jerry as well as Mr. Dean; I'm trying to figure out the flow issue with the pool. I have done everything I can to figure out the flow rate and it is either the sand in the sand filtration system probably needs to be changed or the pump is going out. That runs about 5-7 years on that filtration system and it is coming up on that process now. After everything I have done, those are the only two things it could be. I was told it would be between \$3,000 and \$5,000 to replace all the sand in the sand filtration system, however that would be another 5-7 years before it would have to be done again. Changing the sand is something that can't be avoided if you want to keep the pool open because if the flow rate drops down too far the health department will shut it down until it is back up to code.

Mr. St. Clair stated as far as the sand you can get with Mr. Dean about that and he can bring it to us at the next meeting.

Mr. Gray stated all the palm trees on the pool deck have been pruned and the fronds were removed. I noticed today there was some staining in the parking lot due to the palm trimming. I contacted Yellowstone and they are going to remove the stains from the parking lot free of charge. The dead shrubs on Grand Reserve Way by the lift station are being replaced next week. I had two 18-inch box drains installed on the backside of the bocce ball court and tennis court to help with the erosion issue. One of the district engineer's will be onsite tomorrow to inspect all the stormwater systems.

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

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

### **FIFTEENTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

Additional items: have panic button system installed at the amenity, Mr. Dean will work on ideas to improve community communications, work with field manager on pool pump/filter

issues, update on park pond, Phase 4 Yellowstone proposal breakout cost on trimming and ensure it does not include the backside of ponds.

## **SEVENTEENTH ORDER OF BUSINESS**

### **Public Comments**

Additional comments: does irrigation system repair go out to bid, lack of maintenance on system, number of houses in new section, description of the phases, ownership of streets, review of water bills, repair of barbeque, possibly replace mulch with stone, ownership and location of cluster mailboxes.

## **EIGHTEENTH ORDER OF BUSINESS**

### **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**

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

## **NINETEENTH ORDER OF BUSINESS**

### **Next Scheduled Meeting – 07/21/23 at 6:00 p.m. at the Island Club**

Mr. St. Pierre stated the next meeting will be held July 21, 2023 at 6:00 p.m. in the same location.

On MOTION by Mr. Broom seconded by Mr. Poulin with all in favor the meeting adjourned at 9:11 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



*B.*

MINUTES OF MEETING  
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The Deer Run Community Development District audit committee met Wednesday, June 7, 2023 at 6:02 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present were:

David St. Pierre  
Gail Lambert  
Darrell Broom  
Andre Poulin  
Greg Dean

Also present were:

Howard McGaffney  
Katie Buchanan  
Peter Amans  
Kayla Rinker  
Alison Mossing  
Darrin Mossing  
Several Residents

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. McGaffney called the audit committee meeting to order at 6:02 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Review and Ranking of Audit Proposals**

Mr. McGaffney stated we had one proposal from Berger Toombs in response to the RFP for audit services. They are very qualified and do a number of districts for us. We likely received one response because you can see by the proposal at \$3,3075 for both 2023 and 3024 that auditors are very busy and they didn't respond.

I put out a recommended ranking and by default they are ranked no. 1, giving them the full 100 points.

On MOTION by Mr. Poulin seconded by Mr. Dean with all in favor  
Berger Toombs was ranked no. 1.

**THIRD ORDER OF BUSINESS**

**Other Business**

There being none,

On MOTION by Mr. St. Pierre seconded by Mr. Poulin with all in  
favor the meeting adjourned at 6:05 p.m.

*C.*



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

***Unaudited Financial Reporting***  
***May 31, 2023***



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**Deer Run**  
**Community Development District**  
**Combined Balance Sheet**  
**May 31, 2023**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
<u>Cash:</u>					
Operating Account	\$ 509,728	\$ 9,007	\$ -	\$ -	\$ 518,735
<u>Investments:</u>					
<u>Series 2008</u>					
Prepayment	\$ -	\$ -	\$ 0	\$ -	\$ 0
Construction	\$ -	\$ -	\$ -	\$ 0	\$ 0
<u>Series 2018</u>					
Reserve	\$ -	\$ -	\$ 406,283	\$ -	\$ 406,283
Revenue	\$ -	\$ -	\$ 271,779	\$ -	\$ 271,779
Interest	\$ -	\$ -	\$ 6,953	\$ -	\$ 6,953
Prepayment	\$ -	\$ -	\$ 936	\$ -	\$ 936
Sinking Fund	\$ -	\$ -	\$ 344	\$ -	\$ 344
Construction	\$ -	\$ -	\$ -	\$ 22,620	\$ 22,620
Due from General Fund	\$ -	\$ -	\$ 79,080	\$ -	\$ 79,080
Due from Other	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Assets</b>	<b>\$ 509,728</b>	<b>\$ 9,007</b>	<b>\$ 765,375</b>	<b>\$ 22,620</b>	<b>\$ 1,306,730</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 25,485	\$ 16,875	\$ -	\$ -	\$ 42,360
Due to Debt Service	\$ 79,080	\$ -	\$ -	\$ -	\$ 79,080
<b>Total Liabilities</b>	<b>\$ 104,565</b>	<b>\$ 16,875</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 121,440</b>
<b>Fund Balance:</b>					
Restricted for:					
Debt Service - Series 2008	\$ -	\$ -	\$ 0	\$ -	\$ 0
Debt Service - Series 2018	\$ -	\$ -	\$ 765,375	\$ -	\$ 765,375
Capital Projects - Series 2008	\$ -	\$ -	\$ -	\$ 0	\$ 0
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 22,620	\$ 22,620
Assigned for:					
Capital Reserves	\$ -	\$ (7,868)	\$ -	\$ -	\$ (7,868)
Unassigned	\$ 405,163	\$ -	\$ -	\$ -	\$ 405,163
<b>Total Fund Balances</b>	<b>\$ 405,163</b>	<b>\$ (7,868)</b>	<b>\$ 765,375</b>	<b>\$ 22,620</b>	<b>\$ 1,185,290</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 509,728</b>	<b>\$ 9,007</b>	<b>\$ 765,375</b>	<b>\$ 22,620</b>	<b>\$ 1,306,730</b>

**Deer Run**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance

**Revenues:**

Assessments - Tax Roll	\$ 534,612	\$ 534,612	\$ 530,767	\$ (3,845)
Assessments - Direct	\$ 264,583	\$ 264,566	\$ 264,566	\$ -
Golf Course Lake Maintenance Contribution	\$ 4,800	\$ 2,010	\$ 2,010	\$ -
Rental Income	\$ -	\$ -	\$ 1,535	\$ 1,535
Miscellaneous Income	\$ -	\$ -	\$ 20,671	\$ 20,671
<b>Total Revenues</b>	<b>\$ 803,995</b>	<b>\$ 801,188</b>	<b>\$ 819,550</b>	<b>\$ 18,362</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 4,200	\$ 4,200	\$ 5,000	\$ (800)
FICA Expense	\$ 321	\$ 321	\$ 383	\$ (61)
Engineering	\$ 12,000	\$ 12,000	\$ 13,243	\$ (1,243)
Dissemination	\$ 2,500	\$ 1,667	\$ 1,767	\$ (100)
Attorney	\$ 20,000	\$ 13,333	\$ 17,956	\$ (4,623)
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,500	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Management Fees	\$ 34,421	\$ 22,947	\$ 22,947	\$ (0)
Information Technology	\$ 1,095	\$ 730	\$ 730	\$ -
Website Maintance	\$ 655	\$ 437	\$ 437	\$ 0
Telephone	\$ 100	\$ 67	\$ 180	\$ (113)
Postage	\$ 600	\$ 400	\$ 556	\$ (156)
Insurance	\$ 7,858	\$ 7,858	\$ 7,040	\$ 818
Printing & Binding	\$ 800	\$ 533	\$ 524	\$ 9
Travel Per Diem	\$ 250	\$ 167	\$ -	\$ 167
Legal Advertising	\$ 1,330	\$ 887	\$ (271)	\$ 1,158
Other Current Charges	\$ 2,500	\$ 1,667	\$ 1,010	\$ 657
Office Supplies	\$ 100	\$ 67	\$ 6	\$ 61
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 99,355</b>	<b>\$ 69,955</b>	<b>\$ 74,182</b>	<b>\$ (4,227)</b>

**Operations & Maintenance**

**Field Expenditures**

Field Management	\$ 33,418	\$ 22,279	\$ 22,279	\$ 0
Electric	\$ 85,048	\$ 56,699	\$ 60,221	\$ (3,523)
Water & Sewer	\$ 12,500	\$ 8,333	\$ 12,972	\$ (4,638)
Landscape Maintenance	\$ 141,900	\$ 94,600	\$ 89,864	\$ 4,736
Landscape Contingency	\$ 6,000	\$ 4,000	\$ 13,474	\$ (9,474)
Lake Maintenance	\$ 30,000	\$ 20,000	\$ 18,553	\$ 1,447
Water Feature Maintenance	\$ 8,000	\$ 5,333	\$ -	\$ 5,333
Irrigation Repairs	\$ 20,400	\$ 20,400	\$ 26,696	\$ (6,296)
Contingency	\$ 3,000	\$ 3,000	\$ 5,875	\$ (2,875)
<b>Subtotal Field Expenditures</b>	<b>\$ 340,266</b>	<b>\$ 234,644</b>	<b>\$ 249,934</b>	<b>\$ (15,290)</b>

**Deer Run**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
<b>Amenity Expenditures</b>				
Amenities Management	\$ 86,625	\$ 57,750	\$ 47,995	\$ 9,755
Property Insurance	\$ 41,946	\$ 41,946	\$ 39,011	\$ 2,935
Pool Maintenance	\$ 11,220	\$ 7,480	\$ 8,500	\$ (1,020)
Pool Chemicals	\$ 10,560	\$ 10,560	\$ 10,641	\$ (81)
Janitorial Services	\$ 14,032	\$ 9,355	\$ 10,500	\$ (1,145)
Pest Control	\$ 1,100	\$ 733	\$ 566	\$ 168
Facilities Maintenance	\$ 25,000	\$ 16,667	\$ 11,019	\$ 5,648
Cable, Internet & Telephone Services	\$ 6,600	\$ 4,400	\$ 3,311	\$ 1,089
Electric - Amenities	\$ 18,000	\$ 12,000	\$ 9,392	\$ 2,608
Water & Sewer - Amenities	\$ 30,000	\$ 20,000	\$ 13,955	\$ 6,045
Gas Service	\$ 950	\$ 633	\$ 440	\$ 193
Security Monitoring	\$ 1,500	\$ 1,000	\$ 782	\$ 219
Access Cards	\$ 500	\$ 500	\$ 619	\$ (119)
Operating Supplies	\$ 3,000	\$ 2,000	\$ 1,125	\$ 875
Amenity Repairs & Maintenance	\$ 18,800	\$ 12,533	\$ 10,391	\$ 2,142
Pool Repairs & Maintenance	\$ 15,000	\$ 10,000	\$ 6,933	\$ 3,067
Special Events	\$ 13,000	\$ 8,667	\$ 7,578	\$ 1,089
Holiday Décor	\$ 4,000	\$ 2,667	\$ 326	\$ 2,341
Fitness Center Repairs & Maintenance	\$ 500	\$ 333	\$ 726	\$ (393)
Office Supplies	\$ 1,000	\$ 667	\$ 463	\$ 204
Elevator Maintenance	\$ 2,000	\$ 1,333	\$ 200	\$ 1,133
Contingency	\$ 9,041	\$ 6,027	\$ 325	\$ 5,702
<b>Subtotal Amenity Expenditures</b>	<b>\$ 314,374</b>	<b>\$ 227,251</b>	<b>\$ 184,797</b>	<b>\$ 42,454</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 654,640</b>	<b>\$ 461,895</b>	<b>\$ 434,732</b>	<b>\$ 27,164</b>
<b>Total Expenditures</b>	<b>\$ 753,995</b>	<b>\$ 531,850</b>	<b>\$ 508,914</b>	<b>\$ 22,937</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 50,000</b>		<b>\$ 310,636</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer (Out)	\$ (50,000)	\$ -	\$ -	\$ -
Transfer In	\$ -	\$ -	\$ 624	\$ 624
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (50,000)</b>	<b>\$ -</b>	<b>\$ 624</b>	<b>\$ 624</b>
<b>Net Change in Fund Balance</b>	<b>\$ (0)</b>		<b>\$ 311,260</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 93,902</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 405,163</b>	

**Deer Run**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
<b>Expenditures:</b>				
Capital Outlay	\$ 1,000	\$ 1,000	\$ 16,875	\$ (15,875)
<b>Total Expenditures</b>	<b>\$ 1,000</b>	<b>\$ 1,000</b>	<b>\$ 16,875</b>	<b>\$ (15,875)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (1,000)</b>		<b>\$ (16,875)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 49,000</b>		<b>\$ (16,875)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 9,007</b>		<b>\$ 9,007</b>	
<b>Fund Balance - Ending</b>	<b>\$ 58,007</b>		<b>\$ (7,868)</b>	

**Deer Run**  
**Community Development District**  
**Debt Service Fund Series 2008**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 7	\$ 7
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7</b>	<b>\$ 7</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 7</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (625)	\$ (625)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (625)</b>	<b>\$ (625)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (618)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 618</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 0</b>	

**Deer Run**  
**Community Development District**  
**Debt Service Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 362,943	\$ 362,943	\$ 363,770	\$ 828
Assessments - Direct	\$ 289,520	\$ 289,520	\$ 289,520	\$ -
Prepayments	\$ -	\$ -	\$ 7,019	\$ 7,019
Interest	\$ 100	\$ 100	\$ 18,334	\$ 18,234
<b>Total Revenues</b>	<b>\$ 652,563</b>	<b>\$ 652,563</b>	<b>\$ 678,643</b>	<b>\$ 26,081</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 226,468	\$ 226,468	\$ 226,060	\$ 408
Special Call - 11/1	\$ 100,000	\$ 100,000	\$ 65,000	\$ 35,000
Principal - 5/1	\$ 205,000	\$ 205,000	\$ 200,000	\$ 5,000
Interest - 5/1	\$ 226,468	\$ 226,468	\$ 224,565	\$ 1,903
<b>Total Expenditures</b>	<b>\$ 757,935</b>	<b>\$ 757,935</b>	<b>\$ 715,625</b>	<b>\$ 42,310</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (105,373)</b>		<b>\$ (36,982)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 385,336</b>		<b>\$ 802,357</b>	
<b>Fund Balance - Ending</b>	<b>\$ 279,964</b>		<b>\$ 765,375</b>	



**Deer Run**  
**Community Development District**  
**Capital Projects Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 523	\$ 523
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 523</b>	<b>\$ 523</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 523</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 22,097</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 22,620</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 58,136	\$ 443,189	\$ 15,282	\$ 4,385	\$ 2,725	\$ 5,358	\$ 1,693	\$ -	\$ -	\$ -	\$ -	\$ 530,767
Assessments - Direct	\$ 66,141	\$ -	\$ 66,141	\$ -	\$ 66,141	\$ -	\$ -	\$ 66,141	\$ -	\$ -	\$ -	\$ -	\$ 264,566
Golf Course Lake Maintenance Contribution	\$ -	\$ -	\$ 1,005	\$ -	\$ -	\$ -	\$ -	\$ 1,005	\$ -	\$ -	\$ -	\$ -	\$ 2,010
Rental Income	\$ -	\$ 500	\$ 200	\$ 310	\$ -	\$ 300	\$ -	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ 1,535
Miscellaneous Income	\$ -	\$ -	\$ 30	\$ 50	\$ -	\$ 20,591	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,671
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 500</b>	<b>\$ 1,235</b>	<b>\$ 360</b>	<b>\$ -</b>	<b>\$ 20,891</b>	<b>\$ -</b>	<b>\$ 1,230</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 819,550</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 5,000
FICA Expense	\$ -	\$ 77	\$ 61	\$ 61	\$ 61	\$ -	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ 383
Engineering	\$ -	\$ 185	\$ 555	\$ 740	\$ 2,775	\$ 4,163	\$ 1,803	\$ 3,023	\$ -	\$ -	\$ -	\$ -	\$ 13,243
Dissemination	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 308	\$ -	\$ -	\$ -	\$ -	\$ 1,767
Attorney	\$ 489	\$ 2,639	\$ 630	\$ 2,959	\$ 3,791	\$ 2,770	\$ 2,727	\$ 1,953	\$ -	\$ -	\$ -	\$ -	\$ 17,956
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	\$ 2,868	\$ -	\$ -	\$ -	\$ -	\$ 22,947
Information Technology	\$ 91	\$ 91	\$ 91	\$ 91	\$ 91	\$ 91	\$ 91	\$ 91	\$ -	\$ -	\$ -	\$ -	\$ 730
Website Maintenance	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ 437
Telephone	\$ -	\$ 36	\$ -	\$ -	\$ 35	\$ 58	\$ -	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ 180
Postage	\$ 54	\$ 5	\$ 88	\$ 50	\$ 67	\$ 38	\$ 60	\$ 193	\$ -	\$ -	\$ -	\$ -	\$ 556
Insurance	\$ 7,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,040
Printing & Binding	\$ -	\$ 2	\$ -	\$ 56	\$ 9	\$ 156	\$ -	\$ 301	\$ -	\$ -	\$ -	\$ -	\$ 524
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 25	\$ (480)	\$ 25	\$ 26	\$ 48	\$ 57	\$ 28	\$ -	\$ -	\$ -	\$ -	\$ (271)
Other Current Charges	\$ 130	\$ 388	\$ 165	\$ 60	\$ 8	\$ 115	\$ 56	\$ 87	\$ -	\$ -	\$ -	\$ -	\$ 1,010
Office Supplies	\$ 1	\$ -	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 6
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 13,611</b>	<b>\$ 7,579</b>	<b>\$ 5,043</b>	<b>\$ 7,974</b>	<b>\$ 10,796</b>	<b>\$ 10,571</b>	<b>\$ 8,787</b>	<b>\$ 9,821</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 74,182</b>
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Field Management	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ -	\$ -	\$ -	\$ -	\$ 22,279
Electric	\$ 7,111	\$ 7,488	\$ 7,370	\$ 7,339	\$ 7,774	\$ 7,641	\$ 7,923	\$ 7,575	\$ -	\$ -	\$ -	\$ -	\$ 60,221
Water & Sewer	\$ 826	\$ 1,322	\$ 986	\$ 2,978	\$ 4,995	\$ 311	\$ 635	\$ 919	\$ -	\$ -	\$ -	\$ -	\$ 12,972
Landscape Maintenance	\$ 11,493	\$ 10,381	\$ 10,381	\$ 10,381	\$ 10,320	\$ 10,320	\$ 10,320	\$ 16,270	\$ -	\$ -	\$ -	\$ -	\$ 89,864
Landscape Contingency	\$ 1,201	\$ 573	\$ -	\$ -	\$ 1,733	\$ -	\$ -	\$ 9,967	\$ -	\$ -	\$ -	\$ -	\$ 13,474
Lake Maintenance	\$ 2,345	\$ 2,090	\$ 2,345	\$ 2,345	\$ 2,357	\$ 2,357	\$ 2,357	\$ 2,357	\$ -	\$ -	\$ -	\$ -	\$ 18,553
Water Feature Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 2,262	\$ -	\$ 405	\$ 5,376	\$ 18,113	\$ 540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,696
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,875
<b>Subtotal Field Expenditures</b>	<b>\$ 25,760</b>	<b>\$ 26,901</b>	<b>\$ 23,868</b>	<b>\$ 26,233</b>	<b>\$ 35,339</b>	<b>\$ 47,401</b>	<b>\$ 24,559</b>	<b>\$ 39,872</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 249,934</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Expenditures</b>													
Amenities Management	\$ 988	\$ 6,762	\$ 6,674	\$ 6,187	\$ 6,112	\$ 6,935	\$ 7,231	\$ 7,107	\$ -	\$ -	\$ -	\$ -	47,995
Property Insurance	\$ 39,011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	39,011
Pool Maintenance	\$ 1,325	\$ 1,125	\$ 925	\$ 925	\$ 925	\$ 925	\$ 975	\$ 1,375	\$ -	\$ -	\$ -	\$ -	8,500
Pool Chemicals	\$ 862	\$ 896	\$ 862	\$ 1,364	\$ 1,764	\$ 1,764	\$ 1,764	\$ 1,364	\$ -	\$ -	\$ -	\$ -	10,641
Janitorial Services	\$ 1,500	\$ 1,200	\$ 1,200	\$ 1,500	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,500	\$ -	\$ -	\$ -	\$ -	10,500
Pest Control	\$ 80	\$ 80	\$ 80	\$ 80	\$ 86	\$ 80	\$ -	\$ 80	\$ -	\$ -	\$ -	\$ -	566
Facilities Maintenance	\$ 1,360	\$ 879	\$ 944	\$ 970	\$ 969	\$ 1,607	\$ 933	\$ 3,356	\$ -	\$ -	\$ -	\$ -	11,019
Cable, Internet & Telephone Services	\$ 779	\$ 418	\$ 563	\$ 376	\$ 376	\$ -	\$ 385	\$ 415	\$ -	\$ -	\$ -	\$ -	3,311
Electric - Amenities	\$ 1,129	\$ 1,129	\$ 1,204	\$ 1,397	\$ 1,275	\$ 1,217	\$ 1,050	\$ 990	\$ -	\$ -	\$ -	\$ -	9,392
Water & Sewer - Amenities	\$ 1,186	\$ 1,010	\$ 1,891	\$ 1,850	\$ 2,140	\$ 2,342	\$ 1,861	\$ 1,676	\$ -	\$ -	\$ -	\$ -	13,955
Gas Service	\$ 50	\$ 61	\$ 47	\$ 54	\$ 57	\$ 42	\$ 52	\$ 78	\$ -	\$ -	\$ -	\$ -	440
Security Monitoring	\$ -	\$ -	\$ 592	\$ -	\$ -	\$ -	\$ -	\$ 190	\$ -	\$ -	\$ -	\$ -	782
Access Cards	\$ -	\$ 619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	619
Operating Supplies	\$ -	\$ -	\$ 632	\$ -	\$ -	\$ -	\$ -	\$ 493	\$ -	\$ -	\$ -	\$ -	1,125
Amenity Repairs & Maintenance	\$ 1,915	\$ 1,721	\$ 1,873	\$ 770	\$ 1,408	\$ 1,431	\$ 1,273	\$ -	\$ -	\$ -	\$ -	\$ -	10,391
Pool Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,855	\$ -	\$ 79	\$ -	\$ -	\$ -	\$ -	6,933
Special Events	\$ 221	\$ 763	\$ 1,427	\$ 1,811	\$ 419	\$ -	\$ 2,421	\$ 514	\$ -	\$ -	\$ -	\$ -	7,578
Holiday Décor	\$ -	\$ -	\$ 308	\$ -	\$ -	\$ -	\$ -	\$ 17	\$ -	\$ -	\$ -	\$ -	326
Fitness Center Repairs & Maintenance	\$ -	\$ 100	\$ -	\$ 410	\$ -	\$ 175	\$ -	\$ 41	\$ -	\$ -	\$ -	\$ -	726
Office Supplies	\$ -	\$ 228	\$ 96	\$ -	\$ -	\$ -	\$ -	\$ 138	\$ -	\$ -	\$ -	\$ -	463
Elevator Maintenance	\$ -	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	200
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	325
<b>Subtotal Amenity Expenditures</b>	<b>\$ 50,407</b>	<b>\$ 17,117</b>	<b>\$ 19,317</b>	<b>\$ 17,694</b>	<b>\$ 16,730</b>	<b>\$ 24,573</b>	<b>\$ 19,545</b>	<b>\$ 19,415</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>184,797</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 76,167</b>	<b>\$ 44,018</b>	<b>\$ 43,185</b>	<b>\$ 43,927</b>	<b>\$ 52,069</b>	<b>\$ 71,974</b>	<b>\$ 44,105</b>	<b>\$ 59,287</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>434,732</b>
<b>Total Expenditures</b>	<b>\$ 89,778</b>	<b>\$ 51,597</b>	<b>\$ 48,228</b>	<b>\$ 51,901</b>	<b>\$ 62,865</b>	<b>\$ 82,546</b>	<b>\$ 52,891</b>	<b>\$ 69,108</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>508,914</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (89,778)</b>	<b>\$ (51,097)</b>	<b>\$ (46,993)</b>	<b>\$ (51,541)</b>	<b>\$ (62,865)</b>	<b>\$ (61,654)</b>	<b>\$ (52,891)</b>	<b>\$ (67,878)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>310,636</b>
<b>Other Financing Sources/Uses:</b>													
Transfer (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ 624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	624
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 624</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>624</b>
<b>Net Change in Fund Balance</b>	<b>\$ (89,778)</b>	<b>\$ (51,097)</b>	<b>\$ (46,993)</b>	<b>\$ (51,541)</b>	<b>\$ (62,241)</b>	<b>\$ (61,654)</b>	<b>\$ (52,891)</b>	<b>\$ (67,878)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>311,260</b>

# Deer Run

## Community Development District

### Long Term Debt Report

Series 2018, Special Assessment Revenue and Refunding Bonds		
Interest Rate:	5.40%, 5.50%	
Maturity Date:	5/1/2044	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$403,290	
Reserve Fund Balance	\$406,283	
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)
Less: Principal Payment - 05/01/23		(\$200,000)
Less: Special Call - 05/01/23		(\$10,000)
<b>Current Bonds Outstanding</b>		<b>\$8,055,000</b>

*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
05/10/23	65193	3/22/23-04/22/2:	\$2,911.53	\$58.23	\$0.00	\$0.00	\$2,853.30	\$1,692.96	\$1,160.34	\$2,853.30
TOTAL			\$949,961.86	\$18,255.55	\$37,184.63	\$15.63	\$894,537.31	\$530,767.28	\$363,770.03	\$894,537.31

<b>99%</b>	<b>Gross Percent Collected</b>
<b>\$8,552.48</b>	<b>Balance Remaining to Collect</b>

DIRECT ASSESSMENTS

DR Horton						
Net Assessments				\$554,085.84	\$264,565.84	\$289,520.00
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2018
10/21/22	10/1/22	1595192	\$138,521.46	\$138,521.46	\$66,141.46	\$72,380.00
12/6/22	12/1/22	1615180	\$138,521.46	\$138,521.46	\$66,141.46	\$72,380.00
2/8/23	2/1/23	1645038	\$138,521.46	\$138,521.46	\$66,141.46	\$72,380.00
5/10/23	5/1/23	1693717	\$138,521.46	\$138,521.46	\$66,141.46	\$72,380.00
				\$554,085.84	\$264,565.84	\$289,520.00

*E.*

# Deer Run Community Development District

## Summary of Check Register

May 01, 2023 through May 31, 2023

Fund	Date	Check No.'s		Amount
General Fund				
	5/1/23	1785-1793	\$	12,716.37
	5/11/23	1794-1805	\$	56,073.37
	5/16/23	1806-1808	\$	3,318.32
	5/22/23	1809-1810	\$	85.88
Total Amount			\$	72,193.94



AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN 7/20/23		PAGE 1	
*** CHECK DATES 05/01/2023 - 05/31/2023 ***		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	#		
5/01/23	00081	2/01/23 16414	202302 320-53800-48000	POOL MAINTENANCE FEB 23		*	925.00				
				AQUATIC XPRESSS				925.00	001785		
5/01/23	00003	3/31/23 00054571	202303 310-51300-48000	NOT		*	21.16				
		3/31/23 00054571	202303 310-51300-48000	NOT CDD MEETING 3/15/23		*	27.08				
				DAYTONA NEWS-JOURNAL				48.24	001786		
5/01/23	00043	4/19/23 2268253	202303 310-51300-31100	ENGINEER SVCS MAR 23		*	4,162.50				
				DEWBERRY ENGINEERS INC.				4,162.50	001787		
5/01/23	00044	3/30/23 7	202303 300-20700-10200	COMMISSION DUE		*	184.29				
				FLAGLER COUNTY TAX COLLECTOR				184.29	001788		
5/01/23	00062	4/26/23 16589	202304 320-53800-59200	NO SMOKING SIGN		*	325.07				
				FASTSIGNS				325.07	001789		
5/01/23	00066	4/04/23 35730234	202303 320-53800-48400	PEST CONTROL MAR 23		*	80.00				
				FLORIDA PEST CONTROL & CHEMICAL CO				80.00	001790		
5/01/23	00082	4/16/23 075	202304 320-53800-48300	CLEANING 4/10/23		*	300.00				
		4/23/23 076	202304 320-53800-48300	CLEANING 4/17/23		*	300.00				
		4/30/23 077	202304 320-53800-48300	CLEANING 4/24/23		*	300.00				
				J&G COMMERCIAL CLEANING SERVICE LLC				900.00	001791		
5/01/23	00059	5/01/23 11129560	202305 320-53800-48100	WATER MANAGEMENT MAY 23		*	1,364.20				
				POOLSURE				1,364.20	001792		
5/01/23	00056	4/12/23 162	202303 320-53800-50000	FACILITY MAINT MAR 23		*	1,607.44				
		4/12/23 162	202303 320-53800-54000	MAINTENANCE SUPPLY MAR 23		*	1,431.44				
		4/13/23 163	202304 320-53800-59000	MAINTENANCE SUPPLY APR 23		*	1,688.19				
				RIVERSIDE MANAGEMENT SERVICES, INC				4,727.07	001793		
				DRUN DEER RUN		IARAUJO					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/11/23	00081	5/01/23 17430	202305 320-53800-48000		*	1,375.00	
			POOL MAINTENANCE MAY 23				
				AQUATIC XPRESS			1,375.00 001794
5/11/23	00051	4/30/23 210993	202304 320-53800-47000		*	120.00	
			LAKE MAINTENANCE APR 23				
		4/30/23 210994	202304 320-53800-47000		*	147.00	
			LAKE MAINTENANCE APR 23				
		4/30/23 211150	202304 320-53800-47000		*	2,090.00	
			LAKE MAINTENANCE APR 23				
				APPLIED AQUATIC MANAGEMENT, INC.			2,357.00 001795
5/11/23	00044	4/28/23 8	202304 300-20700-10200		*	58.23	
			COMMISSIONS DUE				
				FLAGLER COUNTY TAX COLLECTOR			58.23 001796
5/11/23	00027	5/01/23 18003188	202305 320-53800-43000		*	902.00	
			PREMIUM LIGHTING MAY 23				
				FLORIDA POWER & LIGHT COMPANY			902.00 001797
5/11/23	00001	5/01/23 344	202305 310-51300-34000		*	2,868.42	
			MANAGEMENT FEES MAY 23				
		5/01/23 344	202305 310-51300-35200		*	54.58	
			WEBSITE ADMIN MAY 23				
		5/01/23 344	202305 310-51300-35100		*	91.25	
			INFORMATION TECH MAY 23				
		5/01/23 344	202305 310-51300-31300		*	208.33	
			DISSEMINATION SVC MAY 23				
		5/01/23 344	202305 310-51300-51000		*	.84	
			OFFICE SUPPLIES MAY 23				
		5/01/23 344	202305 310-51300-42000		*	193.29	
			POSTAGE MAY 23				
		5/01/23 344	202305 310-51300-42500		*	300.90	
			COPIES MAY 23				
		5/01/23 344	202305 310-51300-41000		*	51.86	
			TELEPHONE MAY 23				
		5/01/23 345	202305 320-53800-12000		*	2,784.83	
			FIELD MANAGEMENT MAY 23				
				GOVERNMENTAL MANAGEMENT SERVICES			6,554.30 001798
5/11/23	00092	5/02/23 68550	202305 320-53800-51000		*	190.00	
			CAMERA REPAIR				
				HI-TECH SYSTEM ASSOCIATES INC			190.00 001799
5/11/23	00082	5/07/23 078	202305 320-53800-48300		*	300.00	
			CLEANING 5/1/23				
				J&G COMMERCIAL CLEANING SERVICE LLC			300.00 001800
				DRUN DEER RUN			
				IARAUJO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/11/23	00085	3/31/23 3197320	202302 310-51300-31500		*	3,790.56	
		GENERAL COUNSEL FEB 23					
		4/28/23 3210603	202303 310-51300-31500		*	2,769.53	
		GENERAL COUNSEL MAR 23					
KUTAK ROCK LLP							6,560.09 001801
5/11/23	00089	4/29/23 1809	202304 320-53800-46200		*	540.00	
		RESET PUMP STATION					
M&M SALES SERVICE							540.00 001802
5/11/23	00056	4/30/23 165	202304 320-53800-12100		*	1,294.00	
		ASSISTANT MANAGER APR 23					
		5/01/23 164	202305 320-53800-12100		*	5,936.83	
		FACILITY MANAGEMENT MAY23					
RIVERSIDE MANAGEMENT SERVICES, INC							7,230.83 001803
5/11/23	00042	4/01/23 PC 50522	202304 320-53800-46000		*	10,319.53	
		LANDSCAPE MAINT APR 23					
		5/01/23 PC 51928	202305 320-53800-46000		*	10,319.53	
		LANDSCAPE MAINT MAY 23					
		5/01/23 PC 52157	202305 320-53800-46100		*	3,263.69	
		LANDSCAPE ENHANCE					
		5/01/23 PC 52157	202305 320-53800-46100		*	793.92	
		LANDSCAPE ENHANCE					
		5/01/23 PC 52157	202305 320-53800-46100		*	3,309.25	
		LANDSCAPE ENHANCE					
YELLOWSTONE LANDSCAPE							28,005.92 001804
5/11/23	00100	5/03/23 05032023	202305 320-53800-50000		*	500.00	
		PAVERS RELEVELING					
		5/03/23 05032023	202305 320-53800-50000		*	1,500.00	
		SIDEWALK REPAIR					
2MEN CONCRETE, INC.							2,000.00 001805
5/16/23	00066	2/01/23 32902293	202302 320-53800-48400		*	80.00	
		PEST CONTROL FEB 23					
FLORIDA PEST CONTROL & CHEMICAL CO							80.00 001806
5/16/23	00082	5/14/23 079	202305 320-53800-48300		*	300.00	
		CLEANING 5/8/23					
J&G COMMERCIAL CLEANING SERVICE LLC							300.00 001807
5/16/23	00056	4/11/23 166	202304 320-53800-50000		*	932.56	
		FACILITY MAINT APR 23					
		4/11/23 166	202304 320-53800-54000		*	1,272.52	
		AMENITY R&M APR 23					

DRUN DEER RUN IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/11/23 167	202304 320-53800-59000		*	733.24	
		MAINT SUPPLIES APR 23		RIVERSIDE MANAGEMENT SERVICES, INC			2,938.32 001808
5/22/23 00003		4/30/23 00055551	202304 310-51300-48000		*	31.22	
		NOT ANNUAL AUDIT 4/5/23					
		4/30/23 00055551	202304 310-51300-48000		*	26.16	
		NOT BUDGET WKSP 4/12/23		DAYTONA NEWS-JOURNAL			57.38 001809
5/22/23 00062		5/02/23 16589	202305 320-53800-53000		*	28.50	
		SHIPPING COSTS		FASTSIGNS			28.50 001810
TOTAL FOR BANK A						72,193.94	
TOTAL FOR REGISTER						72,193.94	

4/14/23  
48000 (KIP)

1-81

Aquatic Xpress  
P O Box 594  
Flagler Beach, FL 32136

# Invoice

Date	Invoice #
2/1/2023	16414

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

P.O. No.	Terms	Project
	Net 30	


Quantity	Description	Rate	Amount
	Commercial Pool Service	925.00	925.00
<div>RECEIVED</div> <div>APR 14 2023</div>			
Total			\$925.00

Phone #
(386) 225-9085

# LOCALiQ

The Daytona Beach News-Journal  
Daytona Pennysaver

1-3  
310 51348

ACCOUNT NAME		ACCOUNT #	PAGE #
Deer Run Comm Dev Dist		464637	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005457171	Mar 1- Mar 31, 2023	April 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (Included In amt due)	TOTAL AMOUNT DUE	
\$0.00	\$0.00	\$73.94	
BILLING ACCOUNT NAME AND ADDRESS		BILLING INQUIRIES/ADDRESS CHANGES	FEDERAL ID
Deer Run Comm Dev Dist 219 E. Livingston St. Orlando, FL 32801-1508 		1-877-736-7612 or smb@ccc.gannett.com	47-2390983
		<b>Legal Entity:</b> Gannett Media Corp. <b>Terms and Conditions:</b> 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. <b>All funds payable in US dollars.</b>	

00004646370000000000000054571710000739467240

To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com). Previous account number: DBN\_1007176

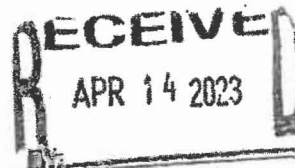
Date	Description	Amount
3/1/23	Balance Forward	\$50.94
3/9/23	PAYMENT - THANK YOU	-\$25.24

**Legal Advertising:**

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
3/13/23	DTB Daytona Beach News-Journal	8572676	order 8539481		1	1.0000 x 1 in	\$21.16

**Package Advertising:**

Start-End Date	Order Number	Description	PO Number	Package Cost
3/15/23	8546243	Deer Run Community Development		\$27.08



**PROOF OF PUBLICATION**

Sarah Sweeting  
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:

03/15/2023

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 03/15/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$27.08

Order No: 8546243

Customer No: 464637

PO #:

# of Copies:  
1

**THIS IS NOT AN INVOICE!**

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

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

An Audit Committee Meeting of the Board of Supervisors (the "Board") of the Deer Run Community Development District is scheduled to be held on Wednesday, March 22, 2023 at 6:00 p.m. located at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110.

Immediately following will be the Regular Board of Supervisors Meeting.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for these meetings 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). The meetings may be continued to a date, place and time certain, to be announced at the meetings. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meetings. 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 the meetings 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

3/15/23

**KAITLYN FELTY  
Notary Public  
State of Wisconsin**

# INVOICE

1-43



# Dewberry®

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

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

Invoice #: 2268253  
Invoice Date: 4/19/2023  
Due Date: 5/19/2023  
Client #: 327127  
Contract #: 50147438  
Batch #: 3249540

Work Performed Thru Period Ending 3/31/2023

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	\$ 9,052.50	Hours	Rate
	ENGINEER V			22.50	185.000
					\$ 4,162.50
				TOTAL HOURLY LABOR	\$ 4,162.50
				TOTAL FOR T001	\$ 4,162.50

TOTAL FOR JOB: 50147438 \$ 4,162.50

**TOTAL INVOICE AMOUNT DUE \$ 4,162.50**  
**BY 5/19/2023**

Please Reference Invoice Number with Payment

04/25/2023  
Howard McGaffney  
Code to: District Engineer

**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.





<https://apps2.dewberry.com/timeentry/ProjMan/PMPrintJob.aspx?ipa=true&redact=true&b...> 4/10/2023



<https://apps2.dewberry.com/timeentry/ProjMan/PMPrintJob.aspx?ipa=true&redact=true&b...> 4/10/2023



Page 1 of 2

WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.	NAME (Last, First, M.I.)	HOME B.U.	P.C.	WEEKLY TIMESHEET						
3/11/2023		3/17/2023		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		General Engineering; Review e-mails from CDD; coordination/calls with Golf Course Deer Run CDD WA 2022-1				0.5		1.0		1.5	



<https://apps2.dewberry.com/timeentry/ProjMan/PMPrintJob.aspx?ipa=true&redact=true&b...> 4/10/2023

1-44  
300 207 102

**SUZANNE JOHNSTON  
FLAGLER COUNTY TAX COLLECTOR**

March 30, 2023

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

#7

Remitted Prior Distribution	900,651.28
Remitting Current Distribution	<u>9,214.42</u>

<b>TOTAL COLLECTIONS REMITTED</b>	<b><u>909,865.70</u></b>
-----------------------------------	--------------------------

Total Commissions Receivable	18,197.31
Less Received Prior Billing	<u>18,013.03</u>

<b>COMMISSIONS NOW DUE</b>	<b>184.29</b>
----------------------------	---------------

**RECEIVED**  
**APR 12 2023**



<https://apps2.dewberry.com/timeentry/ProjMan/PMPrintJob.aspx?ipa=true&redact=true&b...> 4/10/2023



1027 N. Nova Road  
Suite 109  
Holly Hill, FL 32117  
(386) 256-4784

approved 4/27/23  
KR 59200

1-62

# INVOICE

## INV-16589

fastsigns.com/616

Payment Terms: Cash Customer

Created Date: 4/26/2023

**DESCRIPTION:** No Smoking on Amenity Center Property

**Bill To:** Deer Run CDD  
501 Grand Reserve Drive  
Bunnell, FL 32110  
US

**Pickup At:** FASTSIGNS - Daytona Beach  
1027 N. Nova Road  
Suite 109  
Holly Hill, FL 32117  
US

**Ordered By:** Kayla Rinker  
Email: deerrunmgr@rmsnf.com  
Work Phone: (386) 263-7213

**Salesperson:** Carmen Ruiz  
Email: carmen.ruiz@fastsigns.com  
Work Phone: 386-256-4784  
Cell Phone: 4073536566

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	12" x 12" 6mil Dibond (No Smoking on Amenity Center Property) Digital Flat Print / Matte Laminate	5	\$65.014	\$325.07	\$325.07
1.1	Dibond/Max Metal 6mm -				
1.2	Laminate - 3 mil UV Matte -				
Subtotal:					\$325.07
Taxable Amount:					\$325.07
Taxes:					\$21.13
Grand Total:					\$346.20
Amount Paid:					\$0.00
BALANCE DUE:					\$346.20

RECEIVED

APR 27 2023



PO BOX 740608  
CINCINNATI OH 45274-0608

PHONE: 904-824-7217  
EMAIL: fpc@flapest.com  
WEB: flapest.com

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!

approved 4/28/23  
KR 48400

Page 1 of 1

1-64

Bill To Number	Invoice Date	Amount Due
2692782	4/4/2023	85.60

INVOICE# 35730234 for DEER RUN CDD



INVOICE DETAIL	
Thank you for allowing us to provide the following services:	
PEST CONTROL MAINTENANCE	80.00
Deer Run Cdd	
501 GRAND RESERVE DR	
BUNNELL, FL ON 4/4/2023	
SALES TAX	5.60

Payment Receipt. Please Return with Payment Remittance



PO Box 13848  
Reading, PA 19612-3848

PAID

11 2023

Bill To #: 2692782	Date: 4/4/2023
Due Date: 5/4/2023	Invoice #: 35730234
Amount Due: 85.60	Amount Paid: _____
	Check No.: _____



4875 1 AB 0.507 22 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

0026927820000000000035730234000008560202305040009



4/17/23 KR  
48300

1-82

**Invoice**

075

4/16/2023

NET 15

**Dear Run Amenity Center**  
Attn: Gwen

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

Week of 4/10	300.00
--------------	--------

---

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

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

Thank you,

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



4/24/23 KR

1-82

48300

**Invoice**

076

4/23/2023

NET 15

**Dear Run Amenity Center**

Attn: Gwen

Service	Cost
Week of 4/17	300.00
<b>Total Due:</b>	<b>300.00</b>

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

Thank you,

*Jason & Gretchen Sandoval*

**Owners**

**J&G Commercial Cleaning Services LLC**

**386-986-7445**

**22 Prince Anthony Ln.**

**Palm Coast FL, 32164**



**RECEIVED**  
**APR 24 2023**  
**APR 24 2023**

approved 5/1/23  
KR 48300

1-82

**Invoice**

077

4/30/2023

NET 15

**Dear Run Amenity Center**

Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 4/24	300.00
<b>Total Due:</b>	<b>300.00</b>

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

Thank you,

*Jason & Gretchen Sandoval*

**Owners**

**J&G Commercial Cleaning Services LLC**

**386-986-7445**

**22 Prince Anthony Ln.**

**Palm Coast FL, 32164**



approved 4/28/23  
 48100

1-59

sure

# Invoice

Date 5/1/2023

Invoice # 111295604573

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

Terms	Net 20
Due Date	5/21/2023
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,339.20
WM-XPC Upgrade	XPC System Upgrade	1	ea	25.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00

RECEIVED

APR 24 2023

Subtotal 1,364.20  
 Shipping Cost (FEDEX GROUND) 0.00  
**Total 1,364.20**  
**Amount Due \$1,364.20**

## Remittance Slip

Customer  
 11DEE025  
 Invoice #  
 111295604573

Amount Due \$1,364.20

Amount Paid

Make Checks Payable To

Poolsure  
 PO Box 55372  
 Houston, TX 77255-5372



111295604573

1-56

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

# Invoice

**Bill To:**  
Deer Run CDD  
9146 Narcoossee Rd.  
Suite A206  
Orlando, FL 32827

Invoice #: 162  
Invoice Date: 4/12/2023  
Due Date: 4/12/2023  
Case:  
P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance March 1 - March 31, 2023		1,607.44	1,607.44
Maintenance Supplies		1,431.44	1,431.44
Facility Maint 1-320-53800-50000 \$1607.44			
Amenity Repair & Maint 1-320-53800-51000 \$1431.44			
<i>M. J. [Signature]</i> 4/14/23			
<i>Jimmy Lambert</i> 4-17-23			

RECEIVED

APR 24 2023

<b>Total</b>	<b>\$3,038.88</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,038.88</b>

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF MARCH 2023**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/1/23	7	M.C.	Checked and changed all trash receptacles, blew leaves and debris off bocce ball fields, cleaned grill on right side, cleaned tile back splash of grills covered in grease, repaired veneer in kitchen, patched wall with joint compound, cleaned windows, worked on repairing gate to make it close properly
3/9/23	7	M.C.	Blew leaves and debris off pickleball court and bocce ball court, straightened and organized all chairs on pool deck, soaked and cleaned grills on left side, added second touch up for damaged corner bead, soaked clogged faucet screen, painted trim on both sides of entrance off of one hundred
3/15/23	8.38	M.C.	Removed debris around amenity center, blew leaves and debris off pickleball court, bocce ball court, walkways and parking lot, checked and changed all trash receptacles, touch up walls with caulk, painted over all areas with marks, removed debris from roadways and entrance, took apart printer to see what is causing jam
3/22/23	8.65	M.C.	Checked and changed all trash receptacles as needed, squeegeed pickleball courts and blew leaves and debris off pickleball courts, bocce courts, pool deck and amenity center walkways, removed debris from roadways, fixed gate hinges, removed stairway to see what's underneath and make repair next week, painted old weathered bocce ball sign
3/29/23	9.15	M.C.	Cleaned water fountain with bar keepers, soap pad and paper towels, replaced lights in poolside men's and women's restrooms, removed debris around community entrances, roadways and amenity center, painted and cut in on one and a quarter of three towers at entrance off of state road one, cleaned grease traps on grills one and two, checked and changed all trash receptacles
<b>TOTAL</b>	<u>40.18</u>		
<b>MILES</b>	<u>452</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 4/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	2/24/23	Digital Operator (LCD) Pool Equipment	163.85	C.H.
	3/7/23	Chalk Board Outdoor Sign	84.85	K.R.
	3/7/23	36" Trash Grabber	24.58	M.R.
	3/7/23	2" Paint Brush (2)	9.80	M.R.
	3/7/23	3 Pack Paint Rollers	14.49	M.R.
	3/7/23	Paint Tray Liner (4)	5.82	M.R.
	3/10/23	Pool Thermometer	15.99	K.R.
	3/10/23	Coffee Creamer	4.24	K.R.
	3/10/23	Tissues	8.48	K.R.
	3/10/23	5 Gallon Water (4)	32.15	K.R.
	3/10/23	Airwick 5ct	15.82	K.R.
	3/14/23	Brass Wire Stripping Brush	4.58	M.R.
	3/14/23	Paint Tray Liner (2)	2.71	M.R.
	3/14/23	Putty Knife	4.58	M.R.
	3/14/23	Black Spray Paint (2)	16.05	M.R.
	3/14/23	1 Gallon Ultra White Ext. Paint	28.73	M.R.
	3/15/23	Torx Security Drill Bits	22.11	M.R.
	3/15/23	Light Bulbs for Bathrooms (6)	70.94	K.R.
	3/17/23	Sign Holder Pk 2	14.94	K.R.
	3/17/23	Clear Table Holder Sign Pk 6	27.66	K.R.
	3/17/23	Gym Wipes 4 rolls	149.44	K.R.
	3/17/23	Variety Coffee Pods 100ct	36.66	K.R.
	3/17/23	Coffee Creamer Singles 100ct	27.11	K.R.
	3/17/23	Multifold Paper Towels	48.86	K.R.
	3/21/23	2" Torx Bits	7.56	M.R.
	3/21/23	2" Square Bits	7.56	M.R.
	3/21/23	3 Gallons Glidden White Paint	120.68	M.R.
	3/21/23	Multifold Paper Towels	48.86	K.R.
	3/21/23	Outdoor Clock	22.99	K.R.
	3/28/23	4 Foot Piece of 2x4 Lumber	4.58	M.R.
	3/28/23	1 Box Desk Screws	11.47	M.R.
	3/28/23	Satin Keypad Door Locks (2)	251.78	M.R.
	4/3/23	Small Plastic Trash Cans (2)	12.24	M.R.
	4/3/23	Plant Soil (10)	51.41	M.R.
	4/3/23	4" Paint Rollers 6pk	13.04	M.R.
	4/5/23	33 Gallon Trash Bags	18.96	M.R.
	4/5/23	Black Spray Paint	11.28	M.R.
	4/5/23	10" Wire Brush	7.05	M.R.
	4/5/23	Dish Soap	7.56	M.R.
TOTAL			<u>\$1,431.44</u>	

1-56

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

# Invoice

Invoice #: 163  
Invoice Date: 4/13/2023  
Due Date: 4/13/2023  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies - Special Events ending 4/10/23 1.320.53800.59000		1,688.19	1,688.19

RECEIVED  
APR 24 2023

*Jerry Lambert*  
4-13-23

Total	\$1,688.19
Payments/Credits	\$0.00
Balance Due	\$1,688.19



**SPECIAL EVENTS**

Period Ending 4/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN					
	2/8/23	Craft Night	Shiplap, Shell Bags & Table Cloth	47.68	N.C.
	2/11/23	Craft Night	Paint Brushes & Paint	57.86	N.C.
	2/28/23	Craft Night	Clay Pots (22)	82.48	N.C.
	3/1/23	Bingo	Jars, Candy Eggs & Ribbon	40.63	N.C.
	3/4/23	Craft Night	Decorative Napkins	40.54	N.C.
	3/12/23	Craft Night	Wooden Wall Décor, Ribbon	44.81	N.C.
	3/12/23	Craft Night	Paint Gloss	18.56	N.C.
	3/21/23	Easter Event	Easter Hunt Medals	31.68	K.R.
	3/21/23	Easter Event	Easter Back Drops (2)	23.93	K.R.
	3/22/23	Easter Event	Easter Eggs	13.85	K.R.
	3/22/23	Easter Event	Bunny Ears	9.23	K.R.
	3/22/23	Easter Event	Floral	27.69	K.R.
	3/22/23	Easter Event	Craft Ornaments	6.15	K.R.
	3/22/23	Easter Event	Tablecloth	1.54	K.R.
	3/22/23	Craft Night	Tablecloths (5)	7.69	K.R.
	3/22/23	Easter Event	Easter Baskets	15.39	K.R.
	3/22/23	Easter Event	Easter Chalk	1.52	K.R.
	3/22/23	Easter Event	Candy	8.00	K.R.
	3/22/23	Easter Event	Playdough	9.84	K.R.
	3/22/23	Easter Event	Eraser	6.15	K.R.
	3/28/23	Easter Event	Candy	51.55	K.R.
	3/28/23	Easter Event	Easter Eggs	10.76	K.R.
	3/28/23	Easter Event	Plates and Napkins	20.84	K.R.
	3/28/23	Easter Event	Balloons	7.83	K.R.
	3/28/23	Easter Event	Helium Tank	61.51	K.R.
	3/28/23	Easter Event	Party Décor	31.61	K.R.
	3/30/23	Easter Event	Prizes for Easter Event	378.35	K.R.
	3/31/23	Easter Event	Food for Event	296.49	K.R.
	3/31/23	Easter Event	Drinks for Event	94.04	K.R.
	3/31/23	Easter Event	Ice Cream Cones	9.19	K.R.
	3/31/23	Easter Event	Peeeps	6.13	K.R.
	3/31/23	Easter Event	Cotton Candy	6.35	K.R.
	4/6/23	Bingo	Prizes for Bingo	218.50	K.R.
			<b>TOTAL</b>	<b><u>\$1,688.19</u></b>	

Aquatic Xpress

P O Box 594

Flagler Beach, FL 32136

approved 5/2/23  
KR 48000

# Invoice

Date	Invoice #
5/1/2023	17430

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

1-81

P.O. No.	Terms	Due Date	Project
	Net 30	5/31/2023	

Quantity	Description	Rate	Amount
1	Commercial Pool Service	975.00	975.00
1	Additional chemical costs due to chemical service not regularly supplying	400.00	400.00
		<b>RECEIVED</b> <b>MAY 5 2023</b>	

		<b>Total</b>	\$1,375.00				
		<b>Payments/Credits</b>	\$0.00				
		<b>Balance Due</b>	\$1,375.00				
	<table><tr><td>Phone #</td><td>Fax #</td></tr><tr><td>(386) 225-9085</td><td></td></tr></table>	Phone #	Fax #	(386) 225-9085			
Phone #	Fax #						
(386) 225-9085							

Applied Aquatic Management, Inc.

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

# Invoice

RECEIVED

MAY 02 2023

Date	Invoice #
4/30/2023	210993

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

1-51  
320 53847

		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
RECEIVED				
MAY 5 2023				
Invoice date indicates the month of service			Total	\$120.00

Approved 05/09/2023  
Lake Maintenance  
01-320-53800-47000  
Rich Gray

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 #
4/30/2023	210994

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

1-51  
320 538 47

		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		147.00		147.00
RECEIVED  MAY 5 2023				
Thank you for your business.			Total	\$147.00

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

Approved 05/09/2023  
Lake Maintenance  
01-320-53800-47000  
Rich Gray

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

# Invoice

Date	Invoice #
4/30/2023	211150

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

RECEIVED

MAY 08 2023

1-51  
320 538 47

		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 05/09/2023  
Lake Maintenance  
01-320-53800-47000  
Rich Gray

**SUZANNE JOHNSTON  
FLAGLER COUNTY TAX COLLECTOR**

April 28, 2023

Deer Run CDD  
Governmental Management Services - CF, LLC  
6200 Lee Vista Blvd; Ste 300  
Orlando, FL 32822

1-44  
300 207-102

#8

Remitted Prior Distribution	909,865.70
Remitting Current Distribution	<u>2,911.53</u>

<b>TOTAL COLLECTIONS REMITTED</b>	<b><u>912,777.23</u></b>
-----------------------------------	--------------------------

Total Commissions Receivable	18,255.54
Less Received Prior Billing	<u>18,197.31</u>

<b>COMMISSIONS NOW DUE</b>	<b>58.23 ✓</b>
----------------------------	----------------

**RECEIVED**

MAY 9 2023

PAYMENT COUPON

/411500640106680000716618003188485000090200

1800318848 1 of 1

4,1,1500,640106,6800007166,1800318848,5,0000090200

Please mail this portion with your check

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

Cust. No.: <b>6800007166</b>	Inv. No.: <b>1800318848</b>
This Month's Charges Past Due After 05/31/2023	Amount Due This Invoice \$ 902.00

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

RECEIVED  
MAY 08 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:** 1800318848

**Invoice Date:** 05/01/2023

4,1,1500,640106,6800007166,1800318848,5,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 6800007166 Invoice No: 1800318848

Description	Amount
PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING	902.00
<b>For Inquiries Contact:</b> JAMES MONROIG 1-800-847-5484	<b>Total Amount Due \$902.00</b> This Month's Charges Past Due After 05/31/2023

RECEIVED

MAY 8 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**

1800318848 1 of 1

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

Invoice #: 344

Invoice Date: 5/1/23

Due Date: 5/1/23

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 - May 2023 310 513 34		2,868.42	2,868.42
Website Administration - May 2023 352		54.58	54.58
Information Technology - May 2023 351		91.25	91.25
Dissemination Agent Services - May 2023 313		208.33	208.33
Office Supplies 51		0.84	0.84
Postage 42		193.29	193.29
Copies 125		300.90	300.90
Telephone 41		51.86	51.86

RECEIVED

MAY 8 2023

**Total** \$3,769.47**Payments/Credits** \$0.00**Balance Due** \$3,769.47



**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 345**Invoice Date:** 5/1/23**Due Date:** 5/1/23**Case:****P.O. Number:****Bill To:**

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

1-1

Description	Hours/Qty	Rate	Amount
Field Management - May 2023 320 538 12		2,784.83	2,784.83

**RECEIVED**

MAY 8 2023

**Total** \$2,784.83**Payments/Credits** \$0.00**Balance Due** \$2,784.83



Tallahassee, FL 32308  
2498 Centerville Rd.

Approved 5/2/23  
KR 51000  
1-92

## Invoice

Invoice #: 68550  
Invoice Date: 05/02/2023  
Completed: 05/02/2023  
Terms: Due On Receipt  
Bid#: 68550  
Service Ticket: 68550  
475 West Town Place

**Bill to:**

Deer Run at Grand Reserve  
475 West Town Place  
Suite 114  
Saint Augustine, FL 32092  
[Click Here to Pay Online!](#)

HiTechFlorida.com

Description	Qty	Rate	Amount
1-11885 CCTV-1 - CCTV System - Grand Reserve Deer Run CDD - 501 Grand Reserve Dr., Bunnell, FL			
Minimum Service Call Charge	1.00	\$95.00	95.00
Service Labor	1.00	\$95.00	95.00
Sales Tax			0.00

RECEIVED

MAY 5 2023

Tech Resolution Note:

WCT called tech support after reviewing the issues they were having, which was skipping while reviewing footage and the people movement glitching. Tech support updated the software on the nvr and seems to have cleaned up a lot of the issues. I did let them know we should format their hard drive but they wanted to hold off for right now. Down load nvr software on new laptop and connected the account to it. Had to create new admin to be able to connect to it. Which is user name admin and password admin123  
To review or pay your account online, please visit our online bill payment portal at  
Hi-Tech Customer Portal. You will need your customer number and billing zip code to create a new login.

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

Total \$190.00  
Payments \$0.00  
Balance Due \$190.00

approved 5/8/23/KR  
48300 1-82

**Invoice**  
078

5/07/2023  
NET 15

**Dear Run Amenity Center**  
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 5/01	300.00
<b>Total Due:</b>	<b>300.00</b>

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

Thank you,

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



**RECEIVED**

**MAY 8 2023**

1-85  
310 513 315

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 31, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3197320

Client Matter No. 6023-1

Notification Email: eftgroup@kutakrock.com

**RECEIVED**

**APR 3 2023**

Mr. George Flint

Deer Run CDD

Governmental Management Services-CF, LLC

Suite A206

9145 Narcoossee Rd.

Orlando, FL 32827

Invoice No. 3197320

6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

02/01/23	K. Buchanan	0.30	90.00	Confer with district manager
02/02/23	K. Buchanan	0.60	180.00	Review correspondence regarding water management district permit; research status of same
02/04/23	S. Sandy	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
02/07/23	K. Buchanan	0.60	180.00	Research bingo at amenity center
02/08/23	K. Buchanan	0.70	210.00	Review draft agenda; review correspondence from district manager
02/23/23	K. Buchanan	7.80	2,340.00	Prepare for and attend workshop; confer with Porter regarding right of way; confer with district manager
02/24/23	K. Buchanan	0.90	270.00	Perform meeting follow up; prepare spending authority resolution
02/27/23	J. Gillis	0.40	76.00	Draft spending authority resolution
02/28/23	J. Gillis	0.60	114.00	Draft temporary construction

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

**KUTAK ROCK LLP**

Deer Run CDD

March 31, 2023

Client Matter No. 6023-1

Invoice No. 3197320

Page 2

easement agreement with D.R.  
Horton for modification of existing  
pond 3B

TOTAL HOURS 12.20

TOTAL FOR SERVICES RENDERED \$3,575.50

**DISBURSEMENTS**

Meals 11.70

Travel Expenses 203.36

TOTAL DISBURSEMENTS 215.06

TOTAL CURRENT AMOUNT DUE \$3,790.56

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

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3210603

Client Matter No. 6023-1

Notification Email: eftgroup@kutakrock.com

**RECEIVED****MAY 1 2023**

Mr. George Flint

Deer Run CDD

Governmental Management Services-CF, LLC

Suite A206

9145 Narcoossee Rd.

Orlando, FL 32827

Invoice No. 3210603

6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

03/04/23	S. Sandy	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
03/06/23	K. Buchanan	1.20	360.00	Confer with district manager regarding outstanding items; prepare spending authority resolution
03/20/23	K. Buchanan	0.30	90.00	Confer with district manager
03/22/23	K. Buchanan	5.00	1,500.00	Prepare for and attend board meeting
03/23/23	K. Buchanan	0.40	120.00	Perform meeting follow up; confer with district manager
03/23/23	K. Buchanan	0.30	90.00	Perform meeting follow up
03/24/23	K. Buchanan	0.10	30.00	Plan budget document preparation
03/27/23	K. Buchanan	0.70	210.00	Confer with district manager regarding amenity center incident
03/28/23	K. Buchanan	0.50	150.00	Review police report; prepare suspension letter; confer with district manager

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

**KUTAK ROCK LLP**

Deer Run CDD

April 28, 2023

Client Matter No. 6023-1

Invoice No. 3210603

Page 2

TOTAL HOURS 8.80

TOTAL FOR SERVICES RENDERED \$2,665.50

DISBURSEMENTS

Travel Expenses 104.03

TOTAL DISBURSEMENTS 104.03

TOTAL CURRENT AMOUNT DUE \$2,769.53

**From:** Howard "Mac" McGaffney hmcgaffney@gmsnf.com   
**Subject:** Re: Deer Run Approvals  
**Date:** May 9, 2023 at 9:51 AM  
**To:** Lisa Cruz lcruz@gmscfl.com

---

Hi Lisa! Approved. 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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On May 9, 2023, at 9:46 AM, Lisa Cruz <lcruz@gmscfl.com> wrote:

<SKM\_C25823050909501.pdf>





**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
1809	04/29/2023	\$540.00	05/29/2023	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Service Call</b> Service call on customer's premises to determine if repairs and/or maintenance is required.	4	135.00	540.00
Irrigation pump station: Reset pump station after failed main line. Repaired by Yellow Stone.		<b>SUBTOTAL</b>		540.00
		<b>TAX</b>		0.00
		<b>TOTAL</b>		540.00
		<b>BALANCE DUE</b>		<b>\$540.00</b>

05/02/2023 Approved  
Howard McGaffney  
Code to: 320-53800-46200

**RECEIVED**

MAY 5 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 #: 164  
Invoice Date: 5/1/2023  
Due Date: 5/1/2023  
Case:  
P.O. Number:

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

1-56

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - May 2023		5,936.83	5,936.83
<div>RECEIVED MAY 5 2023</div> <div><i>Jerry Lambert</i> 5-3-23</div>			

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

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

# Invoice

Invoice #: 165  
Invoice Date: 4/30/2023  
Due Date: 4/30/2023  
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 April 2023 320.53800.12100	51.76	25.00	1,294.00
<div>RECEIVED</div> <div>MAY 5 2023</div> <div><i>Jerry Lambert</i> 5-3-23</div>			

<b>Total</b>	<b>\$1,294.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,294.00</b>

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
51.76	Assistant Manager	\$ 25.00	\$ 1,294.00

Covers Period: April 2023

GL # 320.53800.12100

TOTAL DUE:

\$ 1,294.00

RMS

DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
AMENITY ASSISTANT BILLABLE HOURS  
FOR THE MONTH OF APRIL 2023

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/23	9.38	N.C.	Spring Event - set up, assist and clean up
4/2/23	1.25	N.C.	Event - Clean Up
4/3/23	8.8	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
4/4/23	7.98	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
4/5/23	6.2	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
4/6/23	2.7	N.C.	Bingo Night - set up, assist and clean up
4/12/23	3.38	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
4/13/23	4.2	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
4/17/23	4.25	N.C.	Craft Night - set up, assist and clean up
4/26/23	3.62	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
	<u>51.76</u>		

**Bill To:**

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

**Property Name:** Deer Run CDD

**INVOICE**

INVOICE #	INVOICE DATE
PC 505226	4/1/2023
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** May 1, 2023

**Invoice Amount:** \$10,319.53

Description	Current Amount
Monthly Landscape Maintenance April 2023	\$10,319.53

**Invoice Total** **\$10,319.53**

Approved 05/09/2023  
Landscape Maintenance  
01-320-53800-46000  
Rich Gray

IN COMMERCIAL LANDSCAPING

**RECEIVED**

MAR 28 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

**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 519280	5/1/2023
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

1-42  
320 538 46

**Invoice Due Date:** May 31, 2023

**Invoice Amount:** \$10,319.53

Description	Current Amount
Monthly Landscape Maintenance May 2023	\$10,319.53

**Invoice Total** **\$10,319.53**

*Excellence*

IN COMMERCIAL LANDSCAPING

**RECEIVED**

APR 26 2023

Approved 05/09/2023  
Landscape Maintenance  
01-320-53800-46000  
Rich Gray

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

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



**YELLOWSTONE**  
LANDSCAPE

**Bill To:**

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

**Property Name:** Deer Run CDD

**INVOICE**

INVOICE #	INVOICE DATE
PC 521573	5/1/2023
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

1-42

**Invoice Due Date:** May 31, 2023

**Invoice Amount:** \$3,309.25

Description	Current Amount
100 Entrance Fountain Landscape Enhancement	
Landscape Enhancement	\$3,309.25

*Excellence*

**Invoice Total**

**\$3,309.25**

IN COMMERCIAL LANDSCAPING

Approved 05/09/2023  
Landscape Contingency  
01-320-53800-46100  
Rich Gray

**RECEIVED**

MAY 1 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

**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 521574	5/1/2023
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

1-42

**Invoice Due Date:** May 31, 2023

**Invoice Amount:** \$3,263.69

Description	Current Amount
100 Entrance Center Island Sod Installation Landscape Enhancement	\$3,263.69

*Excellence*

**Invoice Total** **\$3,263.69**

IN COMMERCIAL LANDSCAPING

Approved 05/09/2023  
Landscape Contingency  
01-320-53800-46100  
Rich Gray

**RECEIVED**

MAY 1 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

**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 521575	5/1/2023
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

1-42

**Invoice Due Date:** May 31, 2023

**Invoice Amount:** \$793.92

Description	Current Amount
100 Entrance Additional Sod Installation Landscape Enhancement	\$793.92

*Excellence*

**Invoice Total** \$793.92

IN COMMERCIAL LANDSCAPING

Approved 05/09/2023  
Landscape Contingency  
01-320-53800-46100  
Rich Gray

**RECEIVED**

MAY 1 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



7100  
32053850

Scanned with CamScanner



1-100  
320 538 50

Scanned with CamScanner

[illegible]



**FLORIDA  
PEST CONTROL**

A Rentokil Company

FLORIDA PEST CONTROL  
A RENTOKIL COMPANY  
PO BOX 740608  
CINCINNATI, OH 45274-0608  
904-824-7217

DEER RUN CDD  
6200 Lee Vista Blvd Suite 300  
ATTN INDHIRA ARAUJO  
ORLANDO, FL 32822-5148

Deer Run Cdd  
501 Grand Reserve Dr  
Bunnell, FL 32110-3430

**Invoice # 32902293**

**Invoice** 2/1/2023  
**Date:** Wednesday  
**Time:** 12:00 AM  
**Time In/Out:** 12:00 AM - 12:30 AM  
**Bill-To:** 2692782  
**Location:** 2692782  
**Technician:**

Service Description	Quantity	Price
Old INV 20230201 D-GR0760 CURRENT BALANCE	1.00	\$80.00
		<b>SUBTOTAL</b> \$80.00
		<b>TAX</b> \$0.00
		<b>AMT PAID</b> \$0.00
		<b>TOTAL</b> \$80.00
		<b>AMOUNT DUE</b> \$80.00

PAID RECEIVED

MAY 12 2023

H66

**Payment Receipt. Please Return with Payment Remittance**

**Bill-To:** DEER RUN CDD  
6200 Lee Vista Blvd Suite 300  
ATTN INDHIRA ARAUJO  
ORLANDO, FL 32822-5148

**Account #:** 2692782 **Date:** 2/1/2023  
**PO Number:** **Invoice #:** 32902293  
**Terms:** NET 30 **Technician:**  
**Amount Paid:** \_\_\_\_\_  
**Check No.:** \_\_\_\_\_

**Remit-To:** FLORIDA PEST CONTROL  
A RENTOKIL COMPANY  
PO BOX 740608  
CINCINNATI, OH 45274-0608  
904-824-7217

**From:** Deer Run [deerrunmgr@rmsnf.com](mailto:deerrunmgr@rmsnf.com)  
**Subject:** FW: Deer Run Approvas  
**Date:** May 16, 2023 at 1:47 PM  
**To:** Lisa Cruz [lcruz@gmscfl.com](mailto:lcruz@gmscfl.com)

---

Good afternoon!

This invoice is approved for payment. GL 48400.

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](mailto:DeerRunMgr@rmsnf.com)  
[Home - Island Club \(constantcontactsites.com\)](http://Home-IslandClub.constantcontactsites.com)

Sent from [Mail](#) for Windows 10

---

**From:** Lisa Cruz  
**Sent:** Tuesday, May 16, 2023 1:02 PM  
**To:** [deerrunmgr@rmsnf.com](mailto:deerrunmgr@rmsnf.com)  
**Subject:** Deer Run Approvas

Please see the attached invoice for your review and approval.

Please let me know if you have any questions.

Thank you

Florida Pest Control inv # 32902293



Mail Attachment



DEER RUN CDD  
6200 Lee Vista Blvd Suite 300  
ATTN: INSHIRA ABALLIO

FLORIDA PEST CONTROL  
A RENTOKIL COMPANY  
PO BOX 740806  
CINCINNATI, OH 45274-0806  
904-624-7217

Deer Run Cdd  
501 Grand Reserve Dr  
Bunnell FL 32110-1408

**Invoice # 32902293**

Invoice	2/1/2023
Date	Wednesday
Time	12:00 AM
Time In/Out	12:00 AM - 12:30 AM
Bill-To	2692782
Location	2592782
Technician	

1-82

approved 5/16/23 KR  
48300

**Invoice**

079

5/14/2023

NET 15

**Dear Run Amenity Center**

Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 5/08	300.00
<b>Total Due:</b>	<b>300.00</b>

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

Thank you,

**Jason & Gretchen Sandoval**

**Owners**

**J&G Commercial Cleaning Services LLC**

**386-986-7445**

**22 Prince Anthony Ln.**

**Palm Coast FL, 32164**






Riverside Management Services, Inc  
9855 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

## Invoice

Invoice #: 168  
Invoice Date: 5/11/2023  
Due Date: 5/11/2023  
Case:  
P.O. Number:

Bill To:  
Deer Run CDD  
9146 Narcoossee Rd.  
Suite A208  
Orlando, FL 32827

50

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2023		1,441.54	1,441.54
Maintenance Supplies		763.54	763.54
Approved 5/16/2023 Marc J. Rousseau Facility Maint 1.320.53800.50000 \$932.56 Amenity Repair & Main 1.320.53800.54000 \$1272.52			
 5-16-23			

<b>Total</b>	<b>\$2,205.08</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$2,205.08</b>

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF APRIL 2023**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/5/23	8.52	M.C.	Blew leaves and debris off pickleball courts, bocce ball court, pool area and walkways around amenity center, cleaned the grills, removed debris from both entrances, replaced four lights, straightened and organized pool deck furniture, spray painted chairs at bocce ball court
4/12/23	8.72	M.C.	Removed debris from around amenity center and roadways, blew leaves and debris off pickleball courts and bocce ball courts, looked at ceiling damage in woman's restroom and went on roof looking for where possible leak started, picked up supplies, cleaned windows, inspected sign on damage, sign is made of foam, checked loose pavers and gutters, put up clock on pool deck, checked and changed all trash receptacles
4/19/23	8.92	M.C.	Removed debris in and around amenity center and roadways, blew leaves and debris off pickleball courts and bocce courts, installed replacement parts to grill that wasn't working, completed paint job at entrance, finished most of columns and touched up, checked and changed all trash receptacles
4/26/23	9.28	M.C.	Removed parts of both grills and soaked in hot water and dawn, blew leaves and debris off walkways in and around amenity center, pickleball courts, bocce courts and pool deck, removed debris from roadways in and out of development, scraped labels off new window at amenity center, checked and changed all trash receptacles, finished painting three columns at entrance highway one

<b>TOTAL</b>	<u>35.44</u>
--------------	--------------

<b>MILES</b>	<u>452</u>
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\*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 5/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	4/7/23	Light Bulbs	66.30	K.R.
	4/7/23	Pool Test Kit	22.40	K.R.
	4/7/23	Air Wick	24.91	K.R.
	4/7/23	Signs	14.94	K.R.
	4/7/23	Outdoor Clock	43.69	K.R.
	4/7/23	Keyboard and Mouse	34.49	K.R.
	4/7/23	Paper Towels	52.89	K.R.
	4/11/23	5 Gallons Water	32.15	K.R.
	4/11/23	Refund Outdoor Clock	-22.99	K.R.
	4/12/23	Grill Parts	189.81	K.R.
	4/12/23	Spare Key	3.92	M.R.
	4/12/23	Black Spray Paint	10.78	M.R.
	4/12/23	Windex	5.77	M.R.
	4/13/23	Printer Paper	19.53	K.R.
	4/13/23	Bathroom Soap	17.11	K.R.
	4/18/23	Binder	1.44	K.R.
	4/19/23	Sprayer	12.62	K.R.
	4/19/23	Patio Umbrella	59.79	K.R.
	4/19/23	Label Maker	44.05	K.R.
	4/19/23	Lighters	16.09	K.R.
	4/20/23	Refund Satin Keypad Door Locks (2)	-251.78	M.R.
	4/26/23	Grill Parts	226.57	K.R.
	5/1/23	Toilet Paper 80ct	57.48	K.R.
	5/1/23	55 Gallon Trash Bags 150ct	57.49	K.R.
	5/1/23	Water 5 Gallons	24.12	K.R.
		<b>TOTAL</b>	<b><u>\$763.54</u></b>	

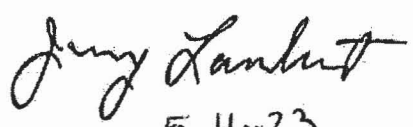
**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 167  
Invoice Date: 5/11/2023  
Due Date: 5/11/2023  
Case:  
P.O. Number:

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

56

Description	Hours/Qty	Rate	Amount
Maintenance Supplies - Special Events ending 5/05/23		733.24	733.24
1.320.53800.59000			
 5-16-23			

<b>Total</b>	<b>\$733.24</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$733.24</b>

**SPECIAL EVENTS**


Period Ending 5/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	4/13/23	Craft Night	Wood Plaques	194.05	K.R.
	4/13/23	Craft Night	Paint	7.48	K.R.
	5/1/23	Bingo	Prizes for Bingo	345.00	K.R.
	5/4/23	Bingo	Lifesavers	8.37	K.R.
	5/4/23	Bingo	Tic Tac	4.91	K.R.
	5/4/23	Bingo	Wine Glasses	12.31	K.R.
	5/4/23	Craft Night	Paint	52.85	K.R.
	5/4/23	Craft Night	Paint Brushes	27.57	K.R.
	5/4/23	Craft Night	Wood Boards	82.71	K.R.
			<b>TOTAL</b>	<b><u>\$733.24</u></b>	

# LOCALiQ

The Daytona Beach News-Journal  
Daytona Pennysaver

1-3  
31° 51348

ACCOUNT NAME		ACCOUNT #	PAGE #
Deer Run Comm Dev Dist		464637	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005555147	Apr 1- Apr 30, 2023	May 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL AMOUNT DUE	
\$0.00	\$0.00	\$105.62	
BILLING ACCOUNT NAME AND ADDRESS		BILLING INQUIRIES/ADDRESS CHANGES	
Deer Run Comm Dev Dist 219 E. Livingston St. Orlando, FL 32801-1508 		1-877-736-7612 or smb@ccc.gannett.com	
		FEDERAL ID 47-2390983	
Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.			

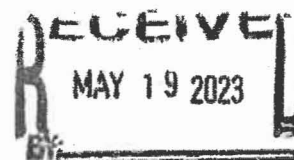
0000464637000000000000055551470001056267242

To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com). Previous account number: DBN\_1007176

Date	Description	Amount
4/1/23	Balance Forward	\$73.94
4/6/23	PAYMENT - THANK YOU	-\$25.70

#### Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
4/5/23	8638532	Annual Audit RFP		\$31.22
4/12/23	8636014	Please Publish / Deer Run CDD - Budget Workshop		\$26.16



pd 5/1/23  
#1786

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

## LOCALiQ

The Daytona Beach News-Journal  
Daytona Pennysaver

ACCOUNT NAME		PAYMENT DUE DATE		AMOUNT PAID	
Deer Run Comm Dev Dist		May 20, 2023			
ACCOUNT NUMBER		INVOICE NUMBER			
464637		0005555147			
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS
\$57.38	\$48.24	\$0.00	\$0.00	\$0.00	\$0.00
					TOTAL AMOUNT DUE
					\$105.62

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:

☐ VISA ☐ MASTERCARD ☐ DISCOVER ☐ AMEX

Card Number \_\_\_\_\_

Exp Date \_\_\_\_/\_\_\_\_/\_\_\_\_ CVV Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

0000464637000000000000055551470001056267242

THE FLAGLER/PALM COAST  
**NEWS-TRIBUNE** P.O. Box 630476, Cincinnati, OH 45263-0476

**PROOF OF PUBLICATION**

Sarah Sweeting  
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:

04/12/2023

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 04/12/2023

Legal Clerk

*Kaitlyn Felty*  
Notary, State of WI, County of Brown

3/7/27

My commission expires

Publication Cost: \$26.16  
Order No: 8636014  
Customer No: 464637  
PO #:

# of Copies:  
1

**THIS IS NOT AN INVOICE!**

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

KAITLYN FELTY  
Notary Public  
State of Wisconsin

**NOTICE OF BUDGET 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 will be held on Thursday, April 27, 2023, at 6:00 p.m., located at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110. This workshop is being held to discuss the Fiscal Year 2024 Budget. No final action will be taken at this Workshop. The Workshop 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 Workshop 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 Workshop may be continued to a date, time, and place to be specified on the record at the Workshop. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this Workshop because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the Workshop. 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 Workshop is advised that person will need a record of the 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 MacGaffney  
District Manager

NT#8636014 4/12/23 11

THE FLAGLER/PALM COAST  
**NEWS-TRIBUNE** P.O. Box 630476, Cincinnati, OH 45263-0476

**PROOF OF PUBLICATION**

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

STATE OF WISCONSIN, COUNTY OF BROWN

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04/05/2023

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Legal Clerk

*Kaitlyn Felty*  
Notary, State of WI, County of Brown

3/7/27

My commission expires

Publication Cost: \$31.22

Order No: 8638532

Customer No: 464637

PO #:

# of Copies:  
1

**THIS IS NOT AN INVOICE!**

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

KAITLYN FELTY  
Notary Public  
State of Wisconsin

DEER RUN COMMUNITY  
DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR  
ANNUAL AUDIT SERVICES

The Deer Run Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2023, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Flagler County, Florida, and has a general fund, capital reserve fund and debt service fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via e-mail at [ssweeting@gmsnf.com](mailto:ssweeting@gmsnf.com), and by telephone at (904) 940-5850.

Proposers must provide an electronic copy of their proposal to the District Recording Secretary Sarah Sweeting at [ssweeting@gmsnf.com](mailto:ssweeting@gmsnf.com). Proposals must be received by 5:00 p.m. on Monday, May 15, 2023. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Deer Run Community Development District  
Howard McGaffney, District Manager  
NT#8638532 4/5/2023

RECEIVED

APR 14 2023





1027 N. Nova Road  
Suite 109  
Holly Hill, FL 32117  
(386) 256-4784

fastsigns.com/616

Created Date: 4/26/2023

**DESCRIPTION:** No Smoking on Amenity Center Property

**Bill To:** Deer Run CDD  
501 Grand Reserve Drive  
Bunnell, FL 32110  
US

**Pickup At:** FASTSIGNS - Daytona Beach  
1027 N. Nova Road  
Suite 109  
Holly Hill, FL 32117  
US

**Ordered By:** Kayla Rinker  
Email: deerrunmgr@rmsnf.com  
Work Phone: (386) 263-7213  
Tax ID: 85-8013882914C-9

**Salesperson:** Carmen Ruiz  
Email: carmen.ruiz@fastsigns.com  
Work Phone: 386-256-4784  
Cell Phone: 4073536566

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	12" x 12" 6mil Dibond (No Smoking on Amenity Center Property) Digital Flat Print / Matte Laminate	5	\$65.014	\$0.00	\$325.07
1.1	Dibond/Max Metal 6mm -				
1.2	Laminate - 3 mil UV Matte -				

Base Subtotal:	\$325.07
Shipping:	\$28.50
Subtotal:	\$353.57
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$353.57
Amount Paid:	\$0.00
BALANCE DUE:	\$353.57

RECEIVED

MAY 19 2023