

*Deer Run Community
Development District*

Agenda

August 23, 2023

AGENDA

Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.DeerRunCDD.com

August 16, 2023

Board of Supervisors
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for **Wednesday, August 23, 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. Organizational Matters
 - A. Appointment of New Supervisor to Fill Unexpired Term of Office
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Resolution 2023-08, Election of Officers
- IV. Engineer's Report - Acceptance of District Engineer's Annual Report
- V. Consideration of Insurance Proposal (Brown & Brown)
- VI. Acceptance of Fiscal Year 2022 Audit
- VII. Fiscal Year 2023/2024 Budget
 - A. Overview of Budget
 - B. Board Discussion
 - C. Public Hearing Adopting the Budget for Fiscal Year 2023/2024
 - 1. Consideration of Resolution 2023-09, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024

2. Consideration of Resolution 2023-10, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024

VIII. Consideration of Proposals

- A. Sand Filtration
- B. Mulch Installation

IX. Consideration of Easement (Masonic Temple)

X. Discussion of Mail Kiosk

XI. Staff Reports

- A. Attorney
- B. District Manager – Discussion of Fiscal Year 2024 Meeting Dates
- C. Operations Manager - Report
- D. Amenity Manager - Report

XII. Supervisor's Request

XIII. Public Comments

XIV. Approval of Consent Agenda

- A. Approval of the Minutes of the July 26, 2023 Meeting
- B. Balance Sheet as of June 30, 2023 and Statement of Revenues and Expenses for the Period Ending June 30, 2023
- C. Assessment Receipt Schedule
- D. Approval of Check Register

XV. Next Scheduled Meeting: To Be Determined @ 6:00 p.m.@ Island Club

XVI. Adjournment

THIRD ORDER OF BUSINESS

A.

Dr. Eric D. Dennison
Ed.D, CRC, CDMS, VRC, VCRM, BSL, LICDC

EDUCATION

Doctor of Education in Ed-Counseling, University of Pittsburgh, Pittsburgh Pennsylvania, 2005

Master of Science in Psychology, University of Phoenix, Phoenix Arizona, 2012

Master of Arts in Community Counseling, Youngstown State University, Youngstown Ohio, 2002

Bachelor of Arts in Counseling, Governors State University, University Park Illinois, 2000

Associates Degree in Criminal Justice, Community College of Beaver County, Monaca Pennsylvania, 1998

CERTIFICATIONS and LICENSES

Vocational Expert (VE) SSA-ODAR, BPA 28321320AV0540012

Certified Rehabilitation Counselor (CRC) Commission on Rehabilitation Counseling

Certified Disability Management Specialist (CDMS) Certified Disability Management Commission

Transitional Work Development Certification (TWD) State of Ohio Bureau of Worker's Compensation

Certified Vocational Rehabilitation Case Manager (VRCM) State of Ohio Bureau of Workers Compensation

Certified Vocational Rehabilitation Counselor (VRC) State of Ohio Bureau of Workers Compensation

Certified Employment Specialist State of Ohio Bureau of Workers Compensation

Earning Power Assessment Certification, Pennsylvania Licensing Bureau, section 449 Act 77. P.S 1000.5

Certified Advanced Addictions Counselor (CAADC) (#7637) Pennsylvania Certification Board

Internationally Certified Addictions Counselor (ICAC) (#703937) Pennsylvania Certification Board

Licensed Independent Chemical Dependency Counselor (LICDC) with Clinical Supervisory endorsement (#131102), Ohio Chemical Dependency Professionals Board

Licensed Behavioral Specialist (BSL) (# BH-000022) Pennsylvania State Board of Medicine

EMPLOYMENT HISTORY

08/2014 - Present: Eden Consulting

Vocational Expert, Owner/Supervisor, Labor Market Analyst, Job Coach, Employment Placement Coordinator

01/2002 – 08/2015: Mental Health Solutions Inc

Owner/Clinical Director/Therapist and Vocational Counselor

06/1997 - 12/2000: Allencrest Juvenile Detention Center

Youth Counselor/Employment Assistance Coordinator

06/1999 - 08/2001: Shippingport Borough Police Department/Raccoon Twp Police Dept.

Police Officer

05/1997 - 05/2005: United States Navy Active/Reserve

Petty Officer First Class (EO1 (SCW), E-6, Career Counselor, Master Instructor

AFFILIATIONS

American Board of Vocational Experts- Associate Member

Pennsylvania Certification Board (PCB)

Ohio Chemical Dependency Professionals Board

International Association of Rehabilitation Professionals (IARP)

41 Birdie Way
Bunnell, FL 32110

28 July 2023

Board of Supervisors
Deer Run Community District

To whom it may concern:

Please find my resume for consideration of the vacant position on the Grand Reserve/Deer Run CDD Board.

Thank you for your consideration.

Gary D. Garner

GARY D. GARNER
41 Birdie Way, Bunnell FL 32110
904-868-4270
Gdgarner2412@att.net

Education:

Georgia Tech
Federal technical training
Federal and state firefighting training

Experience:

Retired with 36+ years' experience with Headquarters, US Marine Corps

- Calibration technician
- Planner/estimator
- Logistics management
- Contracts management

Volunteer Firefighter (retired)
Jacksonville Sheriff's Office Civilian Bailiff

Management:

Assistant Deputy Director, Aviation Support, US Marine Corps
Temporary Division Director, Planning Division, US Marine Corps
Property manager

Board experience:

Member, Planning, Zoning, and Appeals Board, City of Bunnell, FL
Financial Officer, HOA Board, Freedom at Grand Reserve, Bunnell, FL
President, HOA Board, Freedom at Grand Reserve, Bunnell, FL
Town Council Board member, Newport, NC
County Parks and Recreation Board member, Carteret County, NC
Pop Warner Football Coach and Board member
Little League Coach and Board member

Licenses:

Real Estate Broker, NC

Rodney Kimberley
785 Grand Reserve Drive
Bunnell, Florida 32110
rfkimberley@yahoo.com
(980) 446-6364

Referencing Seat #1 appointment

Education:

Assoc. Degree Northwood University
B.A. Degree University of Detroit

Work Experience:

Deltona Corporation (Mackle Brothers Development:

- . developers of 7 planned communities in Florida including Marco Island, Deltona, and Tampa Palms

ITT Community Development Corporation: (developer of Palm Coast)

- . Regional Manager in Fairfax Virginia
- . Director of National Sales

Oceanside Homes Franchisee of Arthur Rutenberg Homes for Flagler County

- . sale of 360 plus custom homes from 1996 through 2019
- . Hammock Dunes, Hammock Beach, Grand Haven, Palm Coast Plantation. World Golf Village, Palencia

Mr. Howard McGaffney
The Board of Supervisors
Deer Run Community District

Dear Mr. McGaffney;

I have enclosed a copy of my work experience over the past 36 years and am applying for Seat #1 which is currently held by Mr. Darrell Broom.

My wife Barbara and I live at 785 Grand Reserve Drive and we are registered voters with the Flagler County Supervisor of Elections. I would adhere to the monthly schedule of meetings throughout the year as well as budget and special projects.

I welcome any inquiries regarding my work experience as it relates to the Supervisor position.

Rodney Kimberley

Christopher Quigley
634 Grand Reserve Dr
Bunnell, FL 32110

July 29, 2023

CDD Board,

RE: Cover Letter

Thank you for considering my resume.

I do feel as though my ability to get up to speed on new processes quickly, will allow me to acclimate to the environment. As VP I have worked with many varying levels of personnel. From those in administrative support to C-level executives. Additionally, I have over 15 years of residential and commercial real estate experience. I have worked with many municipalities over the years as a consultant for companies as they have worked to expand into new areas.

My wife and I moved to Grand Reserve in Feb 2021 and having owned 10 homes in 13 years together, have decided this is where we intend to retire.

I look forward to the opportunity to speak with you further.

Regards,

Chris Quigley
404-457-9616

Christopher Michael Quigley

Phone: (404) 457-9616 - Email: cmquigley89@gmail.com

SUMMARY

Strong sales and customer service background with extensive business management experience. Driven, results-oriented and enthusiastic individual.

AREAS OF EXPERTISE

- Business/Sales Management
 - Sales Growth
 - Customer Focused
 - Problem-solving
-

PROFESSIONAL SUMMARY

PNC Bank **Branch Banker, DMLO** **2021 - 2023**

Responsibilities:

- Knowledgeable of the values and practices that align customer needs and satisfaction as primary considerations in all business decisions and able to leverage that information in creating customized customer solutions
- Manage the customer experience by identifying opportunities, through utilization of CRM tools (Salesforce), to improve the customer's financial wellbeing
- Collaborate with team members and channel partners to ensure client success
- Implementation of Consultative Selling technics to determine proper solutions for each customer
- Create customer loyalty and grow customer share of wallet through a differentiated customer experience (CXI rated on a monthly basis)
- Educate customers on options for managing financial transactions by leveraging technology
- Apply product and procedural knowledge to identify, mitigate and solve customer problems effectively to drive customer loyalty
- Assessing and effectively managing all of the risks associated with their business objectives and activities to ensure they adhere to and support PNC's Enterprise Risk Management Framework
- Build relationships and create opportunities by being customer focused
- Top performer that consistently ranks in the Florida region top 10 for KPI metrics across 18 evaluated categories. (#32 out of over 1000 bankers for Q4 2022)

Progressive Home Hardware **Vice President Sales and Marketing** **2015 - 2020**

Responsibilities:

- Responsible for all aspects of business development and R&D functions, including design concepts, product viability, packaging recommendation, store level viability and overall merchandising execution
- Contract renewals for all distributors. The renewal process involved close to 50 different clients with multiple departments within each company. The range for renewals began from as little as 90 days out to almost 2 years in advance based on client feedback and directional expectation for product categories. Consistently ran 90% conversion with significant expansion YOY
- Formulated an 18-month plan to transition our product lines into a national brand to be sold at all major retailers in the United States
- Executed the branding plan across 6 product categories. This transition included 117 total SKUs that represented \$40M in revenue to our company and \$100M to the retailers

Christopher Michael Quigley

Phone: (404) 457-9616 - **Email:** cmquigley89@gmail.com

- Responsible for developing strategic sales plans based on company goals regarding revenue growth and improved customer satisfaction
 - Developed relationships with major companies to include:
 - Kroger: \$2M annually
 - Walmart: \$2M annually
 - Disney: \$1M annually
 - Tractor Supply Company: \$1.5M annually
- Monitor sales performance and customers' ordering projections and make recommendations to ensure proper inventory levels, SKU rationalization, and product improvements
- Perform account management functions. which include executive level engagement with all customers, address any concerns regarding orders, shipments, promotions, discounts, and quality control issues
 - Managed accounts include:
 - Home Depot: \$9M annually
 - Lowes: \$20M annually
 - Lodge: \$3M annually
 - Fred Meyer: \$500K annually
- Ensure the timely input of information into the various IMS (Inventory Management Systems) and internal CRMs

Advance Auto Parts

General Manager

2014 – 2015

Responsibilities:

- Achieve overall store sales goals and service objectives
- Manage and grow commercial customer relationships/sales
- Selection, hiring, training, development, scheduling, and engagement of store team members
- Ensure execution of all inventory and operational standards
- Coach all team members to deliver on customer expectations (DIY and Commercial)
- Manager on duty responsibilities (touch base/coaching, floor/phone mgmt., task assignment and completion, safety, open/close duties)
- Assist district/region in other functions as part of District Manager Training

Sears Home Appliance Showroom

Store Manager/Area Trainer

2012 – 2014

Responsibilities:

- Directing all operations for the largest volume location in the Atlanta Market
- Placed in the top 25 of all stores 2012
- Led store to district leading EBITDA % and \$ for 2012
- Developed relationships with multiple school districts and large companies
- YOY Sales increase in excess of 20% for 2012.
- Conducted various training sessions for all stores in the Atlanta market

First American Title Lending

Trainer/Auditor/New Store Development

2009 – 2011

Blockbuster

District Manager

2006 – 2009

TitleWave

Director of Operations

2001 – 2006



Michael Smith

Bunnell, FL 32110 2563418612 Mike.0217@yahoo.com

PROFESSIONAL
SUMMARY

Performance-oriented Sales Leader offering exceptional record of achievement over Number-year career. Tenacious manager with strategic and analytical approach to solving problems, bringing in customers and accomplishing profit targets. Talented in identifying and capitalizing on emerging market trends and revenue opportunities.

SKILLS

- Price Quoting
- Website Maintenance
- Digital Marketing
- Social Media Management
- Client Needs Assessment
- Phone Inquiries
- Customer Service and Assistance
- Consultative Selling Techniques
- Lead Generation
- Communications Strategies
- Market Research
- Advertising Campaigns
- Sales Statistics Analysis

WORK HISTORY

INTERNET SALES MANAGER

03/2007 to 12/2021

Honda Of Decatur | Decatur Alabama

- Prepared sales presentations for clients showing success and credibility of products.
- Resolved problems with high-profile customers to maintain relationships and increase return customer base.
- Compiled and analyzed data to determine approaches to improve sales and performance.
- Achieved sales goals and service targets by cultivating and securing new customer relationships.
- Worked with loss prevention in monitoring shopper behavior.
- Facilitated business by implementing practical networking techniques.
- Identified and resolved complex issues by applying advanced analytical and troubleshooting strategies.
- Directed sales support staff in administrative tasks to help sales reps close deals.
- Kept detailed records of sales and contracts.
- Provided superior and individualized customer service.
- Developed compelling presentation decks to gain approval for ideas and communicate results.
- Updated company website with deals and product packages.
- Communicated product quality and market comparisons by creating sales presentations.
- Increased sales and customer satisfaction through personalized servicing.

- Located merchandise across various stores to address customer needs.
- Organized promotional events and interacted with community to increase sales volume.
- Demonstrated products to show potential customers benefits and advantages and encourage purchases.
- Built relationships with customers and community to establish long-term business growth.
- Responded to internet inquiries and phone calls in timely matter.
- Trained sales staff on company procedures and salesmanship.
- Engaged in product training, demonstrations, consumer awareness, branding, and acquisition initiatives to raise awareness and revenues.

EDUCATION

Degree | General And Business
St Thomas, Southgate, MI

06/1975

C.

RESOLUTION 2023-08

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

WHEREAS, the Board of Supervisors of the Deer Run Community Development District at a regular business meeting held on August 23, 2023 desires to elect the below recited persons to the offices specified.

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

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

_____	Chairman
_____	Vice-Chairperson
<u>Howard McGaffney</u>	Secretary
<u>Howard McGaffney</u>	Treasurer
<u>Marilee Giles</u>	Assistant Treasurer(s)
<u>Darrin Mossing</u>	
<u>Daniel Laughlin</u>	
<u>James Oliver</u>	
<u>George Flint</u>	
<u>Katie Costa</u>	
<u>Marilee Giles</u>	Assistant Secretary(s)
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	
<u>James Oliver</u>	
<u>George Flint</u>	
<u>Katie Costa</u>	

PASSED AND ADOPTED THIS 23RD DAY OF AUGUST, 2023.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH ORDER OF BUSINESS



MEMORANDUM

Date: June 27, 2023
To: Peter Armans, District Engineer, Dewberry
From: Nadine Johnson, Staff Environmental Scientist, Dewberry
Subject: Deer Run Community Development District (CDD)
Annual Inspection Results (June 2023); SJRWMD Permit No. 4-035-18525

Introduction

This report provides the findings of a stormwater inspection for proper operation and maintenance of the Deer Run CDD stormwater management system conducted on June 8, 2023. The inspection and this report are specific to the system constructed in accordance with St. Johns River Water Management District (SJRWMD) Permit No. 4-035-18525.

The following report summarizes the findings of the inspection and includes recommendations for action items. The report also contains a **2023 Annual Stormwater Inspection Results Map (Attachment 1)** and a **Deer Run CDD Photo Log (Attachment 2)** depicting aspects of the stormwater management system that were inspected and require attention.

Report Recommendations

Deer Run: SJRWMD Permit Number 4-035-18525

General Comments are provided below regarding maintenance on site:

- During the inspection on June 8, 2023, Lake BB and Lake AA were under construction and, therefore, were not able to be inspected.

The findings from the observations during the site inspection are listed below and displayed on the attached **2023 Annual Stormwater Inspection Results Map (Attachment 1)**. These measures should be scheduled and performed as soon as possible to ensure the system is functioning as permitted:

Location	Structure	Condition	Comments
Lake 1B-3	MES B-20	Needs attention	Vegetation maintenance
Lake 11	CS 159	Needs attention	Overgrown grass; no connection to flow into wetland
Lake 16	CS 155	Needs attention	Vegetation maintenance
Pond A1	MES 13	Emergency	Cracked structure
Pond A2	CS B2-1	Emergency	Grate missing and vegetation maintenance
Pond B1	MES 21	Needs attention	Erosion surrounding sides of structure
Pond B1	MES 23	Needs attention	Vegetation maintenance
Pond B2	MES 67	Emergency	Severe erosion surrounding structure; structure is detached from shoreline
Pond B2	CS 157	Emergency	Missing grate
Lake E1	MES 22	Emergency	Broken structure



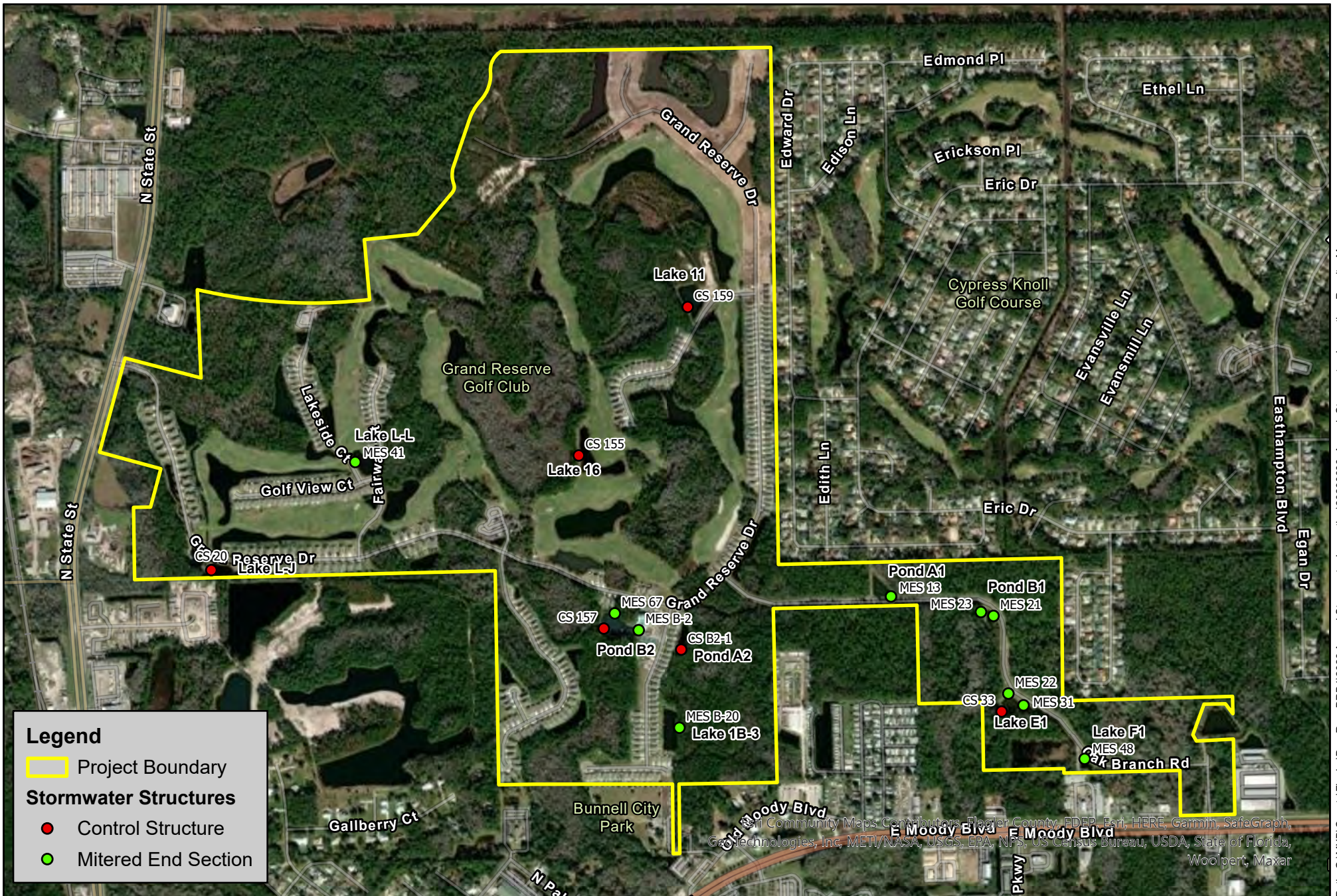
MEMORANDUM

Lake E1	CS 33	Needs attention	Vegetation maintenance
Lake E1	MES 31	Needs attention	Erosion surrounding the entire structure
Lake F1	MES 48	Needs attention	Erosion surrounding structure
Lake L-J	CS 20	Emergency	Missing grate and vegetation maintenance
Lake L-L	MES 41	Needs attention	Erosion surrounding top of structure

Attachments

Attachment 1. 2023 Annual Stormwater Inspection Results Map

Attachment 2. Deer Run CDD Photo Log





2023 Annual Stormwater Inspection Results Map
Deer Run CDD
 Flagler County, FL

N



0 575 1,150 Feet

Data Source: Dewberry
 Image Source: ESRI



Deer Run CDD Photo Log
SWFWMD Permit Number: 43-1436
6-8-2023

Location	Structure	Condition	Comments	Photo
Lake 1B-3	MES B-20	Needs attention	Vegetation maintenance	
Lake 11	CS 159	Needs attention	Overgrown grass; no connection to flow into wetland	



Deer Run CDD Photo Log
SWFWMD Permit Number: 43-1436
6-8-2023

Location	Structure	Condition	Comments	Photo
Lake 16	CS 155	Needs attention	Vegetation maintenance	
Pond A1	MES 13	Emergency	Cracked structure	



Deer Run CDD Photo Log
SWFWMD Permit Number: 43-1436
6-8-2023

Location	Structure	Condition	Comments	Photo
Pond A2	CS B2-1	Emergency	Grate missing and vegetation maintenance	
Pond B1	MES 21	Needs attention	Erosion surrounding sides of structure	



Deer Run CDD Photo Log
SWFWMD Permit Number: 43-1436
6-8-2023

Location	Structure	Condition	Comments	Photo
Pond B1	MES 23	Needs attention	Vegetation maintenance	
Pond B2	MES 67	Emergency	Severe erosion surrounding structure; structure is detached from shoreline	



Deer Run CDD Photo Log
SWFWMD Permit Number: 43-1436
6-8-2023

Location	Structure	Condition	Comments	Photo
Pond B2	CS 157	Emergency	Missing grate	
Lake E1	MES 22	Emergency	Broken structure	


Deer Run CDD Photo Log
SWFWMD Permit Number: 43-1436
6-8-2023

Location	Structure	Condition	Comments	Photo
Lake E1	CS 33	Needs attention	Vegetation maintenance	
Lake E1	MES 31	Needs attention	Erosion surrounding the entire structure	

Deer Run CDD Photo Log
SWFWMD Permit Number: 43-1436
6-8-2023

Location	Structure	Condition	Comments	Photo
Lake F1	MES 48	Needs attention	Erosion surrounding structure	
Lake L-J	CS 20	Emergency	Missing grate and vegetation maintenance	

Deer Run CDD Photo Log
SWFWMD Permit Number: 43-1436
6-8-2023

Location	Structure	Condition	Comments	Photo
Lake L-L	MES 41	Needs attention	Erosion surrounding top of structure	

FIFTH ORDER OF BUSINESS

PUBLIC SECTOR

Insurance Proposal Revised 8/14/2023

October 1, 2023 – October 1, 2024

DEER RUN COMMUNITY DEVELOPMENT DISTRICT



Table of Contents

Overview	1
The Agency of Brown & Brown, Public Sector	
An Introduction to Your Service Team	
Preferred Governmental Insurance Trust	
Claims Services & Safety and Risk Management Services	
Property/Inland Marine/Equipment Breakdown	2
General Liability	3
Deadly Weapon Protection	4
Public Officials & Employment Practices Liability	5
Cyber Liability	6
Automobile Liability & Physical Damage	7
Broker Recommendation/Premium Recapitulation	8
Notes of Importance	
Compensation Disclosures	
Carrier Financial Status	
Guide to Best's Ratings	
Items Required Prior to Binding	9
Acceptance of Proposal – Premium Recapitulation	
Package Application – Cyber Liability Questions Completed	
Uninsured Motorist Form	
<i>Preferred</i> Signature Page	
<i>Preferred</i> Participation Agreement	
5 Years of currently valued Loss Runs	

Our Story

The Brown & Brown, Public Sector team is a highly-specialized unit of insurance advisors 100% trained to deliver industry-leading services to public entities in the State of Florida. Since 1992, we have continuously refined that specialization and enhanced our services, while becoming the largest public entity brokerage in Florida. Our team provides Property & Casualty and Employee Benefits services to governments from Key West to the Panhandle and represents more than 200 clients.

We have built our reputation by empowering our governmental clients to outperform their industry peers, lower their cost of risk, and enhance their insurance programs - all while staying within their annual budgetary constraints. Our team is committed to serve those who serve the public – and provide superior service to our clients, their staff, and their employees.



- Dedicated service team working exclusively for Florida local governments in all capacities surrounding risk and human resources
- Access to highly experienced public entity resources including Claims Team, Panel Counsel, Loss Control, Disaster Planning and Recovery, and Risk Management Specialists.
- Only retail office in Florida 100% committed to Florida's public entities
- Brown & Brown, Public Sector currently represents over 200 of Florida's governmental entities
 - 22 Counties
 - 70 Cities
 - 20 Public Airports
 - 7 Public School Districts
 - State of Florida

An Introduction to Your Service Team

Account Executives

Matt Montgomery Executive Vice President	(386) 239-7245	Matt.Montgomery@bbrown.com
Robin Russell, ARM-P, CISR, CSRM Director of Operations	(386) 239-4044	Robin.Russell@bbrown.com
Paul Dawson, ARM-P Senior Vice President / Public Risk Advisor	(386) 239-4045	Paul.Dawson@bbrown.com
Michelle Martin, CIC Senior Vice President / Public Risk Advisor	(386) 239-4047	Michelle.Martin@bbrown.com
Kyle Stoekel, ARM-P, CIC Public Risk Advisor	(386) 944-5805	Kyle.Stoekel@bbrown.com
Bill Wilson Public Risk Advisor	(386) 333-6058	Bill.Wilson@bbrown.com
Molly Grande, CPCU, ARM, CISR Account Executive	(386) 333-6084	Molly.Grande@bbrown.com
Victoria "Tori" Reedy Executive Coordinator	(386) 239-4043	Tori.Reedy@bbrown.com

Service Representatives

Emily Bailey Public Risk Specialist	(386) 333-6085	Emily.Bailey@bbrown.com
Melody Blake, ACSR Senior Public Risk Specialist	(386) 239-4050	Melody.Blake@bbrown.com
Taylor Brodeur Public Risk Specialist	(386) 361-5225	Taylor.Brodeur@bbrown.com
Alexa Gray, AIC Public Risk & Claims Specialist	(386) 333-6068	Alexa.Gray@bbrown.com
Schylar Howard Public Risk Specialist	(386) 265-6117	Schylar.Howard@bbrown.com
Patricia "Trish" Jenkins, CPSR Senior Public Risk Specialist	(386) 239-4042	Trish.Jenkins@bbrown.com
Nicholas "Nick" Van Nostrand Public Risk Specialist	(321) 214-2377	Nicholas.VanNostrand@bbrown.com

Certificate Requests: 179.certificates@bbrown.com

Claim Reporting: 179.claims@bbrown.com

Our Service Team philosophy focuses on accountability at all levels of account management. Our goal is not simply to meet your service needs, but to exceed them. All the employees at Brown & Brown are dedicated to achieving this goal and distinguishing ourselves from the competition.

Preferred Governmental Insurance Trust (*Preferred*) Overview

Several hundred members and millions in premiums prove that the *Preferred* Governmental Insurance Trust® fulfills what Florida needs: an insurance program exclusively customized and dedicated to the public sector. *Preferred* stays on the forefront of specialized insurance for property, casualty and workers' compensation because it is non-profit and self-governed with a membership comprised solely of Florida public entities.

Preferred's history dates back to 1999. Its robust membership and financial strength, including consistent growth of surplus, stem from its conservative platform of managed risk. *Preferred* is just that: ***preferred*** for unmatched public entity experience, innovation, stability and personalized service.

Preferred's Member Types

Municipalities	Counties	Special Districts
Public Schools	Charter Schools	Sheriff Departments
Housing Authorities	Aviation Authorities	Transit, Port & Utility Authorities

Preferred's Comprehensive Coverages

Property	Workers' Compensation	General Liability
Automobile Liability	Automobile Physical Damage	Law Enforcement Liability
Public Officials Liability	Employment Practices Liability	Educators' Legal Liability

The Power of Groups and People

What does a specialized insurance trust do for you? In the case of *Preferred*, it gives you the purchasing power of a very large trust with billions of covered property values—far more financial negotiating power than a single public entity can muster. As a *Preferred* member, you are part of a formidable Florida insurance trust.

The trust also transfers risks from any one public entity to the larger group. This provides all members of the trust better rating structures with less volatility. *Preferred's* sole focus on government ensures that members' unique needs are met.

Underwriting and Administration

Behind *Preferred's* underwriting platform are decades of success built on integrity and market relationships. Our team of underwriters' vast insurance expertise enhances the actuarial and scientific data used to underwrite individual risks within the trust. Services delivered are both broad and precise. Reliability is assured. The administrator for *Preferred* is Public Risk Underwriters of Florida, Inc.® (PRU), Florida's premier public entity specialist of its kind. *Preferred's* claims administrator is PGCS Claim Services. With more than 25 years in claims experience, PGCS is Florida's foremost governmental third-party administration company.



Underwriting Highlights

- **Diverse risk financing options:** guaranteed cost, deductible, self-insured retention, all lines aggregate
- **Competitive premium discounts** based on favorable experience and sound safety practices
- **Flexibility of coverage design**, including mono-line or package basis
- **Dynamic financial analysis** conducted periodically to validate the trust's superior financial standing

Administration

- **General counsel, defense counsel and litigation services** by specialists in governmental law
- **Membership relations** for networking and professional development
- **Legislative Pulse newsletter** from Tallahassee-based law firm
- **Professional marketing** that guarantees local agent support, governmental knowledge and an ever-growing group of members
- **Preferred News**—a quarterly publication covering the spectrum of government insurance issues
- **State filing, accounting and independent CPA audited financials** as needed

Preferred's Expert Boards Know Your Business

Preferred is governed and guided by people working daily in all segments of Florida's public sector – from municipalities to counties to schools to special taxing districts.

The Board of Trustees is comprised of elected public officials who work wisely and diligently to set policy, keeping *Preferred* as the premier public entity insurer of its kind.

Preferred Claims Administration

Preferred Governmental Claim Solutions, Inc. ® (PGCS) is the premier governmental third-party claims administrator in the state of Florida and administers the claims for Preferred Governmental Insurance Trust (*Preferred*). Since its founding in 1956, PGCS has provided claims administration services exclusively to over 450 governmental entities including schools, cities, towns, counties, community development districts, and fire districts. Therefore, PGCS's adjusters are extremely qualified to handle governmental tort liability and public sector workers' compensation claims. They are experts at investigating and handling police and firefighters presumption claims. PGCS is sensitive to the politics involved in the handling of public entity claims.

PGCS's claims administration program consists of workers' compensation, general liability, bodily injury, personal injury, property, auto liability, auto physical damage, employment practices liability, school leaders/educators liability and public officials liability. Their claims staff has over 630 years of combined insurance experience and each has been with PGCS an average of 8 years. Claims are handled under strict supervision in accordance with the PGCS workers' compensation and liability claim handling procedure manuals and the PGCS claim best practices manual. A random sampling of each adjuster's claim files are audited on a monthly basis by a Quality Assurance Manager to ensure compliance.

PGCS provides their clients with a dedicated Subrogation Unit to pursue reimbursements from at-fault third parties. Their current recovery rate is fifty-nine (59) percent of the claim costs expended. PGCS also has a dedicated excess reporting and recovery unit for communication to and securing reimbursement from the excess and/or reinsurance carriers. In addition, PGCS provides a state-approved Special Investigation Unit (SIU) to prevent and pursue fraudulent claims. PGCS offers rewards up to \$10,000.00 for the arrest and conviction of persons committing workers' compensation fraud. This service is provided via a twenty-four hour seven day a week hotline.

PGCS utilizes the RiskMaster system for claims processing. This system captures a wide variety of data and allows the adjuster to enter an unlimited number of claim notes, process reserve changes, and issue claim payments. Customized reports can be obtained from PGCS's on-line system containing a multitude of data parameters that a client may choose to analyze. The system can be accessed by clients via their website at www.pgcs-tpa.com.

Communication with PGCS's clients is the cornerstone of their claims administration program. Professional adjusters, nurses, management, quarterly in-depth claim review meetings, 24/7 claim reporting, utilization of attorneys specializing in public entity defense, litigation management, and return to work programs are just a sample of how PGCS has set the standard for the industry.

PGCS is committed to partnering with their clients to provide professional and aggressive claim management programs. While they are recognized as the leader in the industry, PGCS is always striving to improve the quality of their programs and expand the services that they offer.

Preferred Safety and Risk Management Services

The success of any public sector community is tied to its ability to protect and preserve its human physical assets. This basic premise serves as the cornerstone of an effective Safety Management program and underscores the importance of Safety and Risk Control to the community. *Preferred's* Safety and Risk Management Department is very aware of the valuable contribution a comprehensive safety and risk control program makes to the bottom-line of any organization.

At *Preferred*, Safety consultations originate with one basic thought—to recommend specific measures to minimize or eliminate the exposures that cause accidents. This does not mean that the workplace become no-risk utopias, but we expect our consultants to recommend measures to control and minimize all types of accidents, injuries and illnesses to our *Preferred* members' operations and premises.

Preferred is dedicated to meeting the challenge of the complex issues facing public sector organizations. Disarming these issues and converting them into solutions which work to the advantage of our goal. *Preferred's* approach to risk control incorporates the following elements:

- **Exposure Identification** – Assist management in determining areas where a chance of loss might exist through cause trend analysis, work site evaluations, and facility inspections.
- **Exposure Measurement and Loss Analysis** – Loss analysis and a review of the consequences of the exposures will be considered to develop alternative methods of control.
- **Determination and Selection of Appropriate Risk Control Methods** – Based on measurement and analysis, specific recommendations and/or custom designed risk control plan will be formulated. OSHA, as well as other Agency Standards will be applied and/or used as a “Best Practice” measure when designing and formulating safety and risk control plans.
- **Training and Safety Management Consulting** – After considering client needs specific services and/or training will be formulated and initiated to fit the client's need. Key Personnel or specialty consulting services with the knowledge and skills needed to meet those identified needs will be provided.
- **Additional Consulting Services Available** – Preferred's Safety & Risk Management has other services available that may benefit our clients. These services include security evaluations and review of existing safety and risk programs.

Preferred's Safety and Risk Management Department evaluates the unique needs to each client, ultimately designing a program that is capable of being integrated into the overall safety and risk control efforts of each client. *Preferred's* dedication to the problem-solving approach is the foundation of their Safety and Risk Management Service.

Property – Inland Marine **(Revised 8/14/2023)**

Term: October 1, 2023 to October 1, 2024

Company: Preferred Governmental Insurance Trust (*Preferred*)

Covered Property (Per Schedule Provided)	
\$3,609,400	Blanket Value Buildings and Contents
Special Property Coverages	
\$3,000,000	Flood
\$3,000,000	Earth Movement
\$1,000,000	TRIA
Inland Marine (Per Schedule Provided)	
\$100,000	Blanket Unscheduled Inland Marine***
Included in Blanket	Communication Equipment***
Included in Blanket	Contractor's / Mobile Equipment***
Included in Blanket	Electronic Data Processing Equipment***
Included in Blanket	Emergency Portable Service Equipment***
Included in Blanket	Fine Arts***
\$15,000	Other Inland Marine
Not Included	Rented, Leased or Borrowed Equipment♦♦
Included in Blanket	Valuable Papers
Not Included	Watercraft, Not Including Hull Coverage**

Deductibles: \$5,000 per Occurrence – Buildings and Contents, Earth Movement and TRIA
(\$2,500 per Occurrence – Subject to Carrier review of 5 years Loss Runs)

5% of TIV per Occurrence / Per Location for “Named Storm” subject to minimum of \$35,000 Per Occurrence. Location is defined by each itemized listing on the applicable schedule. Also applies to Inland Marine.

\$5,000 any one occurrence for Flood, except:
 Excess of maximum NFIP available whether purchased or not or 5% of the TIV at each affected location whichever is greater for Zones A & V

\$1,000 per Occurrence – Inland Marine

***Unscheduled items are subject to a maximum value of \$25,000 or less per item. Items valued above this amount must be scheduled.

**Watercraft, not exceeding 25 feet, coverage is not hull coverage. Limited to Specified Perils only, excluding collision with another object.

♦♦Unscheduled items are subject to a maximum value of \$250,000 or less per item, subject to the maximum per occurrence loss limit shown on the Inland Marine Schedule. Items valued above \$250,000 must be schedule.

Property – Inland Marine

“Named Storm” Definition: “...the direct action of wind, **including wind driven water and storm surge** when associated with or occurring in conjunction with a storm or weather disturbance which is named...” Wind driven water and storm surge loss are NOT subject to Flood Sublimit and are included to the blanket limits.

Flood coverage in zones A or V, or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a special flood deductible equal to all flood insurance available for such property under the NFIP, whether purchased or not or 5% of the Total Insured Value at each affected location whichever is greater. If such property is not eligible for the National Flood Insurance Program because the community in which the property is located does not participate in the NFIP, the Special Flood Deductible will be \$1,000,000 per insured location damaged in the flood occurrence or 5% of the Total Insured Value at each affected location whichever is greater.

Flood zones A will include, but not be limited to all the sub-classifications of AO, AH, AE, AR, A1 through A99, or any other sub-classification with the A prefix or designation. Flood zones V will include, but not be limited to all the sub-classifications of VO, VH, VE, VR V1 through V99, or any other sub-classification with the V prefix or designation. See policy form for special deductible restrictions.

Coverage:

1. Special form (formerly “All Risk”), subject to policy exclusions.
2. Replacement Cost applies to Buildings, Contents and EDP is subject to all terms and conditions of the coverage agreement the most we will pay for all loss, damage or costs in any one occurrence is the applicable limits of liability shown in the property declaration. **The blanket limit of coverage shown in the property declaration applies to all covered property unless a separate limit, lower limit or reduced amount of coverage is indicated elsewhere in the coverage agreement or in the property declaration.**
3. Inland Marine coverage paid at “Agreed Value” if the valuation type on the Inland Marine schedule is shown as agreed value; or the lesser of Actual Cash Value or 110% of the value reported on the schedule. See policy for complete details.
4. *Preferred* will pay for covered loss to your real property, inland marine or personal property:
 - a. At the location shown on the Schedule of the Declarations,
 - b. Property in the open within 1,000 feet of locations described in a. above,**
 - c. With respects to Inland Marine, at or away from your covered location.
5. No Coinsurance Clause.
6. Certain coverages subject to sub-limits stated in policy.
7. During the current coverage agreement period, there will be no charge for any new locations, valued less than \$15,000,000, acquired after the inception date of the agreement. If the newly added location was owned or acquired prior to the inception date of the coverage agreement, then premium is due at the time the location is added.
8. The *Preferred* Property Program is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by *Preferred* on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence.
9. ***Preferred* will be appraising all property currently scheduled. At time of finalization of appraisal, building values are to be adjusted accordingly or Stated Value endorsement will be applied with immediate effect.**

Property – Inland Marine

Sublimits of Coverage	
Sublimits apply as part of, and not in addition to, the overall Total Insured Values coverage limit.	
\$500,000	Accounts Receivable, per occurrence
\$1,000,000	Additional Expense
\$5,000	Animals, annual aggregate
\$500,000	Business Income
\$250,000, or 25% of loss whichever is greater	Debris Removal, per occurrence
\$500,000	Demolition Cost, Ordinance & Increased Cost of Construction, per occurrence
\$250,000	Errors and Omissions, per occurrence
\$5,000	Expediting Expense, per occurrence
\$25,000	Fire Department Charges, per occurrence
\$50,000	Fungus Cleanup Expense, annual aggregate
\$25,000 Per Occurrence \$1,000 Max per Tree	Lawns, Plants, Trees and Shrubs, Excludes Wind (see policy form for additional restrictions)
\$2,000,000	New Locations, per occurrence – 60 days from the date new location(s) is first purchased, rented or occupied, whichever is earlier. See policy for details.
\$50,000	Personal Property of Employees, per occurrence
\$50,000	Pollution Cleanup Expense, annual aggregate
\$250,000	Preservation of Property, per occurrence
\$20,000	Professional Fees, per occurrence
\$150,000	Property at Miscellaneous Unnamed Locations
\$10,000	Recertification, per occurrence
\$100,000	Service Interruption Coverage, per occurrence
\$250,000	Transit, per occurrence

Property – Inland Marine Major Exclusions

Property **Not** Covered includes but not limited to:

1. Animals, water, land including land on which the property is located, shrubs, trees, lawns, growing crops, or standing timber, except under conditions described in the “Extensions of Coverage” section of the policy.
2. Aircraft.
3. Property you sold under conditional sale, trust agreement, installment payment, or other deferred payment plan after such property has been delivered to the customer.
4. Caves, caverns, mines or any type, or any property contained within them.
5. Currency, money, notes or securities.
6. Dams, dikes or levees.
7. Contraband or property in the course of illegal transportation or trade.
8. Property covered under import or export ocean cargo policies.
9. Property you transport as a common carrier.
10. Property shipped by mail, unless sent registered or certified.
11. **Watercraft unless loss is from a specified peril and scheduled on the inland marine schedule.**
12. Vehicles licensed or designed for highway use, unless shown on the Property Declaration, Extensions of Coverage item U, and then no coverage for any **over the road coverage**, or collision with another vehicle or object. The AOP deductible applies per occurrence and in the event of a Named Storm the Named Storm deductible applies per vehicle rather than per location. This coverage is paid at actual cash value at time of loss.
13. Bulkheads, docks, piers, wharves, retaining walls, boardwalks or underwater conduits from: freezing and thawing; impact of watercraft; waves, or debris driven by waves; pressure or weight of ice or water, whether driven by wind or not; or sinking or settling.
14. Electrical or communication lines, towers, and poles you own that are not located on a “covered location” insured under this policy.
15. Personal property of volunteers.
16. Underground pipes, unless loss is from a specified peril.
17. If building has been vacant for more than 90 consecutive days before a loss or damage, the following perils will be excluded: Vandalism, Sprinkler leakage, unless the system has been protected against freezing, building glass breakage, water damage, theft or attempted theft.

Excluded Risks of Direct Physical Loss include but not limited to:

1. War, invasion, acts of foreign enemies, hostilities or war like operations, civil war, rebellion, revolution, insurrection, civil commotion, military, usurped power, or any act of terrorism
2. Biological or Chemical Materials
3. Electronic Data or Electronic Data Recognition Exclusion
4. Asbestos
5. Damage caused by electronic currents artificially generated.
6. Pollution, except as provided under “Extensions of Coverage”
7. Building ordinance enforcement or Government action
8. Nuclear reaction
9. Utility failure
10. Fungus, except as provided under “Extensions of Coverage”
11. Any offshore oil well or oil shipping/tanker incident and the ensuing oil spill

Equipment Breakdown (Revised 8/14/23)

Term: October 1, 2023 to October 1, 2024

Company: Preferred Governmental Insurance Trust (*Preferred*)

Covered Equipment: Covered Property built to operate under vacuum or pressure, other than weight of contents, or used for the generation, transmission or utilization of energy.

Coverage	Limit
Property Damage / Loss of Business Income / Additional Expense per accident	\$3,609,400
Water Damage	\$1,000,000
Ammonia Contamination	\$1,000,000
Hazardous Substance Coverage	\$1,000,000
Utility Interruption (24 Hour Waiting Period)	\$2,000,000
Spoilage Damage	\$250,000
Ordinance or Law	\$1,000,000
Expediting Expenses	\$1,000,000
Data or Media	\$250,000
Fungus, Wet Rot, Dry Rot	\$15,000

Deductibles: Same as Property – Building and Contents
24 Hours – Utility Interruption

General Liability

Term: October 1, 2023 to October 1, 2024

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Occurrence

Coverage	Limit	Deductible
General Liability		
Bodily Injury and Property Damage, per Occurrence	\$1,000,000	\$0 Per Occurrence
Personal Injury and Advertising Injury, per Person/Occurrence	Included	
Products/Completed Operations, Aggregate	Included	
Fire Damage, per Occurrence	Included	
Medical Payments	N/A	
Employee Benefits Liability, per Occurrence	\$1,000,000	
Sublimits		
Vicarious Law Enforcement Liability, per Occurrence	\$1,000,000	Same as General Liability
Principle of Eminent Domain Including Inverse Condemnation, “Bert J. Harris, Jr., Private Property Rights Protection Act” per Occurrence / Annual Aggregate.	\$100,000	
Sewer Backup and Water Damage: Non-Negligent Claims Negligent Claims.	\$10,000/\$200,000 \$200,000/\$200,000	
Herbicide and Pesticide, per Occurrence	\$1,000,000	

Additional Coverages Included:

1. EMT/Paramedic Professional Services
2. Premises Operations
3. "Insured" Contracts
4. Host Liquor Liability
5. Broad Form Property Damage Subject to \$2,500 Personal Property of Others Sublimit
6. Watercraft Liability (under 52 feet). See policy form for limitations
7. Limited Worldwide Coverage
8. Failure to Supply Water
9. Communicable Disease (Correctional Facilities and Health Care Facilities - \$300,000 Limit)

Notes of Importance:

1. Premium is not audited.
2. Defense Costs are paid in addition to policy limits.
3. In the event an occurrence, accident or offense continues beyond the policy period, the applicable deductible would apply separately to each policy period in which the occurrence, accident or offense was committed or was alleged to have been committed.
4. Limits of Liability are subject to Florida Statute 768.28.
5. Deductible does not apply to claims expense.

General Liability

Exclusions, include but not limited to:

- Expected or intended injury
- Contractual Liability
- Liquor Liability
- Workers' Compensation and similar laws
- Employer's Liability
- Pollution
- Aircraft, Auto or Watercraft
- Mobile Equipment
- War
- Damage to Your Property, Product or Work
- Damage to Impaired Property or Property Not Physically Injured
- Recall of Products, Work or Impaired Property
- Racketeering
- Law Enforcement, except for vicarious liability arising out of an act or omission by a law enforcement agency that is not owned, operated or controlled by the "Covered party" if there is a contract with an outside agency to provide law enforcement for your entity.
- Asbestos, Mold, Fungi, or Bacteria
- Liability arising out of or caused or contributed to by any ownership, maintenance, operation, use, loading, unloading or control of or responsibility for any airfield, airport, aircraft, runway, hangar, building or other property or facility designed for, used, connected, associated or affiliated with or in any way related to aviation or aviation activities; this exclusion does not apply to premises exposure for those common areas open to the public including but not limited to parking areas, sidewalks, and terminal buildings.
- Failure or inability to supply or any interruption of any adequate quantity of power, steam, pressure, or fuel
- Subsidence, erosion or earth movement.
- Hospital / Clinic Medical Malpractice or Health Care Facilities
- Professional Health Care Services, but not including emergency medical services for first aid performed by emergency medical technicians, paramedics or Medical Director while in the course and scope of their duties.
- ERISA
- Actual or alleged illegal discrimination
- Injunctive, declaratory or equitable relief
- Actual or alleged deterioration, bursting breaking, leaking, inadequacy, design of, control of, maintenance of, or any other alleged responsibility for any structure device, or water course, natural or man-made, including, but not limited to: dams, reservoirs, levees, banks, embankments, gates, canals, ditches, gutters, sewers, aqueducts, channels, culvert, retaining walls, drains, tanks, watershed, or drains, a purpose of which is the containing, carrying, impeding, channeling, diverting, or draining of water or other liquid. Does not apply only as to the bursting or failure of man-made sewer, storm water, grey water or potable water supply pipes owned and maintained by Covered Party.
- Sexual abuse after initial discovery

Deadly Weapon Protection

Term: October 1, 2023 to October 1, 2024

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Claims Made

Deadly Weapon Protection – Claims Made		
Retroactive Date: 10/1/2023		
Coverage	Limit	Deductible
Deadly Weapon Event (Including Claims Expenses), per event	\$1,000,000	\$0 Per Event
Deadly Weapon Protection – Sublimits		
Business Interruption	Included	\$0 Per Event
Demolition, Clearance, and Memorialization, per event	\$250,000	
Extra Expense, per event	\$250,000	
Crisis Management	Included	
Property Damage Extension, per event	Included	
Counseling Services, per event	\$250,000	
Funeral Expenses, per event	\$250,000	
Claims Expenses	Included	
Medical Expense, per person	\$25,000	
Accidental Death & Dismemberment, per person	\$50,000	

Notes of Importance:

1. **Coverage limited to scheduled locations only.**
2. Premium is not audited.
3. Defense Costs are paid within the policy limits.
4. Deductible does not apply to claims expense.

Any Event that occurs at a Location which has been specifically leased or loaned by the District to any other entity or individual to host a permitted event planned and ticketed for more than 15,000 attendees over the duration of the event, MUST BE reported to AND APPROVED by *Preferred* PRIOR to event. The Trust may, at their discretion, charge an additional premium and/or impose additional conditions specifically for that event.

Deadly Weapon Protection

Exclusions include but are not limited to:

- Loss of market, income or use at the property physically lost or physically damaged.
- Confiscation, nationalization, requisition, destruction or damage to property by any authority.
- Criminal, dishonest, fraudulent or malicious conduct by the Covered Party.
- Negligent act, error, omission, misstatement, misleading statement, neglect or breach of duty by the Directors or Officers
- Euthanasia.
- Explosive devices unless used in conjunction with a Deadly Weapon Event.
- Vehicle not defined as a Road Vehicle;
- Weapon mounted (or designed to be mounted) on a vehicle;
- Weapon, device or substance delivered by an airborne weapon delivery system including, but not limited to, fixed wing aircraft, helicopter or drone.
- Injury or death to employees of the Covered Party, except for Crisis Management Services, Counselling Services, and Funeral Expenses endorsed by Extension to this Coverage Agreement.
- Claim or Claims made by, or on behalf of, any Assailant(s).
- Use or operation, as a means for inflicting harm, of any computer, computer system, computer software program, malicious code, computer virus or process or any other electronic system.
- Nuclear, Chemical, Biological, Bio-Chemical, Electromagnetic or Radioactive Weapons.
- Mental injury or mental anguish related claim where no actual Bodily Injury has occurred to the claimant.
- Covered Party's recklessness or deliberate misconduct.
- Mercy Killing(s).
- Covered Party except for employee while they are a recipient of Business Services being provided by the Covered Party.
- Pollutant or Contaminant.
- Goods or products designed, manufactured, constructed, altered, repaired, serviced, treated, sold, supplied or distributed by the Covered Party.
- Property Damage in respect of property:
 - owned, leased, rented or occupied by the Covered Party.
 - in the care, custody or control of the Covered Party or the care, custody or control of any person under contract with the Covered Party.
- Punitive or exemplary damages, sanctions or any additional damages resulting from the multiplication of compensatory damages.
- Strikes, labor unrest, riots or civil commotion.
- Suicide.
- War, invasion, acts of foreign enemies, hostilities or warlike operations, civil war, rebellion, revolution, insurrection, civil commotion assuming the proportions of, or amounting to, an uprising, military power.

Deadly Weapon Protection

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 90 days following the effective date of termination or nonrenewal, but only for Claims first made during the 90 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Public Officials Liability/Employment Practices Liability

Term: October 1, 2023 to October 1, 2024

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: **POL/EPLI:** Claims Made – Duty to Defend

Coverage	Limit	Deductible
Public Officials Liability Retroactive Date: 10/1/2023		
Per Claim	\$1,000,000	\$0 Per Claim
Employment Practices Liability Retroactive Date: 10/1/2023		
Per Claim	\$1,000,000	\$0 Per Claim
Sublimits		
Employee Pre-Termination Legal Consultation Services		
Per Employee	\$2,500	
Aggregate	\$5,000	
Non-Monetary Claims Defense Costs, Aggregate	\$100,000	

Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Deductible does not apply to claims expense.
3. Broadened definition of “Who is an Insured.”
4. Limits of Liability are subject to Florida Statute 768.28.

Public Officials Liability/Employment Practices Liability

Exclusions, include but not limited to:

- Criminal Acts
- Non-Monetary relief except as provided in the Supplementary Payments
- Bodily Injury, Personal Injury, Property Damage, Advertising Injury
- Damages arising out of Inverse Condemnation, Eminent Domain, Temporary or Permanent taking, Adverse Possession, Dedication by adverse Use, Condemnation Proceedings, or claims brought under Florida Statute 70.001 the "Bert J. Harris Jr., Private Property Rights Protection Act" or any similar claim by whatever named called.
- War, Invasion, Acts of foreign enemies, hostiles or warlike operations, strike, lock-out, riot, civil war, rebellion, revolution, insurrection or civil commotion
- Failure to effect and maintain insurance
- Fiduciary Liability
- Pollution
- Workers' Compensation, Employers Liability and similar laws
- Nuclear
- ERISA of 1974, any similar state or local laws, and any rules and regulations promulgated thereunder and amendments thereto.
- Infringement of copyright, trademark, plagiarism, piracy or misappropriation of any ideas or other intellectual property
- Contractual Liability
- Health Care Professional or Health Care Facilities
- Prior and Pending claims
- Workers' Adjustment and Retraining Notification Act, OSHA, RICO, or ADA
- Law Enforcement Activities
- Insured vs. Insured
- Bonds, Taxes or Construction contracts
- Collective Bargaining Agreements
- Capital Improvement to make property more accessible or accommodating to disabled persons
- Punitive Damages
- Return or improper assessment of taxes, assessments, penalties, fines, fees
- Activities of any attorney-at-law, medical personnel, architect, engineer or accountant, in the scope of their professional duties, except for claims made against them as Public Officials or Employees
- Media Wrongful Act
- Access or Disclosure of Confidential or Personal Information and Data-related Liability

Public Officials Liability/Employment Practices Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Optional Extended Reporting Period – The Public Entity shall have the right, upon payment of up to 200% of the expiring premium, to purchase an Optional Extended Reporting Period, for the period of 12 months following the effective date of the cancellation or nonrenewal, but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Cyber Liability

Term:

October 1, 2023 to October 1, 2024

Company:

Preferred Governmental Insurance Trust (*Preferred*)

Form:

Claims Made – Duty to Defend

Cyber Liability Retroactive Date: 10/1/2023		
Coverage	Limit	Deductible
Policy Limit – Annual Aggregate	\$2,000,000	Per Below
Third Party Liability Coverage		
Privacy & Security Liability, each claim	\$2,000,000	\$25,000
Media Content Services Liability, each claim	\$2,000,000	\$25,000
PCI DSS, sublimit	\$1,000,000	\$25,000
First Party Liability Coverage		
Cyber Extortion & Ransomware, each claim	\$500,000	\$25,000
Data Breach & Crisis Management, each claim	\$2,000,000	\$25,000
Data Recovery, each claim	\$2,000,000	\$25,000
Business Interruption / Extra Expense, each claim	\$2,000,000	\$25,000/12 Hr.
Cyber Crime, refer to form for sublimits – Annual Aggregate	\$250,000	\$25,000
Social Engineering Financial Fraud*	\$250,000	\$25,000
Funds Transfer Fraud	\$100,000	\$25,000
Invoice Manipulation	\$100,000	\$25,000
Utility Fraud, refer to form for sublimits – Annual Aggregate	\$100,000	\$25,000
Crypto Jacking	\$100,000	\$25,000
Telecommunications Fraud	\$100,000	\$25,000
System Failure – BI/EE, sublimit	\$1,000,000	\$25,000/12 Hr.
Dependent Business Interruption – System Failure, BI/EE, sublimit	\$1,000,000	\$25,000/12 Hr..
Bricking Coverage, sublimit	\$500,000	\$25,000
Consequential Reputation Loss Period of Restoration	\$500,000 6 Months	12 Hours

*Social Engineering Financial Fraud – Coverage shall only apply if you verify the instruction to transfer money or securities by following a pre-arranged callback or other established procedural method to authenticate the validity or the request prior to acting upon any transfer instructions.

Cyber Liability

Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Deductible does not apply to claims expense.

Exclusions, include but not limited to:

- Deliberate Acts / Personal Profit
- Prior Acts
- Bodily Injury / Property Damage
- Employment Practices
- Ownership
- Covered Party vs. Covered Party
- ERISA/Securities
- Pollution
- Contractual except when assumed under contract
- Guarantees
- Advertising
- Business Practice
- Patent
- Privacy
- Governmental Action
- Software Responsibility
- Act of God
- Recover of Profits, Royalties and Fees
- RICO
- Trade Secrets
- War
- Infrastructure Failure electrical, mechanical, Internet, telecommunication, cable or satellite failure, fluctuation or outage not under the operational control of the Insured, however caused, including any electrical power interruption, short circuit, surge, brownout or blackout, however this exclusion shall not apply to a telecommunications fraud event.
- Governmental Orders any court order or damaged requiring the Covered Party to provide law enforcement, any administrative, regulatory or judicial body or any other governmental authority access to personally identifiable information, protected health information, or confidential business information.
- Over-Redemption price discounts, prizes, awards, coupons, or any other valuable consideration given in excess of the contracted or expected amount.

Cyber Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Optional Extended Reporting Period – The Covered Party shall have the right to purchase an Optional Extended Reporting Period for up to 6 years following the effective date of the cancellation or nonrenewal, as shown below:

- Option 1 – 100% for 1 Year
- Option 2 – 150% for 2 Years
- Option 3 – 175% for 3 Years
- Option 4 – 250% for 6 Years

but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Automobile Liability and Physical Damage

Term:

October 1, 2023 to October 1, 2024

Company:

Preferred Governmental Insurance Trust (*Preferred*)

Coverage	Limit	Symbol	Deductible
Automobile Liability (Based on 00 Vehicles)			
Primary Bodily Injury and Property Damage Liability – Combined Limit	\$1,000,000	8, 9	\$0 Each Accident
Personal Injury Protection	Statutory	5	\$0 Per Person
Medical Payments	N/A	N/A	N/A
Uninsured Motorist	Rejected	N/A	N/A
Physical Damage			
Comprehensive (Based on 00 Vehicles)	Per Schedule	8	\$1,000 per Vehicle
Collision (Based on 00 Vehicles)	Per Schedule	8	\$1,000 per Vehicle
Rental Coverage	\$50 per day / \$5,000 Aggregate		N/A
Hired Physical Car Damage	\$35,000		\$1,000 per Vehicle

Coverage and Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Hired and non-owned liability is included.
3. Premium is based on number of vehicles and subject to adjustment if schedule is changed.
4. Limited Replacement Cost provided for owned and scheduled private passenger vehicle, light truck or sport utility vehicle that is involved in a covered total loss if the vehicle has less than 18,000 miles and is within the first 12 months of being scheduled at the time of the total loss. This coverage does not apply to police vehicles or any other vehicle types already listed.
5. Physical Damage coverage paid at Actual Cash Value or 110% of the value reported on the schedule, whichever is less. Please see policy for complete details.
6. Limits of Liability are subject to Florida Statute 768.28.

Automobile Liability and Physical Damage

Description of Covered Auto Designation Symbols:

SYMBOL		DESCRIPTION
1	=	ANY "AUTO"
2	=	ALL OWNED "AUTOS" ONLY. Only those "autos" you own and or lease (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This also includes all those "autos" you acquire ownership of after the coverage agreement begins.
3	=	OWNED PRIVATE PASSENGER "AUTOS" ONLY. Only the private passenger "autos" you own. This includes those private passenger "autos" you acquire ownership of after the coverage agreement begins.
4	=	OWNED "AUTOS" OTHER THAN PRIVATE PASSENGER "AUTOS" ONLY. Only those "autos" you own that are not of the private passenger type (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This includes those "autos" not of the private passenger type you acquire ownership of after the coverage agreement begins.
5	=	OWNED "AUTOS" SUBJECT TO NO-FAULT. Only those "autos" you own and or lease that are required to have No-Fault benefits in the state where they are licensed or principally garaged. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are required to have No-Fault benefits in the state where they are licensed or principally garaged.
6	=	OWNED "AUTOS" SUBJECT TO A COMPULSORY UNINSURED MOTORIST LAW. Only those "autos" you own and or lease that because of the law in the state where they are licensed or principally garaged are required to have and cannot reject Uninsured Motorists Coverage. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are subject to the same state uninsured motorists requirement.
7	=	SPECIFICALLY DESCRIBED "AUTOS". Only those "autos" described in ITEM THREE of the Declarations for which a premium charge is shown (and for Liability Coverage any "trailers" you don't own while attached to any power unit described in ITEM THREE).
8	=	HIRED "AUTOS" ONLY. Only those "autos" you hire rent or borrow. This does not include any "auto" you lease, hire, rent, or borrow from any of your employees or partners or members of their households.
9	=	NONOWNED "AUTOS" ONLY. Only those "autos" you do not own, hire, rent or borrow that are used in connection with your business. This includes "autos" owned by your employees or partners or members of their households but only while used in your business.

Premium Recapitulation (Revised 8/14/2023)

	<u>Annual Premium</u>	<u>Check Option</u>	
		<u>Accept</u>	<u>Reject</u>
<i>Preferred Package</i>			
Property including Equipment Breakdown (\$2,500 AOP is subject to Carrier review of 5 years Loss Runs)	\$34,789.00	<input type="checkbox"/>	<input type="checkbox"/>
Inland Marine	\$275.00	<input type="checkbox"/>	<input type="checkbox"/>
General Liability	\$3,300.00	<input type="checkbox"/>	<input type="checkbox"/>
Deadly Weapon Protection*	Included		
Public Officials / Employment Practices Liability	\$3,300.00	<input type="checkbox"/>	<input type="checkbox"/>
Cyber Liability	\$1,500.00	<input type="checkbox"/>	<input type="checkbox"/>
Automobile Liability	\$600.00	<input type="checkbox"/>	<input type="checkbox"/>
Automobile Physical Damage	\$275.00	<input type="checkbox"/>	<input type="checkbox"/>
Package Payment Plan:	Annual	<input type="checkbox"/>	<input type="checkbox"/>

***Deadly Weapon Protection Coverage:** Any Event that occurs at a Location which has been specifically leased or loaned by the District to any other entity or individual to host a permitted event planned and ticketed for more than 15,000 attendees over the duration of the event, **MUST BE reported to AND APPROVED by Preferred PRIOR** to event. The Trust may, at their discretion, charge an additional premium and/or impose additional conditions specifically for that event.

All lines of coverage must be accepted in order to bind coverage with Preferred.

I authorize Brown & Brown to request the underwriters to bind coverage on the items indicated above and acknowledge receipt of the Compensation and Financial Condition Disclosure(s) provided in this proposal.

(Signature)

(Name & Title)

(Date)

Notes of Importance:

1. Quotes provided in the proposal are valid until 10/1/2023. After this date terms and conditions are subject to change by the underwriters.
2. *Preferred* is not subject to the Florida Insurance Guaranty Act, in the event it becomes unable to meet its claims payment obligations. However, insured is named on excess of loss policies.
3. Some of the Carriers of the *Preferred* excess of loss policies are issued pursuant to the FL Surplus Lines laws. Entities insured by surplus lines carriers do not have the protection of the FL Insurance Guaranty Act to the extent of any right of recovery for the obligation of an insolvent, unlicensed insurer.
4. Quote is subject to review and acceptance by *Preferred* Board of Trustees.
5. Premiums are subject to change if all lines of coverage quoted are not bound. **Premiums are subject to 25% minimum premium upon binding.**
6. Not all coverages requested may be provided in this quotation.
7. Flood quotes from NFIP may be available. Please advise your agent if you have property located in zones A or V and would like to have separate NFIP quotes.
8. Property values are based on information supplied by you. You should have reviewed your property schedule and as you deem necessary have appraisals done to verify your reported values are accurate based on current market conditions.
9. The Trust requires all Members to maintain valid and current certificates of workers' compensation insurance for all work performed by persons other than its employees.
10. **The total premium is due within 30 days of inception. Premium financing can be arranged if needed.**
11. Quote is not bound until written orders to bind are received from the insured and the Trust subsequently accepts the risk.
12. Should signed application reveal differing details/data than original application received, the entire quote/binder is subject to revision and possible retraction.
13. Higher limits of liability may be available. Please consult with your agent.
14. This proposal is based upon exposures to loss made known to the Brown & Brown. Any changes in exposures (i.e. new operations, new acquisitions of property or change in liability exposure) need to be promptly reported to us in order that proper coverage may be put into place.
15. **This proposal is intended to give a brief overview. Please refer to coverage agreements for complete information regarding definition of terms, deductibles, sub-limits, restrictions and exclusions that may apply. In the event of any differences, the policy will prevail.**

Retail Compensation Disclosure

In addition to the commissions or fees received by us for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages, other parties, such as excess and surplus lines brokers, wholesale brokers, reinsurance intermediaries, underwriting managers and similar parties, some of which may be owned in whole or in part by Brown & Brown, Inc., may also receive compensation for their role in providing insurance products or services to you pursuant to their separate contracts with insurance or reinsurance carriers. That compensation is derived from your premium payments. Additionally, it is possible that we, or our corporate parents or affiliates, may receive contingent payments or allowances from insurers based on factors which are not client-specific, such as the performance and/or size of an overall book of business produced with an insurer. We generally do not know if such a contingent payment will be made by a particular insurer, or the amount of any such contingent payments, until the underwriting year is closed. That compensation is partially derived from your premium dollars, after being combined (or "pooled") with the premium dollars of other insureds that have purchased similar types of coverage. We may also receive invitations to programs sponsored and paid for by insurance carriers to inform brokers regarding their products and services, including possible participation in company-sponsored events such as trips, seminars, and advisory council meetings, based upon the total volume of business placed with the carrier you select. We may, on occasion, receive loans or credit from insurance companies. Additionally, in the ordinary course of our business, we may receive and retain interest on premiums you pay from the date we receive them until the date of premiums are remitted to the insurance company or intermediary. In the event that we assist with placement and other details of arranging for the financing of your insurance premium, we may also receive a fee from the premium finance company.

If an intermediary is utilized in the placement of coverage, the intermediary may or may not be owned in whole or part by Brown & Brown, Inc. or its subsidiaries. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so. In addition to providing access to the insurance company, the Wholesale Insurance Broker/Managing General Agent may provide additional services including, but not limited to: underwriting; loss control; risk placement; coverage review; claims coordination with insurance company; and policy issuance. Compensation paid for those services is derived from your premium payment, which may on average be 15% of the premium you pay for coverage, and may include additional fees charged by the intermediary.

Questions and Information Requests. Should you have any questions, or require additional information, please contact this office at (386) 252-6176 or, if you prefer, submit your question or request online at <http://www.bbinsurance.com/customerinquiry/>.

PREFERRED Compensation Disclosure

We appreciate the opportunity to assist with your insurance needs. Information concerning compensation paid to other entities for this placement and related services appears below. Please do not hesitate to contact us if any additional information is required.

Our office is owned by Brown & Brown, Inc. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so.

For the 2023 – 2024 policy year, your insurance was placed with Preferred Governmental Insurance Trust (*Preferred*). *Preferred* is an insurance trust formed by Florida public entities through an Interlocal Agreement for the purpose of providing its members with an array of insurance coverages and services. *Preferred* has contracted with entities owned by Brown & Brown, Inc. to perform various services. As explained below, those Brown & Brown entities are compensated for their services.

Preferred has contracted with Public Risk Underwriters (PRU), a company owned by Brown & Brown, Inc., to administer *Preferred's* operations. The administrative services provided by PRU to *Preferred* include:

- Underwriting
- Coverage review
- Marketing
- Policy Review
- Accounting
- Issuance of *Preferred* Coverage Agreements
- *Preferred* Member Liaison
- Risk Assessment and Control

Pursuant to its contract with *Preferred*, Public Risk Underwriters of Florida, Inc. (PRU) receives an administration fee, based on the size and complexity of the account, of up to 10% of the *Preferred* premiums billed and collected.

Preferred has also contracted with Preferred Governmental Claims Solutions (PGCS), a company owned by Brown & Brown, Inc., for purposes of administering the claims of *Preferred* members. The services provided by PGCS to *Preferred* may include:

- Claims Liaison with Insurance Company
- Claims Liaison with *Preferred* Members
- Claims Adjustment

Pursuant to its contract with *Preferred*, PGCS receives a claims administration fee for those accounts which PGCS services of up to 5% of the non-property portion of the premiums you pay to *Preferred*.

Preferred also utilizes wholesale insurance brokers, some of which (such as Peachtree Special Risk Brokers and Apex Insurance Services) are owned by Brown & Brown, Inc., for the placement of *Preferred's* insurance policies. The wholesale insurance broker may provide the following services:

- Risk Placement
- Coverage review
- Claims Liaison with Insurance Company
- Policy Review
- Current Market Intelligence

The wholesale insurance broker's compensation is largely dictated by the insurance company. It typically ranges between 10% and 17% of the premiums you pay to *Preferred* for your coverage.

Notice of Carrier Financial Status

Risk Management Associates, Inc., and its parent company, Brown & Brown, Inc. (collectively “Brown & Brown”) do not certify, warrant or guarantee the financial soundness or stability of any insurance carrier or alternative risk transfer or pooling entity. We endeavored to place your coverage with an insurance carrier with an AM Best Company financial rating of “A-” or better.* While Brown & Brown cannot certify, warrant or guarantee the financial soundness or stability of any insurance carrier or alternative risk transfer or pooling entity or otherwise predict whether the financial condition of any such entity might improve or deteriorate, we are hereby providing you with notice and disclosure of financial condition so that you can make an informed decision regarding the placement of coverage. Accordingly, with receipt of this notice you acknowledge the following with regard to the placement and any subsequent renewal of the coverage indicated below:

- Brown & Brown may have other options for your insurance placement, including quotations with insurance carriers holding an “A-” or better rating from AM Best Company. Alternative quotes may be available with an A- or better rated carrier upon your request.
- Coverage is being quoted through **Preferred Governmental Insurance Trust (“Preferred”)**, which is as a Florida local government self-insurance fund established pursuant to Section 624.4622, Florida Statutes, as such **Preferred** is not rated by the AM Best Company.
- **Preferred** is not subject to the protections afforded by any state guaranty fund or association.
- The financial condition of insurance companies and other coverage providers including local government self-insurance funds like **Preferred** may change rapidly and that such changes are beyond the control of Brown & Brown.
- You should review the financial and membership information from **Preferred** and agree to abide by the conditions of membership established by **Preferred**.
- You should consider the information provided, including the **Preferred** coverage quote and coverage placement and review it with your accountants, legal counsel and advisors.

Named Insured: Deer Run Community Development District
Line of Coverage(s): Property, Inland Marine, General Liability, Public Officials and Employment Practices Liability, Cyber, Automobile Liability and Physical Damage, Deadly Weapon.
Policy Number(s): PK FL1 0184007 23-01
Policy Period(s): 10/1/2023 – 10/1/2024
Date of Notice: 6/26/2023

* AM Best Rating Guide: Rating for Stability: A++ to F = Highest to lowest rating
Financial Size Category: XV to I - Largest to smallest rating

Guide to Bests Ratings		
Best Category	Rating	Description
Secure	A++	Superior
Secure	A+	Superior
Secure	A	Excellent
Secure	A-	Excellent
Secure	B++	Very Good
Secure	B+	Very Good
Vulnerable	B	Fair
Vulnerable	B-	Fair
Vulnerable	C++	Marginal
Vulnerable	C+	Marginal
Vulnerable	C	Weak
Vulnerable	C-	Weak
Vulnerable	D	Poor
Vulnerable	E	Under Regulatory Supervision
Vulnerable	F	In Liquidation
Vulnerable	S	Rating Suspended
Not Rated	NR-1	Insufficient Data
Not Rated	NR-2	Insufficient Size and/or operating experience
Not Rated	NR-3	Rating Procedure Inapplicable
Not Rated	NR-4	Company Request
Not Rated	NR-5	Not Formally Followed
Rating Modifier	u	Under Review
Rating Modifier	q	Qualified
Affiliation Code	g	Group
Affiliation Code	p	Pooled
Affiliation Code	r	Reinsured

Guide to Best's Financial Size Categories		
Reflects size of	I	Less than \$1,000,000
insurance company	II	\$1,000,000 - \$2,000,000
based on their	III	\$2,000,000 - \$5,000,000
capital, surplus	IV	\$5,000,000 - \$10,000,000
and conditional	V	\$10,000,000 - \$25,000,000
reserve funds in	VI	\$25,000,000 - \$50,000,000
U.S. dollars.	VII	\$50,000,000 - \$100,000,000
	VIII	\$100,000,000 - \$250,000,000
	IX	\$250,000,000 - \$500,000,000
	X	\$500,000,000 - \$750,000,000
	XI	\$750,000,000 - \$1,000,000,000
	XII	\$1,000,000,000 - \$1,250,000,000
	XIII	\$1,250,000,000 - \$1,500,000,000
	XIV	\$1,500,000,000 - \$2,000,000,000
	XV	Greater than \$2,000,000,000

Brown & Brown always strives to place your coverage with highly secure insurance companies. We cannot, however, guarantee the financial stability of any carrier.

Covered Party:	Deer Run CDD
Effective Date:	10/1/2023-2024
Version Date:	Bunnel FL



Coverage & Premium Comparison

LINE OF COVERAGE	2023/2024 PGIT		
	LIMIT	DEDUCTIBLE/SIR	ANNUAL PREMIUM
Property:			
Company	<i>Preferred</i>		
Blanket Buildings & Contents	\$ 3,609,400	\$ 5,000	\$ 34,789
Equipment Breakdown	\$ 3,609,400	\$ 5,000	
Excess Flood	\$ 3,000,000	\$ 5,000	
Earth Movement	\$ 3,000,000	\$ 5,000	
Named Windstorm	Included	5%, \$35K Min	
Errors & Omissions		\$ 250,000	
Demolition & Increased Cost of Construction		\$ 500,000	
Inland Marine:			
Unscheduled Blanket Inland Marine	\$ 100,000		\$ 275
Communications Equipment			
Mobile Equipment	\$ 15,000		
Electronic Data Processing			
Emergency Services Portable Equip			
Fine Arts			
Other Inland Marine			
		Sub-Total	\$ 35,064
General Liability:			
Company			
General Liability	\$ 1,000,000	\$ -	\$ 3,300
Employee Benefits			
Deadly Weapon Protection	\$ 1,000,000	\$ -	Included
		Sub-Total	\$ 3,300
Automobile:			
Company			
Auto Liability	Symbol 8,9 \$1,000,000	\$ -	\$ 600
Hired Physical Damage	Included		\$ 275
		Sub-Total	\$ 875
Public Officials:			
Company			
Public Officials Liability	\$1,000,000 / No Aggregate	\$ -	\$ 3,300
Employment Practices Liability	\$1,000,000 / No Aggregate	\$ -	
		Sub-Total	\$ 3,300
Cyber Liability:			
Company			
Cyber Liability	\$ 2,000,000	\$ 25,000	\$ 1,500
Privacy & Security Liability	\$ 2,000,000	\$ 25,000	
Cyber Extortion & Ransomware	\$ 500,000	\$ 25,000	
		Sub-Total	\$ 1,500
TOTAL PREMIUM			\$ 44,039

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

SIXTH ORDER OF BUSINESS

**Deer Run Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2022

Deer Run Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

TABLE OF CONTENTS

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT’S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Notes to Financial Statements	17-30
INDEPENDENT AUDITORS’ REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	31-32
MANAGEMENT LETTER	33-35
INDEPENDENT ACCOUNTANTS’ REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	36



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

REPORT OF INDEPENDENT AUDITORS

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

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Deer Run Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Deer Run Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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



To the Board of Supervisors
Deer Run Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
Deer Run Community Development District

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated August 14, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Deer Run Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

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

August 14, 2023

**Deer Run Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

Management's discussion and analysis of Deer Run Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities for the fiscal year ended September 30, 2022. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

**Deer Run Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2022.

- ◆ The District's total assets were exceeded by total liabilities by \$(2,549,249) (net position). Unrestricted net position for Governmental Activities was \$(1,035,750). Net investment in capital assets was \$(1,801,361). Restricted net position was \$287,862.
- ◆ Governmental activities revenues totaled \$1,484,618 while governmental activities expenses totaled \$1,379,384.

**Deer Run Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities	
	2022	2021
Current assets	\$ 137,719	\$ 100,422
Restricted assets	820,256	767,282
Capital assets	4,979,841	5,241,995
Total Assets	<u>5,937,816</u>	<u>6,109,699</u>
Current liabilities	472,507	471,498
Non-current liabilities	8,014,558	8,292,684
Total Liabilities	<u>8,487,065</u>	<u>8,764,182</u>
Net Position		
Net investment in capital assets	(1,801,361)	(1,539,207)
Restricted	287,862	170,804
Unrestricted	(1,035,750)	(1,286,080)
Total Net Position	<u>\$ (2,549,249)</u>	<u>\$ (2,654,483)</u>

The increase in current assets and restricted assets is related to revenues exceeding expenditures at the fund level in the current year.

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

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

**Deer Run Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Change in Net Position

	Governmental Activities	
	2022	2021
Program Revenues		
Charges for services	\$ 1,447,236	\$ 1,219,697
Contributions	3,500	51,938
General Revenues		
Investment earnings	2,568	71
Miscellaneous revenues	31,314	5,823
Total Revenues	<u>1,484,618</u>	<u>1,277,529</u>
Expenses		
General government	94,548	96,111
Physical environment	451,707	383,626
Culture/recreation	372,471	396,041
Interest and other charges	460,658	470,785
Total Expenses	<u>1,379,384</u>	<u>1,346,563</u>
Change in Net Position	105,234	(69,034)
Net Position - Beginning of Year	<u>(2,654,483)</u>	<u>(2,585,449)</u>
Net Position - End of Year	<u>\$ (2,549,249)</u>	<u>\$ (2,654,483)</u>

The increase in charges for services is due to an increase in special assessments in the current year.

The increase in physical environment is mainly related to the increase in irrigation repairs in the current year.

The decrease in culture/recreation is related to the decrease in amenity and pool repairs and maintenance in the current year.

**Deer Run Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2022</u>	<u>2021</u>
Infrastructure	\$ 3,567,906	\$ 3,567,906
Buildings and improvements	3,213,296	3,213,296
Accumulated depreciation	<u>(1,801,361)</u>	<u>(1,539,207)</u>
Total Capital Assets (Net)	<u>\$ 4,979,841</u>	<u>\$ 5,241,995</u>

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

General Fund Budgetary Highlights

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

The September 30, 2022 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- ◆ In August 2018, the District issued debt of \$11,175,000 of Special Assessment Revenue and Refunding Bonds, Series 2018. These bonds were issued to refund a portion of the Series 2008 Special Assessment Revenue Bonds and to provide funding for the Series 2018 Project. The balance outstanding at September 30, 2022 was \$8,320,000.

**Deer Run Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Deer Run Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2023.

Request for Information

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

Deer Run Community Development District
STATEMENT OF NET POSITION
September 30, 2022

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 81,217
Due from other governments	3,341
Due from others	2,110
Prepaid expenses	51,051
Total Current Assets	<u>137,719</u>
Non-current Assets	
Restricted assets	
Investments	820,256
Capital assets, being depreciated	
Buildings and improvements	3,213,296
Infrastructure	3,567,906
Less: accumulated depreciation	<u>(1,801,361)</u>
Total Non-current Assets	<u>5,800,097</u>
Total Assets	<u>5,937,816</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	19,124
Accrued interest	188,383
Bonds payable - current portion	265,000
Total Current Liabilities	<u>472,507</u>
Non-current Liabilities	
Bonds payable, net	<u>8,014,558</u>
Total Liabilities	<u>8,487,065</u>
NET POSITION	
Net investment in capital assets	(1,801,361)
Restricted-debt service	287,862
Unrestricted	<u>(1,035,750)</u>
Total Net Position	<u><u>\$ (2,549,249)</u></u>

See accompanying notes to financial statements.

Deer Run Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for	Operating	Revenues and
		Services	Grants and	Changes in
			Contributions	Net Position
				Governmental
				Activities
Governmental Activities				
General government	\$ (94,548)	\$ 104,360	\$ 505	\$ 10,317
Physical environment	(451,707)	385,468	1,864	(64,375)
Culture/recreation	(372,471)	233,787	1,131	(137,553)
Interest and other charges	(460,658)	723,621	-	262,963
Total Governmental Activities	<u>\$ (1,379,384)</u>	<u>\$ 1,447,236</u>	<u>\$ 3,500</u>	<u>71,352</u>

General Revenues:

Investment earnings	2,568
Miscellaneous revenues	31,314
Total General Revenues	<u>33,882</u>

Change in Net Position 105,234

Net Position - October 1, 2021	(2,654,483)
Net Position - September 30, 2022	<u>\$ (2,549,249)</u>

See accompanying notes to financial statements.

Deer Run Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 72,210	\$ -	\$ 9,007	\$ 81,217
Due from other funds	-	3,501	-	3,501
Due from other governments	2,026	1,315	-	3,341
Due from others	2,110	-	-	2,110
Prepaid expenses	51,051	-	-	51,051
Restricted assets				
Investments, at fair value	-	798,159	22,097	820,256
Total Assets	\$ 127,397	\$ 802,975	\$ 31,104	\$ 961,476
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 19,124	\$ -	\$ -	\$ 19,124
Due to other funds	3,501	-	-	3,501
Total Liabilities	22,625	-	-	22,625
FUND BALANCES				
Nonspendable-prepays	51,051	-	-	51,051
Restricted				
Debt service	-	802,975	-	802,975
Capital projects	-	-	31,104	31,104
Unassigned	53,721	-	-	53,721
Total Fund Balances	104,772	802,975	31,104	938,851
Total Liabilities and Fund Balances	\$ 127,397	\$ 802,975	\$ 31,104	\$ 961,476

See accompanying notes to financial statements.

Deer Run Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances	\$ 938,851
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets being depreciated, infrastructure, \$3,567,906, and buildings and improvements, \$3,213,296, net of accumulated depreciation, \$(1,801,361), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	4,979,841
Long-term liabilities, such as bonds payable, \$(8,320,000), net of bond discounts, net, \$40,442, are not due and payable in the current period and therefore, are not reported at the fund level.	(8,279,558)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(188,383)</u>
Net Position of Governmental Activities	<u><u>\$ (2,549,249)</u></u>

See accompanying notes to financial statements.

Deer Run Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Special assessments	\$ 723,615	\$ 723,621	\$ -	\$ 1,447,236
Developer contributions	3,500	-	-	3,500
Investment earnings	-	2,495	73	2,568
Miscellaneous revenues	31,314	-	-	31,314
Total Revenues	<u>758,429</u>	<u>726,116</u>	<u>73</u>	<u>1,484,618</u>
EXPENDITURES				
Current				
General government	94,548	-	-	94,548
Physical environment	349,225	-	993	350,218
Culture/recreation	211,806	-	-	211,806
Debt service				
Principal	-	205,000	-	205,000
Interest	-	463,399	-	463,399
Total Expenditures	<u>655,579</u>	<u>668,399</u>	<u>993</u>	<u>1,324,971</u>
Excess of revenues over/(under) expenditures	102,850	57,717	(920)	159,647
Other Financing Sources/(Uses)				
Transfers in	-	-	10,000	10,000
Transfers out	(10,000)	-	-	(10,000)
Total Other Financing Sources/(Uses)	<u>(10,000)</u>	<u>-</u>	<u>10,000</u>	<u>-</u>
Net change in fund balances	92,850	57,717	9,080	159,647
Fund Balances - October 1, 2021	<u>11,922</u>	<u>745,258</u>	<u>22,024</u>	<u>779,204</u>
Fund Balances - September 30, 2022	<u>\$ 104,772</u>	<u>\$ 802,975</u>	<u>\$ 31,104</u>	<u>\$ 938,851</u>

See accompanying notes to financial statements.

Deer Run Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$ 159,647
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.	(262,154)
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	205,000
Bond discounts are recorded as an other financing use at the fund level, however, at the government-wide level it is reflected as a contra-liability and amortized over the life of the debt. This the amount of the current year amortization.	(1,874)
In the Statement of Activities, interest is accrued on outstanding bonds, whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	4,615
Change in Net Position of Governmental Activities	<u><u>\$ 105,234</u></u>

See accompanying notes to financial statements.

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

For the Year Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 720,526	\$ 720,526	\$ 723,615	\$ 3,089
Developer contributions	-	-	3,500	3,500
Miscellaneous revenues	4,800	4,800	31,314	26,514
Total Revenues	<u>725,326</u>	<u>725,326</u>	<u>758,429</u>	<u>33,103</u>
Expenditures				
Current				
General government	95,954	95,954	94,548	1,406
Physical environment	328,227	328,227	349,225	(20,998)
Culture/recreation	291,145	291,145	211,806	79,339
Total Expenditures	<u>715,326</u>	<u>715,326</u>	<u>655,579</u>	<u>59,747</u>
Excess of revenues over/(under) expenditures	10,000	10,000	102,850	92,850
Other Financing Sources/(Uses)				
Transfers out	<u>(10,000)</u>	<u>(10,000)</u>	<u>(10,000)</u>	<u>-</u>
Net change in fund balances	-	-	92,850	92,850
Fund Balances - October 1, 2021	<u>-</u>	<u>-</u>	<u>11,922</u>	<u>11,922</u>
Fund Balances - September 30, 2022	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 104,772</u>	<u>\$ 104,772</u>

See accompanying notes to financial statements.

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

2. Measurement Focus and Basis of Accounting

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

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

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

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

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

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

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

b. Fund Financial Statements

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

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

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

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

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

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

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

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

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

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

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

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

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

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

a. Cash and Investments (Continued)

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

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

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

b. Receivables and Payables

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

c. Restricted Net Position

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

d. Capital Assets

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

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

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

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

d. Capital Assets (Continued)

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

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

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

e. Unamortized Bond Discount

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

f. Budgets

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

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

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

“Total fund balances” of the District’s governmental funds, \$938,851, differs from “net position” of governmental activities, \$(2,549,249), reported in the statement of net position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated as follows.

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

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

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

Capital related items

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

Infrastructure	\$ 3,567,906
Buildings and improvements	3,213,296
Accumulated depreciation	<u>(1,801,361)</u>
Total	<u>\$ 4,979,841</u>

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2022 were:

Bonds payable	\$ (8,320,000)
Bond discount, net	<u>40,442</u>
Total	<u>\$ (8,279,558)</u>

Accrued interest

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

Accrued interest on bonds payable	<u>\$ (188,383)</u>
-----------------------------------	---------------------

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

The "net change in fund balances" for government funds, \$159,647, differs from the "change in net position" for governmental activities, \$105,234, reported in the statement of activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

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

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

Capital related items

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

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

Long-term debt transactions

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

Debt principal payments	\$ <u>205,000</u>
-------------------------	-------------------

Some expenses reported at the government-wide level do not require the use of current financial resources, and therefore, are not reported as expenditures in at the fund level.

Change in accrued interest	\$ <u>4,615</u>
----------------------------	-----------------

Amortization of bond discount	\$ <u>(1,874)</u>
-------------------------------	-------------------

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE C – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$134,603 and the carrying value \$81,217. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2022, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
FIMM Government Portfolio	16 days*	<u>\$ 820,256</u>

* Weighted average maturity

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

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

The investment listed above is a level 1 asset.

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

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

Credit Risk

The District's investments in government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investment in the FIMM Government Portfolio was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

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

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2021-2022 fiscal year were levied in October 2021. All taxes certified to the County's Tax Collector are due and payable on November 1, and certified to the County's Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2022 was as follows:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Buildings and improvements	\$ 3,213,296	\$ -	\$ -	\$ 3,213,296
Infrastructure	3,567,906	-	-	3,567,906
Total capital assets, being depreciated	<u>6,781,202</u>	<u>-</u>	<u>-</u>	<u>6,781,202</u>
Less accumulated depreciation for:				
Buildings and improvements	(321,330)	(160,665)	-	(481,995)
Infrastructure	<u>(1,217,877)</u>	<u>(101,489)</u>	<u>-</u>	<u>(1,319,366)</u>
Total accumulated depreciation	<u>(1,539,207)</u>	<u>(262,154)</u>	<u>-</u>	<u>(1,801,361)</u>
Capital assets being depreciated, net	<u>\$ 5,241,995</u>	<u>\$ (262,154)</u>	<u>\$ -</u>	<u>\$ 4,979,841</u>

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

NOTE F – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2022:

Long-term debt at October 1, 2021	\$ 8,525,000
Principal payments	<u>(205,000)</u>
Long-term debt at September 30, 2022	8,320,000
Bond discount, net	<u>(40,442)</u>
Long term-debt at September 30, 2022, net	<u>\$ 8,279,558</u>

Long-term debt is comprised of the following:

Special Assessment Revenue and Refunding Bonds

\$11,175,000 Series 2018 Special Assessment Revenue and Refunding Bonds due in annual principal installments beginning May 2019, maturing in May 2044. Interest at various rates between 5.4% and 5.5% due in November and May, beginning November 2018. Current portion is \$265,000.

\$ 8,320,000

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 265,000	\$ 450,625	\$ 715,625
2024	210,000	437,790	647,790
2025	225,000	426,450	651,450
2026	235,000	414,300	649,300
2027	250,000	401,610	651,610
2028-2032	1,465,000	1,790,700	3,255,700
2033-2037	1,925,000	1,347,900	3,272,900
2038-2042	2,520,000	766,400	3,286,400
2043-2044	1,225,000	102,025	1,327,025
Totals	<u>\$ 8,320,000</u>	<u>\$ 6,137,800</u>	<u>\$ 14,457,800</u>

Summary of Significant Bonds Resolution Terms and Covenants

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

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

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

The bond indenture provides for Debt Service Reserve Funds, which shall be held by the Trustee separate and apart from all other funds. The following is a schedule of reserve requirements and balances in the reserve accounts at September 30, 2022:

	Reserve Balance	Reserve Requirement
Series 2018	<u>\$ 404,591</u>	<u>\$ 326,730</u>

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE G – RISK MANAGEMENT

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

NOTE H – DEVELOPER AGREEMENTS

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

Additionally, the District entered into a deficit funding agreement with the Developer. Pursuant to the deficit funding agreement dated August 28, 2019, the Developer has agreed to fund any deficit of the District's operating and maintenance expenditures in excess of the special assessments collected up to the total amount expended by the District for the fiscal year, without any reimbursement to the Developer. Pursuant to this agreement the Developer contributed \$3,500 for the year ended September 30, 2022.

NOTE I – INTERFUND TRANSFERS

Interfund transfers for the year ended September 30, 2022, consisted of the following:

	<u>Transfers Out</u>
<u>Transfers In</u>	General Fund
Capital Projects Fund	\$ 10,000

The amount transferred to the Capital Projects Fund relate to funds received from the General Fund for capital reserve funding.

NOTE J – SUBSEQUENT EVENT

In November 2022, the District made a prepayment in the amount of \$55,000 on the Series 2018 Bonds.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Deer Run Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated August 14, 2023.

Report on Internal Control Over Financial Reporting

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

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

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



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

To the Board of Supervisors
Deer Run Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Deer Run Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

*Berger Toombs Elam
Gaines & Frank*

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

August 14, 2023



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Deer Run Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated August 14, 2023.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated August 14, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Financial Condition and Management

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



To the Board of Supervisors
Deer Run Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2022 for the Deer Run Community Development District. It is management's responsibility to monitor the Deer Run Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

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

Specific Information

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

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

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 17
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$4,200
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$725,799
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District had no construction projects.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

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

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: The General Fund, \$939.36 and the Debt Service Fund, \$500.00 - \$1,000.00.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,447,236.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2018 Bonds, \$8,320,000 maturing May 2044.



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

To the Board of Supervisors
Deer Run Community Development District

Additional Matters

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

Purpose of this Letter

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

*Berger Toombs Elam
Gaines & Frank*

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

August 14, 2023



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

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

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

We have examined Deer Run Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Deer Run Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Deer Run Community Development District's compliance based on our examination.

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

In our opinion, Deer Run Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam
Gaines & Frank*

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

August 14, 2023

SEVENTH ORDER OF BUSINESS

A.

Deer Run

Community Development District

Approved Budget
FY 2024



Table of Contents

General Fund	Page 1-2
General Fund Assessment Table	Page 3
General Fund Narrative	Page 4-9
Capital Reserve Fund	Page 10
Debt Service Fund - Series 2018	Page 11
Series 2018 Amortization Schedule	Page 12

Deer Run

Community Development District

General Fund Budget

DESCRIPTION	ADOPTED FY2023 BUDGET	ACTUAL THRU 6/30/23	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/23	APPROVED FY2024 BUDGET	INCREASE/ (DECREASE) REVISION
Revenues						
Assessments	\$799,195	\$795,333	\$3,862	\$799,195	\$1,006,746	\$207,551
Golf Course Lake Maintenance Contribution	\$4,800	\$3,015	\$1,005	\$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
TOTAL REVENUES	\$ 803,995	\$ 821,179	\$ 4,867	\$ 826,046	\$ 1,011,114	\$ 207,119
Expenditures						
<i>Administrative</i>						
Supervisor Fees	\$4,200	\$7,000	\$2,000	\$9,000	\$8,000	\$3,800
FICA Expense	\$321	\$536	\$150	\$686	\$612	\$291
Engineering	\$12,000	\$23,173	\$7,724	\$30,897	\$12,000	\$0
Dissemination	\$2,500	\$1,975	\$625	\$2,600	\$2,500	\$0
Attorney	\$20,000	\$21,807	\$7,269	\$29,076	\$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	\$25,816	\$8,605	\$34,421	\$36,486	\$2,065
Information Technology	\$1,095	\$821	\$274	\$1,095	\$1,161	\$66
Website Maintenance	\$655	\$491	\$164	\$655	\$694	\$39
Telephone	\$100	\$180	\$60	\$240	\$168	\$68
Postage	\$600	\$573	\$191	\$764	\$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)	\$535	\$264	\$4,000	\$2,670
Other Current Charges	\$2,500	\$1,089	\$1,411	\$2,500	\$2,500	\$0
Office Supplies	\$100	\$7	\$16	\$23	\$100	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	\$0
Total Administrative	\$ 99,355	\$ 93,436	\$ 36,860	\$ 130,295	\$ 108,290	\$ 8,935

Deer Run

Community Development District

General Fund Budget

DESCRIPTION	ADOPTED FY2023 BUDGET	ACTUAL THRU 6/30/23	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/23	APPROVED FY2024 BUDGET	INCREASE/ (DECREASE) REVISION
<i><u>Maintenance</u></i>						
Field Management	\$33,418	\$25,063	\$8,354	\$33,418	\$33,418	(\$0)
Electric	\$85,048	\$68,242	\$34,121	\$102,363	\$103,789	\$18,741
Water & Sewer	\$12,500	\$16,270	\$8,135	\$24,405	\$16,000	\$3,500
Landscape Maintenance	\$141,900	\$100,184	\$50,092	\$150,276	\$185,400	\$43,500
Landscape Contingency	\$6,000	\$15,573	\$2,099	\$17,671	\$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	\$20,910	\$9,428	\$30,338	\$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)
Total Maintenance	\$ 340,266	\$ 278,813	\$ 117,041	\$ 395,854	\$ 403,483	\$ 63,217
<i><u>Amenity Center</u></i>						
Amenities Management	\$86,625	\$61,376	\$25,249	\$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	\$9,475	\$2,925	\$12,400	\$12,342	\$1,122
Pool Chemicals	\$10,560	\$12,005	\$4,093	\$16,098	\$11,616	\$1,056
Janitorial Services	\$14,032	\$11,700	\$3,900	\$15,600	\$15,643	\$1,611
Pest Control	\$1,100	\$646	\$257	\$902	\$1,100	\$0
Facilities Maintenance	\$25,000	\$11,434	\$3,811	\$15,246	\$17,500	(\$7,500)
Cable, Internet & Telephone Services	\$6,600	\$3,708	\$1,236	\$4,945	\$6,000	(\$600)
Electric - Amenities	\$18,000	\$10,597	\$3,532	\$14,129	\$16,000	(\$2,000)
Water & Sewer - Amenities	\$30,000	\$14,976	\$4,992	\$19,968	\$23,000	(\$7,000)
Gas Service	\$950	\$487	\$162	\$650	\$950	\$0
Security Monitoring	\$1,500	\$4,597	\$647	\$5,244	\$1,500	\$0
Access Cards	\$500	\$619	\$0	\$619	\$500	\$0
Operating Supplies	\$3,000	\$1,231	\$410	\$1,642	\$3,000	\$0
Amenity Repairs & Maintenance	\$18,800	\$10,391	\$3,464	\$13,855	\$18,800	\$0
Pool Repairs & Maintenance	\$15,000	\$7,193	\$2,807	\$10,000	\$10,000	(\$5,000)
Special Events	\$13,000	\$7,578	\$2,526	\$10,104	\$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	\$841	\$287	\$1,128	\$1,000	\$0
Elevator Maintenance	\$2,000	\$1,797	\$1,590	\$3,388	\$2,000	\$0
Contingency	\$9,041	\$2,025	\$325	\$2,350	\$0	(\$9,041)
Capital Project	\$0	\$0	\$0	\$0	\$190,000	\$190,000
Total Amenity Center	\$ 314,374	\$ 212,741	\$ 64,238	\$ 276,979	\$ 499,341	\$ 184,967
Other Sources/(Uses)						
Capital Reserve - Transfer out	\$50,000	\$50,000	\$0	\$50,000	\$0	(\$50,000)
Total Other Sources/(Uses)	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ (50,000)
TOTAL EXPENDITURES	\$ 803,995	\$ 634,990	\$ 218,139	\$ 853,129	\$ 1,011,114	\$ 207,119
EXCESS REVENUES/(EXPENDITURES)	\$ -	\$ 186,189	\$ (213,272)	\$ (27,083)	\$ -	\$ -

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 6/30/23	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/23	APPROVED FY2024 BUDGET
<u>Revenues</u>					
Carry Forward Surplus	\$9,007	\$9,007	\$0	\$9,007	\$ 42,132
TOTAL REVENUES	\$ 9,007	\$ 9,007	\$ -	\$ 9,007	\$ 42,132
<u>Expenditures</u>					
Capital Outlay	\$1,000	\$16,875	\$0	\$16,875	\$0
TOTAL EXPENDITURES	\$ 1,000	\$ 16,875	\$ -	\$ 16,875	\$ -
<u>Other Sources/(Uses)</u>					
Capital Reserve	\$50,000	\$50,000	\$0	\$50,000	\$0
Total Other Sources/(Uses)	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -
EXCESS REVENUES	\$ 58,007	\$ 42,132	\$ -	\$ 42,132	\$ 42,132

Deer Run

Community Development District

Debt Service Fund Budget - Series 2018

DESCRIPTION	ADOPTED FY2023 BUDGET	ACTUAL THRU 6/30/23	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/23	APPROVED FY2024 BUDGET
<u>Revenues</u>					
Assessments	\$652,463	\$653,290	\$0	\$653,290	\$648,163
Prepayments	\$0	\$20,211	\$0	\$20,211	\$0
Interest	\$100	\$18,334	\$4,583	\$22,917	\$100
Carry Forward Surplus	\$385,336	\$397,574	\$0	\$397,574	\$378,368
TOTAL REVENUES	\$ 1,037,899	\$ 1,089,409	\$ 4,583	\$ 1,093,993	\$ 1,026,630
<u>Expenditures</u>					
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
TOTAL EXPENDITURES	\$ 757,935	\$ 715,625	\$ -	\$ 715,625	\$ 647,800
EXCESS REVENUES	\$ 279,964	\$ 373,784	\$ 4,583	\$ 378,368	\$ 378,830

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
		\$ 8,055,000.00	\$ 5,692,760.00	\$ 13,747,760.00

C.

1.

RESOLUTION 2023-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors ("**Board**") of the Deer Run Community Development District ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

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

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: FY 2023/2024 Budget

2.

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A;"** and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to directly collect the special assessments as identified in the Assessment Roll; and

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Direct Bill Assessments.** The operations and maintenance special assessments, and previously levied debt service special assessments, will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2023, 25% due no later than December 1, 2023 and 25% due no later than February, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by

the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- B. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The proceeds therefrom shall be paid to the District.

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

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED this 23rd day of August, 2023.

ATTEST:

**DEER RUN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit A
Budget

Exhibit B
Assessment Roll

TENTH ORDER OF BUSINESS

OWNER:	D.R. HORTON 4220 RACETRACK ROAD ST. JOHNS, FLORIDA (904) 437-7504
DEVELOPER:	D.R. HORTON 4220 RACETRACK ROAD ST. JOHNS, FLORIDA (904) 437-7504
SURVEYOR:	ETM SURVEYING AND MAPPING, INC. 14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258 (904) 642-8990
LANDSCAPE ARCHITECT:	ENGLAND, THIMS & MILLER, INC. 14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FL 32258 (904) 642-8990
ENGINEER:	ENGLAND, THIMS & MILLER, INC. 14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FL 32258 (904) 642-8990

GRAND RESERVE MAIL KIOSK PHASE 4 & 5

BUNNEL, FLORIDA

PREPARED FOR

D.R. HORTON

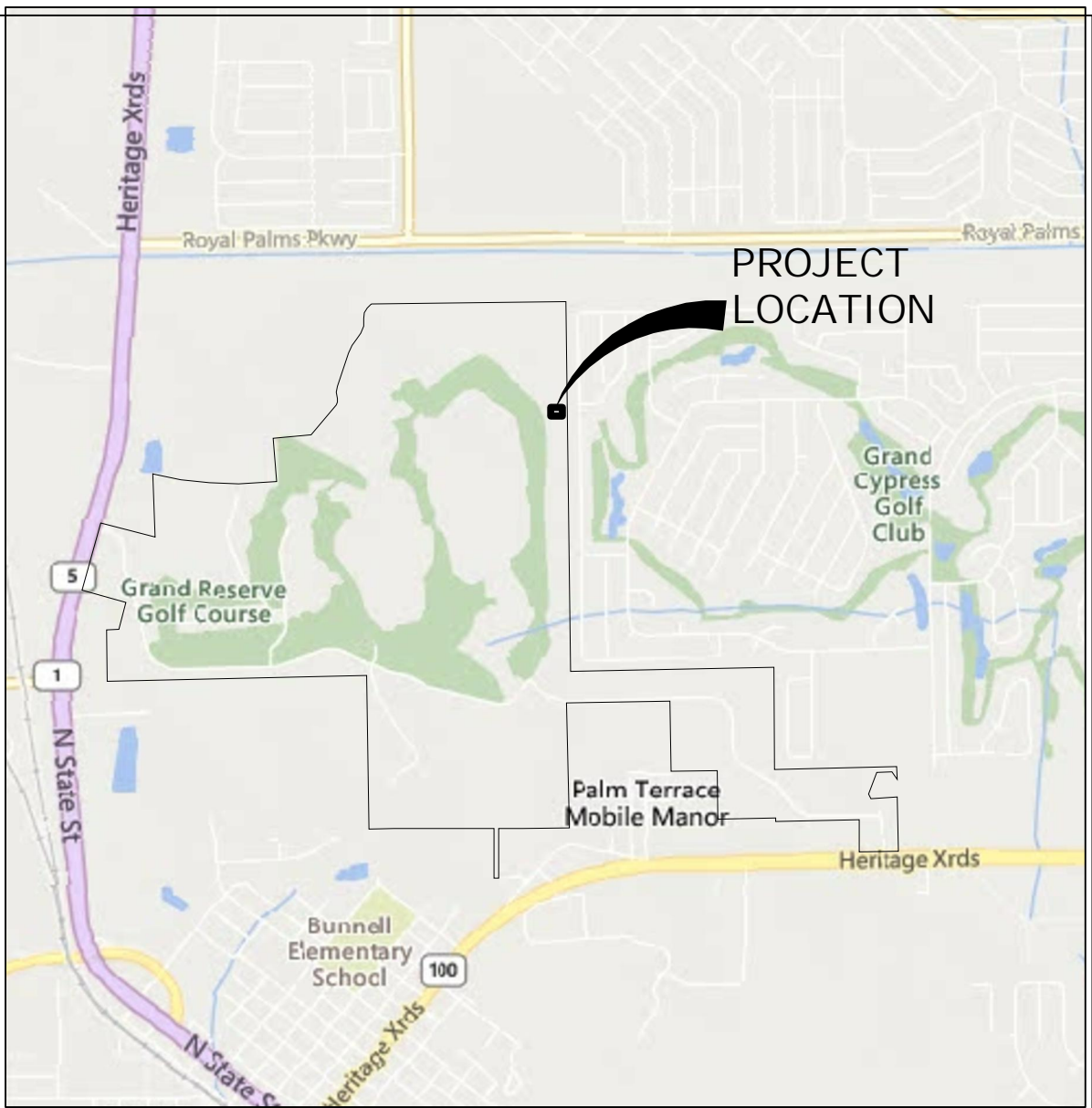
4220 RACETRACK ROAD
ST. JOHNS, FLORIDA
(904) 437-7504

ETM

VISION • EXPERIENCE • RESULTS

England • Thims & Miller, Inc.

14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316



LOCATION MAP
N.T.S.

DRAWING INDEX			
PDF SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	REVISION
1	1	COVER	
2	2	GENERAL NOTES	
3	3	GEOMETRY PLAN	
4	4	PAVING AND DRAINAGE PLAN	
5	5	PAVING DETAILS	

NOTE:
IF YOU DIG IN FLORIDA, YOU ARE REQUIRED TO CALL SUNSHINE STATE ONE-CALL OF FLORIDA, INC. 1-800-432-4770 FOR LOCATES. IT'S THE LAW.

VERTICAL DATUM USED FOR THIS PROJECT: NAVD88



COVER
GRAND RESERVE MAIL KIOSK PHASE 4 & 5
FOR D.R. HORTON

DRAWING NUMBER
1

England • Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2584 LC - 0000316

ETM NO. 20-309-02
DRAWN BY: CJG
DESIGNED BY: MEG
CHECKED BY: BLW
DATE: 03/15/2023

PLANS PREPARED UNDER THE DIRECTION OF:

MATTHEW B. GUILBEAULT
P.E. NUMBER: 93755

GENERAL SITE NOTES:

GENERAL SITE NOTES:

- ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF OSHA, AND THE RESPONSIBILITY OF THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH OSHA REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THE CONSTRUCTION CONTRACT. THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (811) FOR UTILITY LOCATES IN ACCORDANCE WITH STATE LAW PRIOR TO EXCAVATING. THE CONTRACTOR IS ALSO URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF OR WITHIN THE PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO Aid IN RESOLVING POSSIBLE FUTURE ISSUES THAT MAY OCCUR DUE TO THE CONSTRUCTION OF THE PROJECT.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING STRUCTURES, IMPROVEMENTS, UTILITIES, PROPERTY LINES, AND CONFIRM ALL PROPOSED DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION OR ORDERING ANY MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF SOD AND/OR GRASS PER CITY OF BUNNELL LDC AND STANDARDS AND MEETING THE NPDES FINAL STABILIZATION REQUIREMENTS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EITHER CONDUCT ANY FIELD EXPLORATION OR GEOTECHNICAL ASSISTANCE REQUIRED TO ESTIMATE THE AMOUNT OF UNSUITABLE MATERIAL THAT WILL REQUIRE REMOVAL AND/OR TO ESTIMATE THE AMOUNT OF OFF SITE BORROW THAT WILL BE REQUIRED. FAILURE OF THE CONTRACTOR TO IDENTIFY/QUANTIFY THE AMOUNT OF UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED DURING THE BID PROCESS WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THE CONSTRUCTION CONTRACT.
- ALL MATERIALS AND WORKMANSHIP SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER AND CITY OF BUNNELL FOR A PERIOD OF 26 MONTHS FROM DATE OF ACCEPTANCE BY THE OWNER AND CITY OF BUNNELL.
- THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND IMPROVEMENTS SHOWN ON THE DRAWINGS IS BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO THE ACTUAL LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THIS DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITIES AND IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR AND SHALL REPAIR OR PAY FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES AND TYPE A MATERIALS AND ELEVATIONS UTILITIES TO WHICH HE SHALL CONNECT, AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
- UNLESS DIRECTED OTHERWISE BY THE OWNER OR THE ENGINEER, THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOIL TESTING IN ACCORDANCE WITH CITY OF BUNNELL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT INCLUDING CITY OF BUNNELL RIGHT-OF-WAY PERMITS FOR WORK IN THE CITY RIGHT-OF-WAY OR EASEMENT. CONTRACTOR IS RESPONSIBLE FOR CONTROL OF SEDIMENTATION AND RUNOFF RESULTING FROM RAINFALL EVENTS DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH REGULATORY PERMITS ISSUED FOR THE PROJECT.
- THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY OR STATE RIGHT-OF-WAY WITH THE APPROPRIATE AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR.
- IF DEWATERING CAPACITY OBTAIN A CONSUMPTIVE USE PERMIT (C.U.P.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETURN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND THE ENGINEER FOR APPROVAL OF ALL DEWATERING OPERATIONS PRIOR TO COMMENCEMENT.
- PRIOR TO ANY DISCHARGE OF GROUND WATER (DEWATERING) FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT TO WATERS OF THE STATE (INCLUDING, BUT NOT LIMITED TO, WETLANDS, SWALES AND MUNICIPAL STORM SEWERS), THE CONTRACTOR SHALL TEST THE EFFLUENT (WATER TO BE DISCHARGED) IN ACCORDANCE WITH RULE 62-821.300(2), F.A.C. IF THE TEST RESULTS ON THE EFFLUENT ARE BELOW THE SCREENING VALUES OF RULE 62-821.300(2), F.A.C., THE CONTRACTOR SHALL SUBMIT A SUMMARY OF THE PROPOSED CONSTRUCTION ACTIVITY AND THE TEST RESULTS TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION DISTRICT OFFICE, WITHIN ONE (1) WEEK AFTER DISCHARGE BEGINS. THE CONTRACTOR SHALL CONTINUE TO SAMPLE THE EFFLUENT AS REQUIRED THROUGHOUT THE PROJECT AND COMPLY WITH RULE 62-821.300(2), F.A.C. IF THE GROUND WATER EXCEEDS THE SCREENING VALUES OF RULE 62-821.300(2), F.A.C., THE CONTRACTOR SHALL COMPLY WITH OTHER APPLICABLE RULES AND REGULATIONS PRIOR TO DISCHARGE OF THE EFFLUENT (GROUND WATER) TO SURFACE WATERS OF THE STATE.

PAVING AND DRAINAGE NOTES:

- ALL DRAINAGE STRUCTURES TO HAVE TRAFFIC BEARING GRATES.
- ALL DRAINAGE PIPE JOINTS ARE TO BE FILTER FABRIC WRAPPED.
- ALL INVERTS IN DRAINAGE STRUCTURES TO BE PRECAST OR BRICK WITH LAYER OF MORTAR BETWEEN EACH LAYER OF BRICK, OR REDDI-MIX CONCRETE WITH #57 STONE.
- ALL PIPE LENGTHS ARE SCALED DIMENSIONS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH CITY OF BUNNELL REQUIREMENTS AND SHALL BE CONSTRUCTED TO CONFORM WITH CURBING, PROPERTY LINES AND LOW POINTS AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEAN AND FUNCTIONING PROPERLY AT TIME OF ACCEPTANCE.
- "AS-BUILT" DRAWINGS - DRAINAGE AS-BUILTS PROVIDED TO CITY OF BUNNELL AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION AND SUBMITTAL OF "AS-BUILT" DRAWINGS IN ACCORDANCE WITH CURRENT CITY OF BUNNELL STANDARDS AND SPECIFICATIONS AND SJRWMD REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROCESS THE AS-BUILT DRAWINGS FOR APPROVAL BY THE CITY OF BUNNELL. IN ADDITION TO THE DRAINAGE SYSTEM THE "AS-BUILTS" SHALL SHOW THE ELEVATIONS AND LOCATION OF THE TOP OF BANK, WATER LEVEL, ANY POINTS OF CHANGE IN SLOPE, TOE OF SLOPE AND POND BOTTOM AT 100' MAXIMUM INTERVALS ALONG POND BANK FOR ALL POND CONSTRUCTION. ALL DIMENSIONS AND ELEVATIONS ON THE CONTROL STRUCTURE DETAILS SHALL BE SHOWN ON AS-BUILT DRAWINGS. ALL DEVIATIONS FROM PLANS SHALL BE CLEARLY INDICATED ON THE AS-BUILT DRAWINGS.
- ALL PAVEMENT MARKINGS IN RIGHT-OF-WAY SHALL BE EXTRUDED THERMOPLASTIC, IN ACCORDANCE WITH FDOT SPECIFICATIONS. REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE ACCESSIBLE CURB RAMPS AT ALL SIDEWALK AND CURB CONNECTIONS. RAMPS SHALL MEET ALL APPLICABLE ADA REQUIREMENTS.
- CONTRACTOR SHALL CONTACT CITY OF BUNNELL TRAFFIC ENGINEERING DIVISION'S PAVEMENT MARKING COORDINATOR 48 HOURS PRIOR TO IMPLEMENTING ANY PAVEMENT MARKING LAYOUT ON NEW OR EXISTING CITY OF BUNNELL STREETS.
- FOR SPECIAL PAVING AND DRAINAGE DETAILS SEE DRAWING NO. 12D-12E. FOR ALL STANDARD DETAILS SEE CITY OF BUNNELL STANDARDS DRAWING NO. 12A-12C, SPECIFICATIONS AND DETAILS, LATEST REVISION 2014.
- UNDERDRAIN SHOWN HEREON IS THE MINIMUM REQUIRED BASED ON GEOTECHNICAL REPORT, PREPARED BY , DATED: , FINAL DETERMINATION OF LIMITS OF UNDERDRAIN WILL BE MADE BASED ON TEST HOLE OBSERVATION AT TIME OF ROADWAY CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING SILT FENCE, COR BALES, AND FILTER FABRIC INSIDE DRAINAGE STRUCTURES SHALL BE REMOVED PRIOR TO FINAL INSPECTION, UNLESS OTHERWISE DIRECTED BY THE OWNER OR THE ENGINEER.

GENERAL SITE NOTES:

- ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH CITY OF BUNNELL LDC AND STANDARDS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
- CLEARING AND GRUBBING REQUIRED FOR ALL ROADWAY, UTILITIES, DITCHES, BERMS, RIGHTS-OF-WAYS AND EASEMENTS (INCLUDING ELECTRIC EASEMENTS) IS INCLUDED IN THIS PROJECT.
- ALL ACCESS EASEMENTS ARE TO BE STABILIZED AND DRIVABLE.
- ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR.
- BURNING OF TREES, BRUSH AND OTHER MATERIAL SHALL BE APPROVED, PERMITTED AND COORDINATED WITH CITY OF BUNNELL AND FLAGLER COUNTY FIRE MARSHALL AND ALL OTHER PERMITTING AUTHORITIES BY THE CONTRACTOR.
- UNSUITABLE MATERIALS UNDER UTILITY OR STORM PIPE, STRUCTURES, PAVEMENT, BUILDING PADS, OR HARDSCAPE ELEMENTS SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL, PROPERLY COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.
- ALL UNDERGROUND UTILITIES TO BE INSTALLED UNDER PAVEMENT MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.
- THE CONTRACTOR SHALL COORDINATE HIS CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL MATERIALS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STORM PIPE OR STRUCTURE.
- AUGER BORINGS PROVIDED BY , DATED: .
- FLOOD ZONE BASED UPON FEMA INSURANCE RATE MAPS PANEL NOS. 12035C0226E, 12035C02027E, DATED: JUNE 6, 2018.
- FOR SEDIMENT AND EROSION CONTROL PLANS, DETAILS AND NOTES REFER TO DRAWINGS 14 THRU 15. HE CONTRACTOR IS TO COORDINATE WITH THE PROPER AUTHORITY FOR INSPECTIONS PRIOR TO CLEARING OPERATIONS.
- ELEVATIONS ARE BASED ON NAVD88.
- TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY , DATED: .
- BOUNDARY INFORMATION BASED ON SURVEY PROVIDED BY , DATED: .
- ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELATIVE SECTIONS OF THE PROJECT SPECIFICATIONS AND ALL CURRENT CITY OF BUNNELL LDC AND STANDARD DETAILS AND REQUIREMENTS OF OTHERS HAVING JURISDICTION. THE WORK SHALL ALSO BE PERFORMED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEER'S REPORT.
- ALL EXCESS SUITABLE AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR OWNER.
- SUBMITTAL OF AS-BUILT SITE SURVEY, INCLUDING BENCHMARKS, IS REQUIRED IN COMPLIANCE WITH SECTION V INDEX M-1A AND M-1B OF THE CITY OF BUNNELL ENGINEERING STANDARD CONSTRUCTION DETAILS & NOTES 2014, PRIOR TO SCHEDULING A FINAL INSPECTION OF THE BUILDING BY THE BUILDING DEPARTMENT OR THE FIRE MARSHALL.
- CITY OF BUNNELL DEVELOPMENT REVIEW INSPECTOR SHALL BE CONTACTED 24 HOURS PRIOR TO ALL NECESSARY SITE WORK INSPECTIONS AND 5 DAYS PRIOR TO THE FINAL INSPECTION.
- FOR BOUNDARY, ROADWAY AND LOT GEOMETRY INFORMATION SEE PLAT.
- PROJECT LOCATION: BUNNELL, FLORIDA.
- THESE PLANS WERE GENERATED UTILIZING AUTOCAD CIVIL 3D 2019.
- THESE PLANS ARE PREPARED IN GENERAL COMPLIANCE WITH THE CITY OF BUNNELL LAND DEVELOPMENT CODE, DATED 8/27/2018.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY LAND DEVELOPMENT CODE REQUIREMENTS, AND THE MINIMUM STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS. AN ENGINEERING PERMIT AND TREE REMOVAL PERMIT IS REQUIRED PRIOR TO STARTING CONSTRUCTION.
- NO LAND SHALL BE CLEARED, EXCAVATED OR FILLED AND NO STRUCTURE SHALL BE ERECTED, REPAIRED OR DEMOLISHED WITHOUT PROPER PERMIT(S) AS REQUIRED BY THE CITY.
- NOTIFY THE CITY UTILITY DIVISION AT (386)437-7515 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ANY CONSTRUCTION CHANGES TO APPROVED PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO PERFORMING THE WORK.
- ROAD CONSTRUCTION AND PIPE INSTALLATION COMPACTION AND DENSITY TESTING SHALL CONFORM TO THE CITY MINIMUM REQUIREMENTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO THE CITY INSPECTOR AND THE CITY'S ENGINEERING DIVISION.
- A PRE-PAVING UTILITY INSPECTION MUST BE REQUESTED AND COMPLETED PRIOR TO THE PAVING OF ALL ROADS, STREETS, AND PARKING AREAS.
- A FINAL INSPECTION, TO BE CONDUCTED BY THE CITY, SHALL BE PERFORMED ON ALL CONSTRUCTION. THE DESIGN ENGINEER SHALL NOTIFY THE CITY UTILITY DIVISION AT (386)437-7515 WHEN REQUESTING A FINAL INSPECTION.
- THREE COMPLETE SETS OF AS-BUILT DRAWINGS (5 FOR SUBDIVISIONS) ARE REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO REQUESTING A FINAL INSPECTION.
- CONSTRUCTION SITES THAT DISTURB ONE ACRE OR MORE WILL BE REQUIRED TO SEEK COVERAGE UNDER THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. IN ACCORDANCE WITH THIS REQUIREMENT, A STORMWATER POLLUTION PREVENTION PLAN (SWPP) MUST BE SUBMITTED TO THE CITY'S UTILITY DIVISION PRIOR TO CONSTRUCTION TO BE IN COMPLIANCE WITH THE PERMIT.
- CONTRACTOR WILL FOLLOW REQUIRED WASTE MANAGEMENT PRACTICES.
- SEEDING OR SODDING SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.
- ANY FIELD MODIFICATIONS OR DEVIATIONS TO THE CONSTRUCTION PLANS REQUIRE WRITTEN APPROVAL BY BOTH THE ENGINEER OF RECORD AND THE CITY UTILITY DIVISION.
- ANY DIRECTIONAL BORES WILL BE PER SECTION 555 OF FDOT STANDARD SPECIFICATIONS (LATEST EDITION)



STANDARD CONSTRUCTION DETAIL
GENERAL CONSTRUCTION NOTES

INDEX
M-2
March 2022

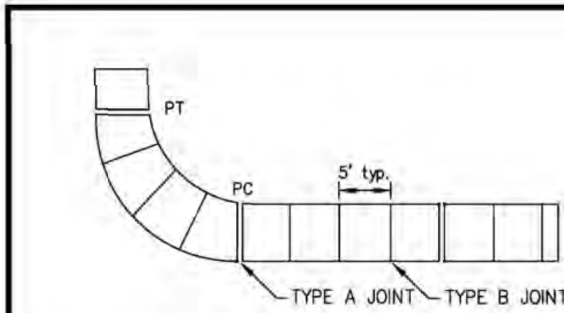
ROADWAY COMPACTION AND DENSITY TESTING REQUIREMENTS

ITEM	TEST	FREQUENCY	STANDARD	TEST METHOD
ROADWAY SUBBASE (BOTTOM OF SUBBASE DOWN 1 FOOT)	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-2922 D-1556
STABILIZED SUBBASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-2922 D-1556
STABILIZED SUBBASE	FLORIDA BEARING VALUE (FBV)	ONE (1) TEST/300 LF	FBV = 75	
STABILIZED SUBBASE	LIMEROCK BEARING RATIO (LBR)	ONE (1) TEST/SOIL TYPE	LBR = 40	
LIMEROCK BASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-2922 D-1556
LIMEROCK BASE	LIMEROCK BEARING RATIO (LBR)	PROVIDE CERTIFICATE FROM PLANT	LBR 100	FM 5-515
CRUSHED CONCRETE BASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-1556
CRUSHED CONCRETE BASE	LIMEROCK BEARING RATIO (LBR)	(1) PER VISIBLE CHANGE IN MATERIAL BLEND	LBR 100	
ASPHALT	EXTRACTION AND GRADATION	(1) PER DAY PER MIX	PER MIX DESIGN	D-2922
ASPHALT	THICKNESS AND DENSITY	(1) PER 300 LF ROADWAY	PER MIX DESIGN AND JOB SPECS	CORING OR NUCLEAR (DENSITY ONLY)
SOIL OPTIMUM MOISTURE/DENSITY	PROCTOR TEST	(1) PER SOIL OR BASE TYPE		ASTM D-1557 (MODIFIED) ASTM D-568 (STANDARD) AASHTO T-180 (MODIFIED) AASHTO T-99 (STANDARD)
CURB SUBBASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	
CURB SUBBASE (LBR)	LIMEROCK BEARING RATIO (LBR)	(1) TEST/SOIL CHANGE	LBR 40	



STANDARD CONSTRUCTION DETAIL
TECHNICAL SPECIFICATIONS FOR
TESTING REQUIREMENTS

INDEX
R-6A
March 2022



- SIDEWALKS, BIKEPATHS, RAMPS, AND DRIVEWAY APRONS SHALL BE CONSTRUCTED OF PLAIN PORTLAND CEMENT CONCRETE WITH A MAXIMUM SLUMP OF 6 +/- 1 INCHES, A MINIMUM DEVELOPED COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS, AND A MINIMUM UNIFORM THICKNESS OF 4 INCHES WHERE INTENDED SOLELY FOR PEDESTRIAN TRAFFIC, AND 6 INCHES THICK WHERE MOTOR VEHICLES ARE LIKELY TO CROSS. SIDEWALKS SHALL BE 5 FOOT WIDE UNLESS OTHERWISE SHOWN ON PLANS.
- SIDEWALKS AND BIKE PATHS SHALL BE PLACED PARALLEL TO, AND ONE FOOT WITHIN THE RIGHT-OF-WAY LINE EXCEPT THAT THE CITY MAY APPROVE DEVIATIONS TO SAVE SPECIMEN TREES PROVIDED THAT THE PAVEMENT REMAINS WITHIN THE RIGHT-OF-WAY, IS NOT DIMINISHED IN WIDTH, AND REMAINS AT LEAST 4 FEET FROM THE EDGE OF THE STREET PAVEMENT, UNLESS OTHERWISE APPROVED BY THE CITY.
- THE TOP OF THE CONCRETE SHALL BE AT AN ELEVATION NO LOWER THAN THE CROWN OF THE ADJACENT ROADWAY, AND NO HIGHER THAN 6 INCHES ABOVE THE CROWN UNLESS APPROVED BY THE CITY TO MAKE A MORE NATURAL TRANSITION WITH THE ADJACENT LAND.
- ALL WALKS SHALL HAVE A GROSS SLOPE OF 1/4 INCH PER FOOT AND SHALL NOT EXCEED A LONGITUDINAL SLOPE OF 1:20, EXCEPT AT DESIGNATED RAMPS THAT SHALL NOT EXCEED 1:12. PROVIDE A TACTILE WARNING SURFACE AT ALL RAMPS PER A.D.A. THE CONTRACTOR SHALL INSURE THAT ALL PROVISIONS OF A.D.A. AND FLORIDA ACCESSIBILITY CODE ARE MET.
- ISOLATION JOINTS (TYPE A JOINTS) SHALL BE PROVIDED BETWEEN EXISTING SLABS OR STRUCTURES AND FRESH CONCRETE, TO SEPARATE PEDESTRIAN SECTIONS FROM SECTIONS WHICH WILL ENCOUNTER VEHICLE TRAFFIC, TO SEPARATE FRESH PLACEMENT FROM CONCRETE WHICH HAS SET FOR MORE THAN 60 MINUTES, AND NO FARTHER APART THAN 100 FEET IN SIDEWALKS AND BIKEPATHS. JOINT MATERIAL SHALL BE SPECIFIED IN FDOT STANDARDS AND SPECIFICATIONS AND SHALL BE RUBBER, PLASTIC OR OTHER APPROVED NONODOROUS ELASTOMERIC MATERIAL. WOOD IS PROHIBITED.
- CONTROL JOINTS (TYPE B JOINTS) SHALL BE TOOLED INTO THE FRESH CONCRETE TO A DEPTH EQUAL TO 1/4 THE SLAB THICKNESS AND SPACED APART A DISTANCE EQUAL TO THE WIDTH OF THE SLAB OR 5 FEET WHICHEVER IS GREATER.
- THE SLAB SURFACE SHALL BE BROOM FINISHED TO BE SLIP RESISTANT, AND SHALL MATCH AS CLOSELY AS POSSIBLE THE FINISH OF THE EXISTING ADJACENT SLABS AND ALL EDGES SHALL BE TOOLED TO ELIMINATE SHARP CORNERS.
- THE BEARING SURFACE SHALL HAVE ALL ORGANIC, LOOSE, AND DELETERIOUS MATTER REMOVED, AND THE REMAINING CLEAN SOIL SHALL BE SMOOTH, SOUND, AND SOLID, ANY FILL MATERIAL SHALL BE COMPACTED WITH A VIBRATORY OR IMPACT COMPACTION MACHINE IN MAXIMUM 12 INCH LIFTS OR COMPACTED WITH A HAND TAMPED IN MAXIMUM 4 INCH LIFTS. THE CITY SHALL REQUIRE A COMPACTION TEST FOR EACH LIFT IF THE TOTAL FILLED SECTION IS MORE THAN 12 INCHES DEEP OR IF THE SUBSURFACE HAS MORE THAN 12 INCHES DEEP THAN 12 INCHES DEEP. SUCH TEST IS REQUIRED, THE RESULTS SHALL SHOW A MINIMUM PROCTOR FIELD DENSITY OF 95 PERCENT.
- ALL CONCRETE WORK IN THE RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY AFTER THE SUBSOIL IS PREPARED AND THE FORMS ARE SET, BUT BEFORE THE CONCRETE PLACEMENT BEGINS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE FINISHED SLAB FROM ALL DAMAGE AND VANDALISM UNTIL THE CITY ACCEPTS OR APPROVES THE SLAB, AFTER WHICH TIME THE OWNER OF THE ADJUTING LAND SHALL BE RESPONSIBLE FOR THE SLAB IN ACCORDANCE WITH THE CITY CODE. ANY SLAB SECTION DAMAGED OR DESTROYED PRIOR TO CITY INSPECTION AND APPROVAL, SHALL BE CUT OUT BETWEEN JOINTS AND REPLACED. REPAIRS ARE NOT ACCEPTABLE.
- SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY SHALL NOT BE TINTED, STAINED, COLORED, OR COATED.
- ALL FORMS SHALL BE REMOVED PRIOR TO ACCEPTANCE OR APPROVAL AND THE DISTURBED GROUND SHALL BE BACKFILLED, REGRADED, AND SODDED SO THAT THE WEAR SURFACE OF THE CONCRETE IS REASONABLY FLUSH WITH THE ADJACENT GRADE.



STANDARD CONSTRUCTION DETAIL
SIDEWALK, RAMP, AND DRIVEWAY APRON
CONSTRUCTION REQUIREMENTS
NTS

INDEX
M-3
March 2022

IN ORDER TO ENSURE THAT NEW DEVELOPMENTS WITHIN THE CITY ARE CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH CITY REGULATIONS AND THE APPROVED DRAWINGS, THE FOLLOWING INFORMATION IS REQUIRED ON ALL PAVING AND DRAINAGE "AS-BUILT" DRAWINGS:

- PAVEMENT AND CURB WIDTHS SHALL BE VERIFIED AND DIMENSIONED FOR EACH STREET AT EACH BLOCK. ALL RADII AT INTERSECTIONS SHALL BE VERIFIED AND DIMENSIONED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.
- ROADWAY ELEVATIONS SHALL BE RECORDED AT ALL GRADE CHANGES OR OTHER INTERVALS AS NEEDED ALONG ALL STREETS. STREET CENTERLINE AND CURB INVERT ELEVATIONS SHALL BE RECORDED AS NOTED. THE "AS-BUILT" CENTERLINE PROFILE OF ALL STREETS SHALL ALSO BE SHOWN ON THE PLAN AND PROFILE SO IT MAY BE COMPARED TO THE EXISTING AND DESIGNED PROFILE GRADE LINES. ALL STREET CENTERLINES ON "AS-BUILTS" SHALL BE LABELED WITH STREET NAME AND RIGHT-OF-WAY WIDTH ON EVERY PAGE.
- STORM DRAINAGE STRUCTURES SHALL BE LOCATED AND/OR DIMENSIONED FROM CENTERLINES OR LOT LINES AS APPROPRIATE.
- STORM DRAINAGE PIPE INVERT AND STRUCTURE TOP AND BOTTOM ELEVATIONS SHALL BE RECORDED AND CLEARLY DENOTED AS "AS-BUILT" INFORMATION. DESIGN ELEVATIONS SHALL BE CROSSED OUT AND AS-BUILT INFORMATION WRITTEN NEXT TO IT.
- STORM DRAINAGE PIPE MATERIAL, LENGTH, AND SIZE SHALL BE MEASURED AND/OR VERIFIED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.
- ALL APPLICABLE TOPOGRAPHIC INFORMATION, PERTINENT TO THE ON SITE DRAINAGE SYSTEM SUCH AS DITCHES, LAKES, CANALS, ETC. THAT ARE DEEMED APPROPRIATE BY THE CITY SHALL BE NOTED. NORMALLY, RECORDING ELEVATIONS EVERY 100 FEET AT THE TOP OF BANK AND TOE OF SLOPE WILL BE REQUIRED. MEASUREMENTS SHALL BE TAKEN AND RECORDED IN ORDER TO ACCURATELY TIE DOWN THESE FEATURES TO THE ROADWAY CENTERLINES AND TO PLAT LINES. WHENEVER POSSIBLE, CONTOUR LINES SHALL BE UTILIZED TO GRAPHICALLY DESCRIBE THESE TOPOGRAPHIC FEATURES.
- RETENTION AREAS SHALL HAVE THEIR TOP-OF-BANK AND BOTTOM ELEVATIONS RECORDED. ACTUAL MEASUREMENTS SHALL BE TAKEN AND DIMENSIONS RECORDED OF THE SIZE OF ALL RETENTION AREAS. MEASUREMENTS SHALL BE DONE FROM TOP-OF-BANK TO TOP-OF-BANK WITH SIDE SLOPES INDICATED. SEPARATE CALCULATIONS SHALL BE SUBMITTED TO INDICATE REQUIRED AND PROVIDED RETENTION VOLUMES.
- STORM DRAINAGE SWALE CENTERLINES SHALL BE LOCATED AND ELEVATIONS OF FLOW LINE SHALL BE RECORDED EVERY 100 FEET.
- ANY SPECIAL FEATURES SUCH AS CONCRETE FLUMES, LAKE BANKS, WALLS, FENCING, ETC., WHICH WERE A PART OF THE APPROVED CONSTRUCTION DRAWINGS SHOULD ALSO BE LOCATED AND DIMENSIONED.
- SUBMIT CERTIFIED PAPER PRELIMINARY "AS-BUILTS" WITH REQUEST FOR FINAL INSPECTION. SUBMIT 3 SETS SHOWING STREET AND DRAINAGE FACILITIES. FOLLOWING FINAL INSPECTION AND COMMENTS, CONTRACTOR SHALL REVISE AS-BUILTS TO ADDRESS CITY COMMENTS AND SUBMIT 3 SETS CERTIFIED FINAL "AS-BUILTS". ALL "AS-BUILT" DRAWINGS SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR AND CERTIFIED THAT THEY HAVE BEEN REVIEWED BY ENGINEER OF RECORD, PROVIDE A CD OF AUTOCAD DRAWINGS AND PDF FILES OF EACH INDIVIDUAL SHEET (CITY TO APPROVE THE VERSION OF AUTOCAD). AS-BUILTS SHALL BE IN STATE PLANE COORDINATES. HORIZONTAL COORDINATES SHALL BE IN NAD 1983 AND VERTICAL COORDINATES IN NAVD 1988.



STANDARD CONSTRUCTION DETAIL
REQUIREMENTS FOR "AS-BUILT" DRAWINGS
(PAVING & DRAINAGE)

INDEX
M-1A
March 2022

PLANS PREPARED UNDER THE
DIRECTION OF:

REVISIONS:

ETM NO. 20-309-02

DRAWN BY: CUG

DESIGNED BY: MEG

CHECKED BY: BLW

DATE: 03/15/2023

England-Thins & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 646-8990
FAX: (904) 646-9485

REG - 2584 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

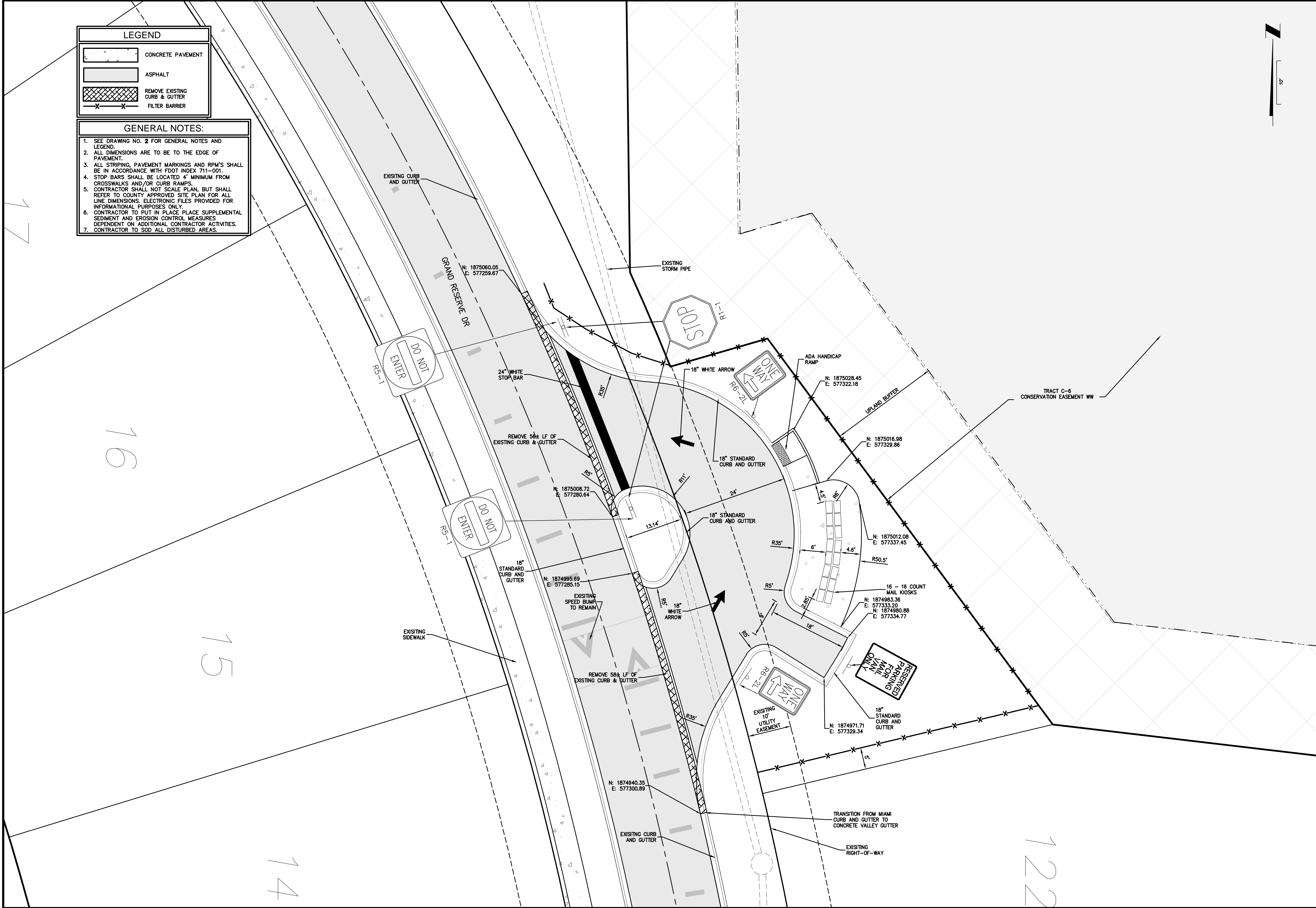
GENERAL NOTES

GRAND RESERVE MAIL KIOSK PHASE 4 & 5

FOR
D.R. HORTON

DRAWING NUMBER

2



LEGEND

CONCRETE PAVEMENT

ASPHALT

- GENERAL NOTES:
1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.

2. ALL DIMENSIONS ARE TO BE TO THE EDGE OF PAVEMENT.

3. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.

4. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.

5. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

6. CONTRACTOR TO PUT IN PLACE PLACE SUPPLEMENTAL SEDIMENT AND EROSION CONTROL MEASURES DEPENDENT ON ADDITIONAL CONTRACTOR ACTIVITIES.

7. CONTRACTOR TO SOD ALL DISTURBED AREAS.

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 20-309-02

DRAWN BY: CUG

DESIGNED BY: MEG

CHECKED BY: BLW

DATE: 03/15/2023

England-Thins & Miller, Inc.

14775 Old St. Augustine Road

Jacksonville, FL 32258

TEL: (904) 645-8990

FAX: (904) 645-9485

REG - 2584 LC - 0000316

ETM

VISION • EXPERIENCE • RESULTS

GEOMETRY PLAN

GRAND RESERVE MAIL KIOSK PHASE 4 & 5

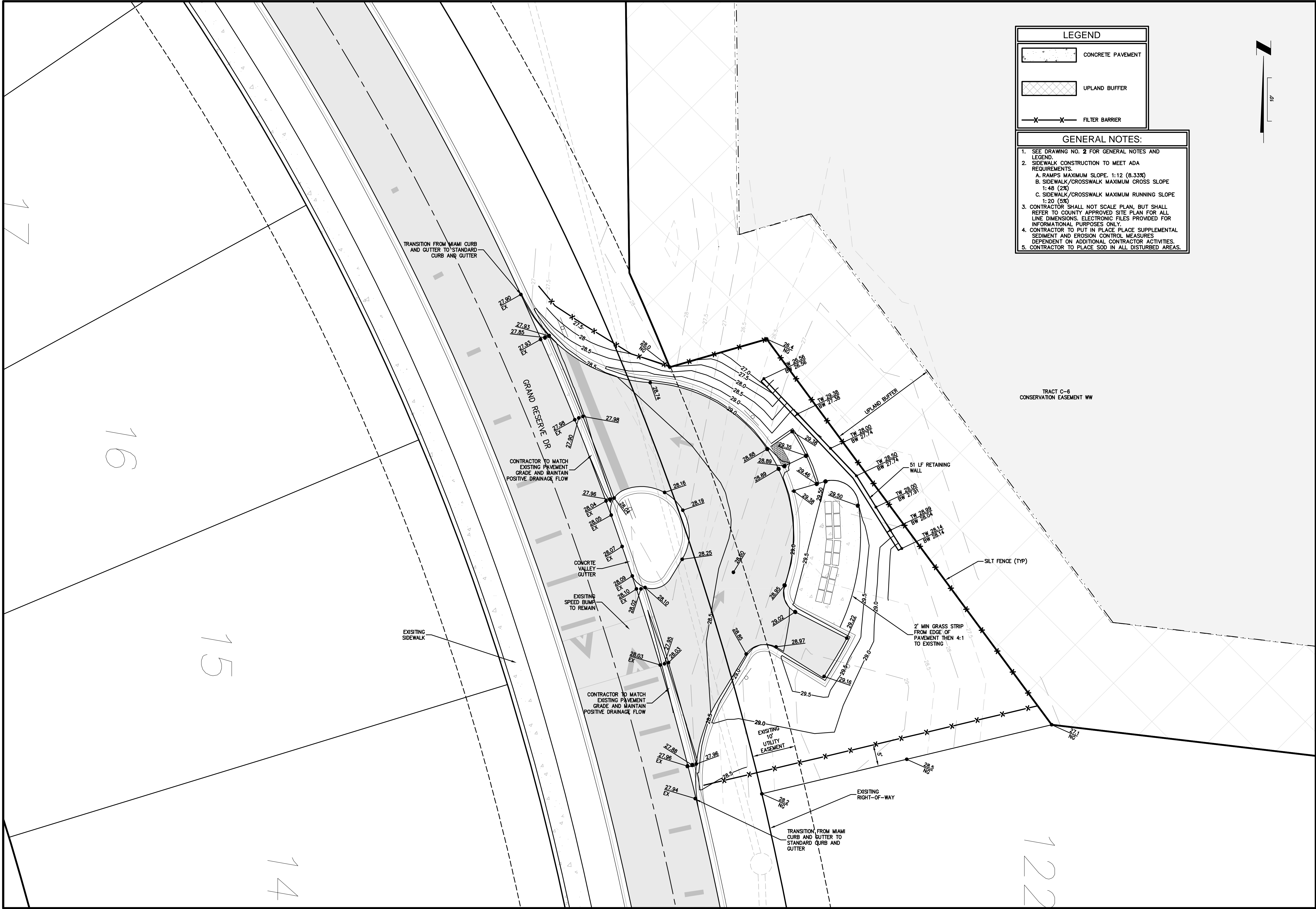
FOR D.R. HORTON

DRAWING NUMBER

3

PLANNED UNDER THE DIRECTION OF: MATTHEW B. GUILBEAULT
P.E. NUMBER: 93755

PLOTTED: June 12, 2023 -- 9:59 AM, BY: Coranne Callegos



LEGEND

CONCRETE PAVEMENT

UPLAND BUFFER

X X

FILTER BARRIER

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.

2. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.

A. RAMPS MAXIMUM SLOPE: 1:12 (8.33%)

B. SIDEWALK/CROSSWALK MAXIMUM CROSS SLOPE 1:48 (2%)

C. SIDEWALK/CROSSWALK MAXIMUM RUNNING SLOPE 1:20 (5%)

3. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

4. CONTRACTOR TO PUT IN PLACE PLACE SUPPLEMENTAL SEDIMENT AND EROSION CONTROL MEASURES DEPENDENT ON ADDITIONAL CONTRACTOR ACTIVITIES.

5. CONTRACTOR TO PLACE SOD IN ALL DISTURBED AREAS.

PAVING AND DRAINAGE PLAN

GRAND RESERVE MAIL KIOSK PHASE 4 & 5

FOR D.R. HORTON

DRAWING NUMBER

4

REVISIONS:

ETM NO. 20-309-02

DRAWN BY: CUG

DESIGNED BY: MEG

CHECKED BY: BLW

DATE: 03/15/2023

PLANS PREPARED UNDER THE DIRECTION OF:

England-Thins & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 645-8990
FAX: (904) 646-9485
REG - 2584 LC - 0000316

PLANS PREPARED UNDER THE DIRECTION OF:

MATTHEW B. GUILBEAULT
P.E. NUMBER: 93755

T:\2020\20-309 LandDev\Design\Plots\Phase 5\Mail Kiosk Ph. 4-5\PD-20-309-02_Rev.dwg

PLOTTED: June 12, 2023 — 10:02 AM, BY: Coranne Callegos

ELEVENTH ORDER OF BUSINESS

B.

Deer Run
Community Development District

219 East Livingston Street, Orlando, FL 32801

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

NOTICE OF MEETINGS
DEER RUN
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **Deer Run Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2024** at **6:00 pm at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110** on the fourth Wednesday of the following months or otherwise noted:

October 25, 2023

November 29, 2023

January 24, 2024

March 27, 2024

May 29, 2024 (location to be determined/budget approval)

June 26, 2024

August 28, 2024 (location to be determined/budget adoption)

C.

Deer Run

8/23/2023

Community Development District

Field Operations & Amenity Management Report



Kayla Rinker

AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Richard Gray

MANAGER OF OPERATIONS
RIVERSIDE MANAGEMENT SERVICES, INC.

Deer Run

Community Development District

Amenity Management Report

August 23, 2023

To: Board of Supervisors

From: Kayla Rinker
Amenity Manager

Richard Gray
Manager Of Operations

RE: Amenity Management Report – August 23, 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:

- August 1st Back to School Pool Bash
- August 3rd Bingo Night
- August 14th Craft Night
- August 22nd Chat with The Chief

Upcoming Special Events:

- September 5th Kids Night Pool Party
- September 7th Bingo Night
- September 11th Craft Night
- September 29th Paint & Sip
- Murder Mystery Potluck – October
- Halloween Event – October

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 2nd and 4th Saturday.
- Scrapbooking Class once a month

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 1st Friday of the month
- Poker Night is every third Tuesday, and Friday of the month.
- Ladies Poker Night is every Wednesday
- LRC is every Monday, and the first and third Saturday of the month

- Lob Wedge Social is the second Friday of the month.
- Pickleball is on Monday, Wednesday, Friday's, and Sundays
- Acoustic Night is the last Saturday of the month.
- Singles night is the second Thursday of the month.
- Happy Hour is every Friday.

August 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 6PM-8PM-BACK TO SCHOOL POOL BASH	2 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXERCISE NANCY 5PM-YOGA IRENE 5:45PM-LADIES POKER 7PM-PICKLEBALL	3 6:30PM-BINGO 7PM-PICKLEBALL	4 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR-BYOB 6PM-POKER UPSTAIRS	5 6:30PM-LCR FULL
6 8:30AM-PICKLEBALL 5:30PM-CARD GAME NIGHT FULL(UPSTAIRS) 7PM-DIAMOND PAINTING(DOWNSTAIRS)	7 8:30AM- PICKLEBALL 10AM-BOCCE 10:30AM-YOGA IRENE 3PM-LCR 2 7PM-BUNCO 2 7PM-PICKLEBALL	8 6:30PM-LADIES NIGHT-GAME NIGHT	9 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXERCISE NANCY 5PM-YOGA IRENE 5:45PM-LADIES POKER 7PM-PICKLEBALL	10 6PM-SINGLES NIGHT 7PM- BUNCO 4 7PM-PICKLEBALL	11 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR-BYOB 5PM-8PM-SWEET TREATS FOOD TRUCK 6PM-POKER UPSTAIRS 6PM-LOB WEDGE LANE SOCIAL	12
13 8:30AM-PICKLEBALL 5:30PM-CARD GAME NIGHT FULL(UPSTAIRS) 7PM-DIAMOND PAINTING (DOWNSTAIRS)	14 8:30AM- PICKLEBALL 10AM-BOCCE 10:30AM-YOGA IRENE 3PM-LCR 2 6:30PM-CRAFT NIGHT 7PM-PICKLEBALL	15 6:15PM -STONE COLD POKER FULL	16 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXERCISE NANCY 5PM-YOGA IRENE 5:45PM-LADIES POKER 7PM-PICKLEBALL	17 6:30PM-BUNCO FULL 7PM-PICKLEBALL	18 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR-BYOB 4PM-7PM-MUNCHIES ON THE GO FOOD TRUCK 6PM-POKER UPSTAIRS	19 6:30PM-LCR FULL
20 8:30AM-PICKLEBALL 5:30PM-CARD GAME NIGHT FULL (UPSTAIRS) 7PM-DIAMOND PAINTING (DOWNSTAIRS)	21 8:30AM- PICKLEBALL 10AM-BOCCE 10:30AM-YOGA IRENE 3PM-LCR 2 7PM-PICKLEBALL	22 6PM-CHAT WITH THE CHIEF	23 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXERCISE NANCY 5PM-YOGA IRENE 5:45PM-LADIES POKER 6PM-CDD MEETING 7PM-PICKLEBALL	24 5:45PM-LADIES POKER 7PM-PICKLEBALL	25 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR- BYOB 6PM-POKER UPSTAIRS	26 7PM - PARTY WITH THE RESERVES
27 8:30AM-PICKLEBALL 5:30PM-CARD GAME NIGHT FULL (UPSTAIRS) 7PM-DIAMOND PAINTING (DOWNSTAIRS)	28 8:30AM- PICKLEBALL 10AM-BOCCE 10:30AM-YOGA IRENE 3PM-LCR 2 7PM-PICKLEBALL	29	30 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXERCISE NANCY 5PM-YOGA IRENE 5:45PM-LADIES POKER 7PM-PICKLEBALL	31 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

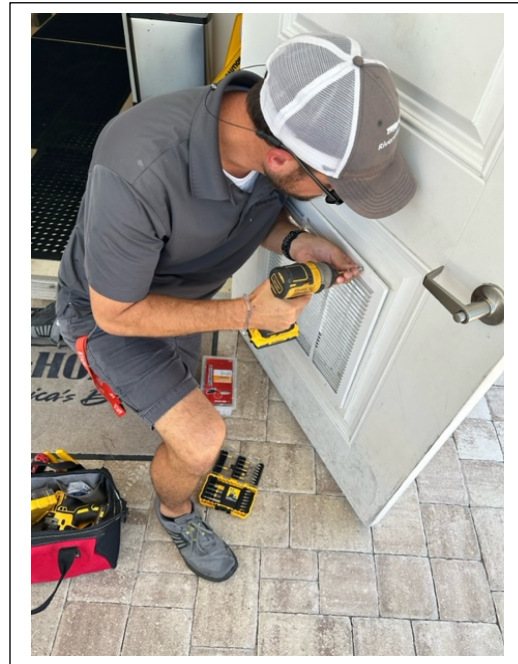
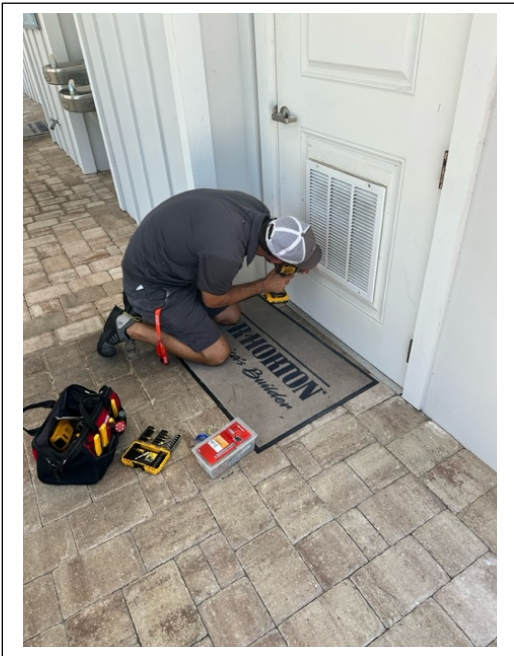
- All pool deck signs were cleaned on August 4th.
- Grills are cleaned every weekend by the weekend staff on duty.
- All gym equipment was cleaned on August 11th. This will be done on a consistent basis going forward.
- Hornet nests are sprayed on a regular basis.
- Both kitchen areas, including refrigerators, were deep cleaned on August 14th. This will be done on a consistent basis going forward.
- The damaged gym equipment machine was being repaired by Lloyds.
- Installed Don't Feed Wildlife signage at pool deck.
- Reattached door vent of Women's restroom door at pool deck.
- Readjusted door entry off pool deck for better opening and security.
- Sprayed all weeds on pool deck, pickleball court, and bocce ball.
- All lights that were out on pickleball court and Bocce ball have been replaced by Palmetto Electric.
- Hi-tech adjusted camera inside of Amenity Office for better coverage. As well as relocating a camera on pool deck for coverage of entry way of pool pack and restroom area.

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.

- Amenity Manager orders/purchases supplies for facility and events on a regular basis.
- Amenity Manager in the process of having each group/class complete a group application for record keeping purposes.

Completed Projects



Installed new hardware and reattached grate on Women's RR inside and out.

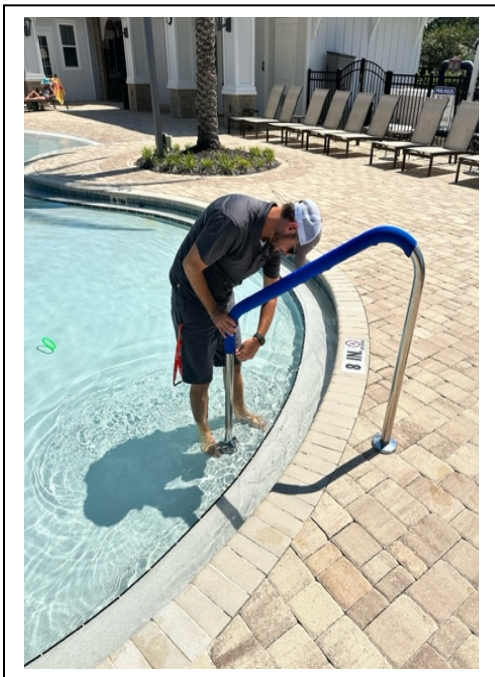


Installed Do Not Feed Wildlife signs on pool patio and entrance to dock.

Completed Projects



Readjusted door entry off pool deck for better opening and security.



Installed temperature control rail covers at the pool.

Completed Projects



Hi-Tech adjusted camera in amenity center office and relocated camera on pool deck for better coverage.



Palmetto Electric replaced (7) LED panels on Pickleball Court and Bocce Ball Court.

Conclusion

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

Kind Regards,

Kayla Rinker
Amenity Manager

Richard Gray
Manager Of Operations

FOURTEENTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Run Community Development District was held Wednesday, July 26, 2023 at 6:00 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

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

Also present were:

Howard McGaffney	District Manager
Katie Buchanan	District Counsel
Peter Armans	District Engineer by telephone
Kayla Rinker	RMS
Natalie -----	RMS
Rich Gray	RMS
Alison Mossing	GMS/RMS
35 residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

Mr. Lambert asked have there been official complaints about dog walking on the golf course?

Mr. St. Pierre responded yes. The complaint is that non-golfers are walking onto a private property with their dogs. A golf course is a private property. There has been a lot of dog waste left in garbage cans on the course and on the course.

Mr. Lambert asked while discussing that will we be able to bring up issues residents might have with the golf course itself?

Mr. St. Pierre stated yes.

Mr. Lambert stated I'm specifically referring to people using the 18th tee as a toilet on a regular basis, golfers and employees of the golf course. Golfers making physical threats to people who live in the neighborhood and trespassing on private property and the trash that is left. It is a two-way street and there needs to be cooperation. There are also people who are just out walking, not just with dogs.

Mr. St. Pierre stated the concern from the golf course is it is a private property and there is dog waste.

Ms. Lambert stated on weekends there is aggressive behavior, abusive language. There are also people fishing on the golf course. I have spoken with employees of the golf course and they do have an issue with the trashcan on the 18th tee, but that is on the edge of Fairway Court and people walk up and down the court and dog walkers fill that trashcan, they are not walking on the golf course.

A resident stated there is also sand on the road from filling the holes on the golf course. The 18th tee is not the only place where they go to the bathroom.

A resident stated it is a Florida law that golfers are allowed to come on private property to retrieve their golf balls.

Ms. Lambert stated they drive their golf carts around the pond on CDD property and hit the ball from there.

A resident stated I have seen people put their dog waste bag in the trashcan on the 18th hole. They should be made aware that they shouldn't do that.

Mr. McGaffney stated what we can do as staff, even though we have no enforcement on what the golf course or the residents do on the golf course, we are a partner in the community and we can use our resources to send out eblasts, and Rich and I can meet with Brian and talk about some of the concerns and get an update and bring it back to the board.

THIRD ORDER OF BUSINESS

Consideration of Proposals

A. Sand Filtration

This item tabled.

The next item taken out of order.

Engineer's Report

Mr. Armans stated we did finalize the updated irrigation analysis, that updated report was forwarded on June 12th and the district manager can send it to you for review. Overall we haven't changed the recommendations, we don't believe any additional connections should be made to the system without further evaluation.

The annual stormwater inspection report was completed July 5th and district management has it and they are looking at the items that were noted and are being addressed. The district manager can also forward that to the board.

The coordination with the water management district on the non-compliance letters, our last meeting with them got canceled due to weather and we just received a response from them today to reschedule so that is ongoing and once we have additional information we will report back to the board.

Back to the original agenda items:

B. Mulch Installation

This item tabled.

C. Yellowstone – Phase 4

This item tabled.

D. Sunshine State Heating and Air Conditioning (Quarterly Maintenance)

Mr. Gray reviewed the items contained in the proposal for quarterly maintenance of the four air conditioning units at \$425 per visit.

<p>On MOTION by Mr. Poulin seconded by Mr. Dean with all in favor the maintenance agreement with Sunshine State Heating and Air Conditioning for quarterly visits at \$425 each was approved subject to review by district counsel.</p>

FOURTH ORDER OF BUSINESS**Discussion of Fiscal Year 2024 Approved Budget**

Mr. McGaffney stated we leave this on the agenda until the public hearing. We can adjust things downward; we are unable to increase anything. We have noticed the public hearing and sent notice to the homeowners of the maximum assessment level.

FIFTH ORDER OF BUSINESS**DR Horton Monthly Update on Development within the District**

Mr. McGaffney stated Joe Walter has agreed to produce this report on a monthly basis.

Mr. St. Pierre stated I had a discussion with Robert Porter and we have never finalized what we are going to do with the pond. They are still taking landfill out but after talking to Robert he said what do you want to do with it. I'm asking all of us, what do you want to do with it and if you have some ideas talk to one of the board members and we will follow-up on this. They are not ready to finalize anything yet. I talked to the City of Bunnell it cannot be a closed area, you cannot put a fence in front of it. I would like to put a permanent walkway around that pond and maybe some parking spaces.

Mr. McGaffney outlined the items in the DR Horton update: Phase 3 still active vertical construction to begin July 24th, curb and lime rock completed, electric and gas currently being installed. Phase 5 final submittal has been submitted to City of Bunnell for review and approval, plans are out to bid. Activity could begin with clearing in September. Phase 6 there is no update and no change. The rec area pond, no update, no change, the area will be part of the Phase 5 construction when it begins and will continue to use this area until we run out of dirt or complete Phase 6, whichever comes first. Upon completion we will fence and secure grass and sod and that is what you are talking about, that is to be determined. Mail kiosk waiting on the city's approval and will include the landscaping, which is the buffer between that private resident and the kiosk. We have weekly inspections performed by a third-party inspector who looks at construction debris and NPDES erosion control.

SIXTH ORDER OF BUSINESS**Discussion Regarding Dog Walking on Golf Course**

This item taken earlier in the meeting.

SEVENTH ORDER OF BUSINESS**Staff Reports**

A. Attorney

There being none, the next item followed.

B. Engineer

This item taken earlier in the meeting.

C. District Manager

There being none, the next item followed.

D. Operations Manager - Report

Mr. Gray stated the cameras will be here Monday and I will be present for the installation process.

E. Amenity Manager - Report

Ms. Rinker gave an overview of the amenity manager's report for July 2023, copy of which was included in the agenda package.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Additional comments: update on irrigation plans, amenities group meets monthly, give any suggestions to staff to forward to them.

NINTH ORDER OF BUSINESS

Public Comments

Additional comments: definition of special assessment, mulch washing out, cutting grass by mailboxes, time of amenity center group meetings, vent on women's room door in bad shape being replaced, is mulch needed, obtain different type of proposals rather than mulch, types of edging for mulch, accountability for maintenance not done, irrigation system, irrigation for new section, DR Horton's contribution for irrigation, form temporary committee of residents for the new park, advise residents when plans are made for new pond/park, parking by pond.

TENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the June 7, 2023 Meeting

- B. Acceptance of 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**

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

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – 08/23/23 at 6:00 p.m. at the Island Club

Mr. St. Pierre stated the next meeting is scheduled for August 23, 2023 at 6:00 p.m. in the same location at which time we will adopt the budget. The City of Bunnell voted to approve an 8.43 millage rate over the current 7.43, that is their ceiling. They are going to have two workshops, one is August 7, 2023 and one August 17th.

Mr. Broom stated tonight will be my last meeting, it appears the house has sold and we will be moving out of the district.

Mr. St. Pierre stated if anyone would like to serve on the board, please send your resume to Kayla. We will take all the resumes and work on a replacement at our next meeting.

Mr. McGaffney stated I would like the resumes to come to me directly and I can make sure Kayla has my information. I administer that process for the district. We recognize Supervisor Broom's for his contribution to the board and we appreciate you working with us.

On MOTION by Mr. St. Pierre seconded by Mr. Poulin with all in favor Darrell Broom's resignation to be effective at the end of this meeting was accepted.

On MOTION by Mr. Poulin seconded by Mr. Broom with all in favor the meeting adjourned at 7:03 p.m.

July 26, 2023

Deer Run CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Deer Run
Community Development District

Unaudited Financial Reporting
June 30, 2023



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund Series 2008</u>
6	<u>Debt Service Fund Series 2018</u>
7	<u>Capital Projects Fund Series 2018</u>
8-9	<u>Month to Month</u>
10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>

Deer Run
Community Development District
Combined Balance Sheet
June 30, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 386,520	\$ 42,132	\$ -	\$ -	\$ 428,652
Investments:					
Series 2008					
Prepayment	\$ -	\$ -	\$ 0	\$ -	\$ 0
Construction	\$ -	\$ -	\$ -	\$ 0	\$ 0
Series 2018					
Reserve	\$ -	\$ -	\$ 407,904	\$ -	\$ 407,904
Revenue	\$ -	\$ -	\$ 278,403	\$ -	\$ 278,403
Interest	\$ -	\$ -	\$ 6,980	\$ -	\$ 6,980
Prepayment	\$ -	\$ -	\$ 14,132	\$ -	\$ 14,132
Sinking Fund	\$ -	\$ -	\$ 345	\$ -	\$ 345
Construction	\$ -	\$ -	\$ -	\$ 22,710	\$ 22,710
Due from General Fund	\$ -	\$ -	\$ 73,540	\$ -	\$ 73,540
Due from Other	\$ 100	\$ -	\$ -	\$ -	\$ 100
Due from Golf Course	\$ 1,005	\$ -	\$ -	\$ -	\$ 1,005
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 387,625	\$ 42,132	\$ 781,305	\$ 22,711	\$ 1,233,772
Liabilities:					
Accounts Payable	\$ 23,302	\$ -	\$ -	\$ -	\$ 23,302
Due to Debt Service	\$ 73,540	\$ -	\$ -	\$ -	\$ 73,540
Total Liabilities	\$ 96,665	\$ -	\$ -	\$ -	\$ 96,665
Fund Balance:					
Restricted for:					
Debt Service - Series 2008	\$ -	\$ -	\$ 0	\$ -	\$ 0
Debt Service - Series 2018	\$ -	\$ -	\$ 781,305	\$ -	\$ 781,305
Capital Projects - Series 2008	\$ -	\$ -	\$ -	\$ 0	\$ 0
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 22,710	\$ 22,710
Assigned for:					
Capital Reserves	\$ -	\$ 42,132	\$ -	\$ -	\$ 42,132
Unassigned	\$ 290,960	\$ -	\$ -	\$ -	\$ 290,960
Total Fund Balances	\$ 290,960	\$ 42,132	\$ 781,305	\$ 22,711	\$ 1,137,108
Total Liabilities & Fund Balance	\$ 387,625	\$ 42,132	\$ 781,305	\$ 22,711	\$ 1,233,772

Deer Run
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
<u>Revenues:</u>				
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	\$ 3,015	\$ 3,015	\$ -
Rental Income	\$ -	\$ -	\$ 1,535	\$ 1,535
Miscellaneous Income	\$ -	\$ -	\$ 20,671	\$ 20,671
Total Revenues	\$ 803,995	\$ 802,193	\$ 820,555	\$ 18,362
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 4,200	\$ 4,200	\$ 7,000	\$ (2,800)
FICA Expense	\$ 321	\$ 321	\$ 536	\$ (214)
Engineering	\$ 12,000	\$ 12,000	\$ 23,173	\$ (11,173)
Dissemination	\$ 2,500	\$ 1,875	\$ 1,975	\$ (100)
Attorney	\$ 20,000	\$ 15,000	\$ 21,807	\$ (6,807)
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,500	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Management Fees	\$ 34,421	\$ 25,816	\$ 25,816	\$ (0)
Information Technology	\$ 1,095	\$ 821	\$ 821	\$ -
Website Maintance	\$ 655	\$ 491	\$ 491	\$ 0
Telephone	\$ 100	\$ 75	\$ 180	\$ (105)
Postage	\$ 600	\$ 450	\$ 573	\$ (123)
Insurance	\$ 7,858	\$ 7,858	\$ 7,040	\$ 818
Printing & Binding	\$ 800	\$ 600	\$ 524	\$ 76
Travel Per Diem	\$ 250	\$ 188	\$ -	\$ 188
Legal Advertising	\$ 1,330	\$ 998	\$ (271)	\$ 1,268
Other Current Charges	\$ 2,500	\$ 1,875	\$ 1,089	\$ 786
Office Supplies	\$ 100	\$ 75	\$ 7	\$ 68
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 99,355	\$ 75,318	\$ 93,436	\$ (18,118)
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 33,418	\$ 25,064	\$ 25,063	\$ 0
Electric	\$ 85,048	\$ 63,786	\$ 68,242	\$ (4,456)
Water & Sewer	\$ 12,500	\$ 9,375	\$ 16,270	\$ (6,895)
Landscape Maintenance	\$ 141,900	\$ 106,425	\$ 100,184	\$ 6,241
Landscape Contingency	\$ 6,000	\$ 4,500	\$ 15,573	\$ (11,073)
Lake Maintenance	\$ 30,000	\$ 22,500	\$ 20,910	\$ 1,590
Water Feature Maintenance	\$ 8,000	\$ 6,000	\$ -	\$ 6,000
Irrigation Repairs	\$ 20,400	\$ 20,400	\$ 26,696	\$ (6,296)
Contingency	\$ 3,000	\$ 3,000	\$ 5,875	\$ (2,875)
Subtotal Field Expenditures	\$ 340,266	\$ 261,050	\$ 278,813	\$ (17,764)

Deer Run
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
Amenity Expenditures				
Amenities Management	\$ 86,625	\$ 64,969	\$ 61,376	\$ 3,593
Property Insurance	\$ 41,946	\$ 41,946	\$ 39,011	\$ 2,935
Pool Maintenance	\$ 11,220	\$ 8,415	\$ 9,475	\$ (1,060)
Pool Chemicals	\$ 10,560	\$ 10,560	\$ 12,005	\$ (1,445)
Janitorial Services	\$ 14,032	\$ 10,524	\$ 11,700	\$ (1,176)
Pest Control	\$ 1,100	\$ 825	\$ 646	\$ 179
Facilities Maintenance	\$ 25,000	\$ 18,750	\$ 11,434	\$ 7,316
Cable, Internet & Telephone Services	\$ 6,600	\$ 4,950	\$ 3,708	\$ 1,242
Electric - Amenities	\$ 18,000	\$ 13,500	\$ 10,597	\$ 2,903
Water & Sewer - Amenities	\$ 30,000	\$ 22,500	\$ 14,976	\$ 7,524
Gas Service	\$ 950	\$ 713	\$ 487	\$ 225
Security Monitoring	\$ 1,500	\$ 1,125	\$ 4,597	\$ (3,472)
Access Cards	\$ 500	\$ 500	\$ 619	\$ (119)
Operating Supplies	\$ 3,000	\$ 2,250	\$ 1,231	\$ 1,019
Amenity Repairs & Maintenance	\$ 18,800	\$ 14,100	\$ 10,391	\$ 3,709
Pool Repairs & Maintenance	\$ 15,000	\$ 11,250	\$ 7,193	\$ 4,057
Special Events	\$ 13,000	\$ 9,750	\$ 7,578	\$ 2,172
Holiday Décor	\$ 4,000	\$ 3,000	\$ 326	\$ 2,674
Fitness Center Repairs & Maintenance	\$ 500	\$ 375	\$ 726	\$ (351)
Office Supplies	\$ 1,000	\$ 750	\$ 841	\$ (91)
Elevator Maintenance	\$ 2,000	\$ 1,500	\$ 1,797	\$ (297)
Contingency	\$ 9,041	\$ 6,781	\$ 2,025	\$ 4,755
Subtotal Amenity Expenditures	\$ 314,374	\$ 249,032	\$ 212,741	\$ 36,291
Total Operations & Maintenance	\$ 654,640	\$ 510,082	\$ 491,554	\$ 18,527
Total Expenditures	\$ 753,995	\$ 585,399	\$ 584,990	\$ 409
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 235,565	
<u>Other Financing Sources/(Uses):</u>				
Transfer (Out)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
Transfer In	\$ -	\$ -	\$ 624	\$ 624
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ (50,000)	\$ (49,376)	\$ 624
Net Change in Fund Balance	\$ (0)		\$ 186,189	
Fund Balance - Beginning	\$ -		\$ 104,772	
Fund Balance - Ending	\$ (0)		\$ 290,960	

Deer Run
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
Expenditures:				
Capital Outlay	\$ 1,000	\$ 1,000	\$ 16,875	\$ (15,875)
Total Expenditures	\$ 1,000	\$ 1,000	\$ 16,875	\$ (15,875)
Excess (Deficiency) of Revenues over Expenditures	\$ (1,000)		\$ (16,875)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Total Other Financing Sources (Uses)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Net Change in Fund Balance	\$ 49,000		\$ 33,125	
Fund Balance - Beginning	\$ 9,007		\$ 9,007	
Fund Balance - Ending	\$ 58,007		\$ 42,132	

Deer Run
Community Development District
Debt Service Fund Series 2008
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 7	\$ 7
Total Revenues	\$ -	\$ -	\$ 7	\$ 7
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 7	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (625)	\$ (625)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (625)	\$ (625)
Net Change in Fund Balance	\$ -		\$ (618)	
Fund Balance - Beginning	\$ -		\$ 618	
Fund Balance - Ending	\$ -		\$ 0	

Deer Run
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 362,943	\$ 362,943	\$ 363,770	\$ 828
Assessments - Direct	\$ 289,520	\$ 289,520	\$ 289,520	\$ -
Prepayments	\$ -	\$ -	\$ 20,211	\$ 20,211
Interest	\$ 100	\$ 100	\$ 21,071	\$ 20,971
Total Revenues	\$ 652,563	\$ 652,563	\$ 694,573	\$ 42,010
Expenditures:				
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
Total Expenditures	\$ 757,935	\$ 757,935	\$ 715,625	\$ 42,310
Excess (Deficiency) of Revenues over Expenditures	\$ (105,373)		\$ (21,052)	
Fund Balance - Beginning	\$ 385,336		\$ 802,357	
Fund Balance - Ending	\$ 279,964		\$ 781,305	

Deer Run
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 613	\$ 613
Total Revenues	\$ -	\$ -	\$ 613	\$ 613
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 613	
Fund Balance - Beginning	\$ -		\$ 22,097	
Fund Balance - Ending	\$ -		\$ 22,710	

Deer Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 58,136	\$ 443,189	\$ 15,282	\$ 4,385	\$ 2,725	\$ 5,358	\$ 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	\$ 1,005	\$ -	\$ -	\$ -	\$ 3,015
Rental Income	\$ -	\$ 500	\$ 200	\$ 310	\$ -	\$ 300	\$ -	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ 1,535
Miscellaneous Income	\$ -	\$ -	\$ 30	\$ 50	\$ -	\$ 20,591	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,671
Total Revenues	\$ -	\$ 500	\$ 1,235	\$ 360	\$ -	\$ 20,891	\$ -	\$ 1,230	\$ 1,005	\$ -	\$ -	\$ -	\$ 820,555
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ -	\$ 800	\$ 800	\$ 2,000	\$ -	\$ -	\$ -	\$ 7,000
FICA Expense	\$ -	\$ 77	\$ 61	\$ 61	\$ 61	\$ -	\$ 61	\$ 61	\$ 153	\$ -	\$ -	\$ -	\$ 536
Engineering	\$ 3,235	\$ 185	\$ 555	\$ 740	\$ 2,775	\$ 4,163	\$ 1,803	\$ 3,023	\$ 6,695	\$ -	\$ -	\$ -	\$ 23,173
Dissemination	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 308	\$ 208	\$ -	\$ -	\$ -	\$ 1,975
Attorney	\$ 489	\$ 2,639	\$ 630	\$ 2,959	\$ 3,791	\$ 2,770	\$ 2,727	\$ 1,953	\$ 3,851	\$ -	\$ -	\$ -	\$ 21,807
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	\$ 2,868	\$ -	\$ -	\$ -	\$ 25,816
Information Technology	\$ 91	\$ 91	\$ 91	\$ 91	\$ 91	\$ 91	\$ 91	\$ 91	\$ 91	\$ -	\$ -	\$ -	\$ 821
Website Maintenance	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ -	\$ -	\$ -	\$ 491
Telephone	\$ -	\$ 36	\$ -	\$ -	\$ 35	\$ 58	\$ -	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ 180
Postage	\$ 54	\$ 5	\$ 88	\$ 50	\$ 67	\$ 38	\$ 60	\$ 193	\$ 17	\$ -	\$ -	\$ -	\$ 573
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	\$ 80	\$ -	\$ -	\$ -	\$ 1,089
Office Supplies	\$ 1	\$ -	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ 7
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 16,846	\$ 7,579	\$ 5,043	\$ 7,974	\$ 10,796	\$ 10,571	\$ 8,787	\$ 9,821	\$ 16,019	\$ -	\$ -	\$ -	\$ 93,436
Operations & Maintenance													
Field Expenditures													
Field Management	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ -	\$ -	\$ -	\$ 25,063
Electric	\$ 7,111	\$ 7,488	\$ 7,370	\$ 7,339	\$ 7,774	\$ 7,641	\$ 7,923	\$ 7,575	\$ 8,020	\$ -	\$ -	\$ -	\$ 68,242
Water & Sewer	\$ 826	\$ 1,322	\$ 986	\$ 2,978	\$ 4,995	\$ 311	\$ 635	\$ 919	\$ 3,299	\$ -	\$ -	\$ -	\$ 16,270
Landscape Maintenance	\$ 11,493	\$ 10,381	\$ 10,381	\$ 10,381	\$ 10,320	\$ 10,320	\$ 10,320	\$ 16,270	\$ 10,320	\$ -	\$ -	\$ -	\$ 100,184
Landscape Contingency	\$ 1,201	\$ 573	\$ -	\$ -	\$ 1,733	\$ -	\$ -	\$ 9,967	\$ 2,099	\$ -	\$ -	\$ -	\$ 15,573
Lake Maintenance	\$ 2,345	\$ 2,090	\$ 2,345	\$ 2,345	\$ 2,357	\$ 2,357	\$ 2,357	\$ 2,357	\$ 2,357	\$ -	\$ -	\$ -	\$ 20,910
Water Feature Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 2,262	\$ -	\$ 405	\$ 5,376	\$ 18,113	\$ 540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,696
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,875
Subtotal Field Expenditures	\$ 25,760	\$ 26,901	\$ 23,868	\$ 26,233	\$ 35,339	\$ 47,401	\$ 24,559	\$ 39,872	\$ 28,879	\$ -	\$ -	\$ -	\$ 278,813

Deer Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Amenities Management	\$ 6,924	\$ 6,762	\$ 6,674	\$ 6,187	\$ 6,112	\$ 6,935	\$ 7,231	\$ 7,107	\$ 7,444	\$ -	\$ -	\$ -	61,376
Property Insurance	\$ 39,011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	39,011
Pool Maintenance	\$ 1,325	\$ 1,125	\$ 925	\$ 925	\$ 925	\$ 925	\$ 975	\$ 1,375	\$ 975	\$ -	\$ -	\$ -	9,475
Pool Chemicals	\$ 862	\$ 896	\$ 862	\$ 1,364	\$ 1,764	\$ 1,764	\$ 1,764	\$ 1,364	\$ 1,364	\$ -	\$ -	\$ -	12,005
Janitorial Services	\$ 1,500	\$ 1,200	\$ 1,200	\$ 1,500	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,500	\$ 1,200	\$ -	\$ -	\$ -	11,700
Pest Control	\$ 80	\$ 80	\$ 80	\$ 80	\$ 86	\$ 80	\$ -	\$ 80	\$ 80	\$ -	\$ -	\$ -	646
Facilities Maintenance	\$ 1,360	\$ 879	\$ 944	\$ 970	\$ 969	\$ 1,607	\$ 933	\$ 3,356	\$ 416	\$ -	\$ -	\$ -	11,434
Cable, Internet & Telephone Services	\$ 779	\$ 418	\$ 563	\$ 376	\$ 376	\$ -	\$ 385	\$ 415	\$ 397	\$ -	\$ -	\$ -	3,708
Electric - Amenities	\$ 1,129	\$ 1,129	\$ 1,204	\$ 1,397	\$ 1,275	\$ 1,217	\$ 1,050	\$ 990	\$ 1,205	\$ -	\$ -	\$ -	10,597
Water & Sewer - Amenities	\$ 1,186	\$ 1,010	\$ 1,891	\$ 1,850	\$ 2,140	\$ 2,342	\$ 1,861	\$ 1,676	\$ 1,021	\$ -	\$ -	\$ -	14,976
Gas Service	\$ 50	\$ 61	\$ 47	\$ 54	\$ 57	\$ 42	\$ 52	\$ 78	\$ 47	\$ -	\$ -	\$ -	487
Security Monitoring	\$ -	\$ -	\$ 592	\$ -	\$ -	\$ -	\$ -	\$ 190	\$ 3,815	\$ -	\$ -	\$ -	4,597
Access Cards	\$ -	\$ 619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	619
Operating Supplies	\$ -	\$ -	\$ 632	\$ -	\$ -	\$ -	\$ -	\$ 493	\$ 106	\$ -	\$ -	\$ -	1,231
Amenity Repairs & Maintenance	\$ 1,915	\$ 1,721	\$ 1,873	\$ 770	\$ 1,408	\$ 1,431	\$ 1,273	\$ -	\$ -	\$ -	\$ -	\$ -	10,391
Pool Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,855	\$ -	\$ 79	\$ 260	\$ -	\$ -	\$ -	7,193
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	\$ 378	\$ -	\$ -	\$ -	841
Elevator Maintenance	\$ 1,597	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	1,797
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325	\$ -	\$ 1,700	\$ -	\$ -	\$ -	2,025
Subtotal Amenity Expenditures	\$ 57,941	\$ 17,117	\$ 19,317	\$ 17,694	\$ 16,730	\$ 24,573	\$ 19,545	\$ 19,415	\$ 20,409	\$ -	\$ -	\$ -	212,741
Total Operations & Maintenance	\$ 83,701	\$ 44,018	\$ 43,185	\$ 43,927	\$ 52,069	\$ 71,974	\$ 44,105	\$ 59,287	\$ 49,288	\$ -	\$ -	\$ -	491,554
Total Expenditures	\$ 100,547	\$ 51,597	\$ 48,228	\$ 51,901	\$ 62,865	\$ 82,546	\$ 52,891	\$ 69,108	\$ 65,307	\$ -	\$ -	\$ -	584,990
Excess (Deficiency) of Revenues over Expenditures	\$ (100,547)	\$ (51,097)	\$ (46,993)	\$ (51,541)	\$ (62,865)	\$ (61,654)	\$ (52,891)	\$ (67,878)	\$ (64,302)	\$ -	\$ -	\$ -	235,565
Other Financing Sources/Uses:													
Transfer (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,000)	\$ -	\$ -	\$ -	(50,000)
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ 624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	624
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ 624	\$ -	\$ -	\$ -	\$ (50,000)	\$ -	\$ -	\$ -	(49,376)
Net Change in Fund Balance	\$ (100,547)	\$ (51,097)	\$ (46,993)	\$ (51,541)	\$ (62,241)	\$ (61,654)	\$ (52,891)	\$ (67,878)	\$ (114,302)	\$ -	\$ -	\$ -	186,189

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	\$407,904	
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)
Current Bonds Outstanding		\$8,055,000

C.

DEER RUN
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

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

ON ROLL ASSESSMENTS

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

99%	Gross Percent Collected
\$8,552.48	Balance Remaining to Collect

DIRECT ASSESSMENTS

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

D.

Deer Run Community Development District

Summary of Check Register

June 01, 2023 through June 30, 2023

Fund	Date	Check No.'s	Amount
General Fund	6/5/23	1811-1817	\$ 8,884.00
	6/12/23	1818-1827	\$ 38,934.82
	6/19/23	1828-1832	\$ 4,302.80
	6/26/23	1833-1836	\$ 7,614.06
Total Amount			\$ 59,735.68

*** CHECK DATES 06/01/2023 - 06/30/2023 ***
 DEER RUN CDD - GENERAL FUND
 BANK A DEER RUN CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/05/23	00081	6/01/23 17880	202306 320-53800-48000		*	975.00	
			POOL MAINTENANCE JUNE 23				
				AQUATIC XPRESS			975.00 001811
6/05/23	00043	5/22/23 2281859	202304 310-51300-31100		*	1,802.50	
			ENGINEER SVCS APR 23				
				DEWBERRY ENGINEERS INC.			1,802.50 001812
6/05/23	00054	5/31/23 9	202305 310-51300-31300		*	100.00	
			AMORT SCHED SER18 5/1/23				
				DISCLOSURE SERVICES, LLC			100.00 001813
6/05/23	00066	5/16/23 45175292	202305 320-53800-48400		*	80.00	
			PEST CONTROL MAY 23				
				FLORIDA PEST CONTROL & CHEMICAL CO			80.00 001814
6/05/23	00082	5/21/23 080	202305 320-53800-48300		*	300.00	
			CLEANING 5/15/23				
		5/29/23 081	202305 320-53800-48300		*	300.00	
			CLEANING 5/22/23				
				J&G COMMERCIAL CLEANING SERVICE LLC			600.00 001815
6/05/23	00085	5/31/23 3225843	202304 310-51300-31500		*	2,726.50	
			GENERAL COUNSEL APR 23				
				KUTAK ROCK LLP			2,726.50 001816
6/05/23	00042	5/24/23 PC 53247	202305 320-53800-46100		*	2,600.00	
			AMENITY/TENNIS WASH OUT				
				YELLOWSTONE LANDSCAPE			2,600.00 001817
6/12/23	00051	5/15/23 211229	202305 320-53800-47000		*	2,090.00	
			LAKE MAINTENANCE JUNE 23				
		5/15/23 211533	202305 320-53800-47000		*	147.00	
			LAKE MAINTENANCE JUNE 23				
		5/15/23 211534	202305 320-53800-47000		*	120.00	
			LAKE MAINTENANCE JUNE 23				
				APPLIED AQUATIC MANAGEMENT, INC.			2,357.00 001818
6/12/23	00035	6/12/23 06122023	202306 300-20700-10100		*	5,539.97	
			TAX RECEIPTS				
				DEER RUN CDD C/O REGIONS BANK			5,539.97 001819
6/12/23	00043	12/19/22 2215213	202211 310-51300-31100		*	185.00	
			ENGINEER SVCS NOV 22				
				DEWBERRY ENGINEERS INC.			185.00 001820

DRUN DEER RUN IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/19/23	00007	6/14/23 002	202306 320-53800-51000		*	215.80	
			SECURITY DETAIL 6/7/23				
				CITY OF BUNNELL			215.80 001829
6/19/23	00066	6/02/23 47864618	202306 320-53800-48400		*	80.00	
			PEST CONTROL JUNE 23				
				FLORIDA PEST CONTROL & CHEMICAL CO			80.00 001830
6/19/23	00082	6/11/23 083	202306 320-53800-48300		*	300.00	
			CLEANING 6/5/23				
		6/18/23 084	202306 320-53800-48300		*	300.00	
			CLEANING 6/12/23				
				J&G COMMERCIAL CLEANING SERVICE LLC			600.00 001831
6/19/23	00056	5/31/23 169	202305 320-53800-12100		*	1,170.00	
			ASSISTANT MANAGER MAY 23				
				RIVERSIDE MANAGEMENT SERVICES, INC			1,170.00 001832
6/26/23	00003	5/31/23 00056274	202305 310-51300-48000		*	27.54	
			NOT CDD MEETING 5/17/23				
				DAYTONA NEWS-JOURNAL			27.54 001833
6/26/23	00043	6/14/23 2295431	202305 310-51300-31100		*	3,022.50	
			ENGINEER SERVICES MAY 23				
				DEWBERRY ENGINEERS INC.			3,022.50 001834
6/26/23	00085	6/23/23 3238731	202305 310-51300-31500		*	1,953.00	
			GENERAL COUNSEL MAY 23				
				KUTAK ROCK LLP			1,953.00 001835
6/26/23	00056	6/20/23 170	202305 320-53800-59000		*	514.36	
			MAINTENANCE SUPPLY MAY 23				
		6/20/23 171	202305 320-53800-55000		*	78.66	
			POOL SUPPLIES MAY 23				
		6/20/23 171	202305 320-53800-57000		*	138.46	
			OFFICE SUPPLIES MAY 23				
		6/20/23 171	202305 320-53800-53000		*	464.77	
			OPERATING SUPPLIES MAY 23				
		6/20/23 171	202305 320-53800-56000		*	41.39	
			FITNESS CNTR REPAIR MAY23				
		6/20/23 171	202305 320-53800-59100		*	17.24	
			SPECIAL EVENT MAY 23				
		6/20/23 171	202305 320-53800-50000		*	1,356.14	
			FACILITES MAINT MAY 23				
				RIVERSIDE MANAGEMENT SERVICES, INC			2,611.02 001836
TOTAL FOR BANK A						59,735.68	
DRUN DEER RUN				IARAUJO			

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK.....
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER									59,735.68		

AP300R

*** CHECK DATES 06/19/2023 - 06/19/2023 ***

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 6/19/23

PAGE 1

DEER RUN CDD - GENERAL FUND
BANK A DEER RUN CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/19/23	00051	6/15/23 212252	202306 320-53800-47000		*	147.00	
		LAKE MAINTENANCE JUNE 23					
		6/15/23 212253	202306 320-53800-47000		*	2,090.00	
		LAKE MAINTENANCE JUNE 23					
				APPLIED AQUATIC MANAGEMENT, INC.			2,237.00 001828
6/19/23	00007	6/14/23 002	202306 320-53800-51000		*	215.80	
		SECURITY DETAIL 6/7/23					
				CITY OF BUNNELL			215.80 001829
6/19/23	00066	6/02/23 47864618	202306 320-53800-48400		*	80.00	
		PEST CONTROL JUNE 23					
				FLORIDA PEST CONTROL & CHEMICAL CO			80.00 001830
6/19/23	00082	6/11/23 083	202306 320-53800-48300		*	300.00	
		CLEANING 6/5/23					
		6/18/23 084	202306 320-53800-48300		*	300.00	
		CLEANING 6/12/23					
				J&G COMMERCIAL CLEANING SERVICE LLC			600.00 001831
6/19/23	00056	5/31/23 169	202305 320-53800-12100		*	1,170.00	
		ASSISTANT MANAGER MAY 23					
				RIVERSIDE MANAGEMENT SERVICES, INC			1,170.00 001832
				TOTAL FOR BANK A		4,302.80	
				TOTAL FOR REGISTER		4,302.80	

DRUN DEER RUN

LCRUZ

approved 6/11/23 KR #51
47000

Applied Aquatic Management, Inc.

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

RECEIVED

JUN 19 2023

Invoice

Date	Invoice #
6/15/2023	212252

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

		P.O. No.	Terms	Project
			Net 30	Deer Run CDD-Ditch
Description	Qty	Rate		Amount
Aquatic Plant Management Service Monthly Service Ditch @ Deer Run CDD Bunnell, FL		147.00		147.00
Thank you for your business.		Total		
		\$147.00		

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

approved 6/19/23 KR * 51
47000

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

RECEIVED

JUN 19 2023

Invoice

Date	Invoice #
6/15/2023	212253

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

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

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

From: Howard McGaffney hmcgaffney@gmsnf.com

Subject: Fwd: Invoice for Deer Run

Date: June 14, 2023 at 2:58 PM

To: Deer Run deerrunmgr@rmsnf.com, Indhira Araujo iaraujo@gmscfl.com, Lisa Cruz lcruz@gmscfl.com, Richard Gray rgray@rmsnf.com, Sarah Sweeting ssweeting@gmsnf.com

Good day Indhira,
Please see the attached approved invoice. Please code to security.

Thank you

----- Forwarded message -----

From: Elisa Terranova <eterranova@bunnellpd.us>

Date: Wed, Jun 14, 2023 at 2:45 PM

Subject: Invoice for Deer Run

To: hmcgaffney@gmsnf.com <hmcgaffney@gmsnf.com>

CC: David Brannon <dbrannon@bunnellpd.us>, Rommel Scalf <rscalf@bunnellpd.us>

Good afternoon, Mr. McGaffney,

Please see attached invoice for your review and payment.

Thank you.

Elisa



Elisa Terranova
Administrative Assistant
386-437-7508 Ext. 3
Bunnell Police Department
PO Box 756
Bunnell, FL 32110

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the City of Bunnell and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

--

V/R
Mac



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 6/19/23 KR 66
248400

Page 1 of 1

Bill To Number	Invoice Date	Amount Due
2692782	6/2/2023	80.00

INVOICE# 47864618 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 6/2/2023		
RECEIVED		
JUN 13 2023		

Payment Receipt. Please Return with Payment Remittance



PO Box 18848
Reading, PA 19612-3848

Bill To #: 2692782	Date: 6/2/2023
Due Date: 7/2/2023	Invoice #: 47864618
Amount Due: 80.00	Amount Paid: _____
	Check No.: _____

6804 1 AB 0.507 25 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

0026927820000000000047864618000000002023070200003

1
approved 10/12/23 KR
82
48300
Invoice *
083

6/11/2023
NET 15

Dear Run Amenity Center
Attn: Kayla

Service	Cost
Week of 6/05	300.00
Total Due:	300.00

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

Thank you,

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

RECEIVED

JUN 12 2023



approved 6/19/23 KR #82
48300

Invoice

084

6/18/2023

NET 15

Dear Run Amenity Center

Attn: Kayla

Service	Cost
Week of 6/12	300.00
Total Due:	300.00

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

Thank you,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164



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

Invoice

Invoice #: 169
Invoice Date: 5/31/2023
Due Date: 5/31/2023
Case:
P.O. Number:

Bill To:

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

56

Description	Hours/Qty	Rate	Amount
Assistant Manager through May 2023 320.53800.12100	46.8	25.00	1,170.00
<div>RECEIVED JUN 12 2023</div> <div><i>Jerry Lambert</i> 6-9-23</div>			

Total \$1,170.00

Payments/Credits \$0.00

Balance Due \$1,170.00

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
46.8	Assistant Manager	\$ 25.00	\$ 1,170.00

Covers Period: May 2023

GL # 320.53800.12100

TOTAL DUE:

\$ 1,170.00

RECEIVED

JUN 12 2023

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/4/23	2.65	N.C.	Event Preparation
5/4/23	3.42	N.C.	Bingo Night - set up, assist and clean up
5/8/23	4	N.C.	Craft Night - set up, assist and clean up
5/10/23	1.8	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
5/15/23	6.02	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
5/26/23	8.07	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
5/27/23	6.67	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
5/28/23	4	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
5/29/23	4	G.C.	Assisted with planning, completed daily checklist, returned calls and emails
5/29/23	6.17	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
	<u>46.8</u>		