

*Deer Run Community
Development District*

Agenda

October 25, 2023

AGENDA

Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.DeerRunCDD.com

October 18, 2023

Board of Supervisors
Deer Run Community Development District

Dear Board Members:

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

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments *(regarding agenda items below)*
- III. Organizational Matters
 - A. Appointment of New Supervisor to Fill Unexpired Term of Office
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Resolution 2024-01, Election of Officers
- IV. Engineer's Report – Work Authorization for General Engineering Services
- V. Consideration of Proposals
 - A. Pump Station Improvement Project
 - B. Woodline Cutback (100 Entrance)
 - C. Mulch & Edging (Amenity Center)
 - D. Control Cabinet Irrigation System
- VI. Ratification of Actions Regarding Binding Insurance with FIA
- VII. Consideration of Invoice from Power & Pumps, Inc.

- VIII. Consideration of Resolution 2024-02, Amending the Fiscal Year 2023 General Fund Budget
- IX. Staff Reports
 - A. Attorney
 - B. District Manager
 - C. Operations Manager - Report
 - D. Amenity Manager - Report
- X. Supervisor's Request
- XI. Public Comments
- XII. Approval of Consent Agenda
 - A. Approval of the Minutes of the August 23, 2023 Meeting
 - B. Ratification of Audit Engagement Letter with Berger, Toombs, Elam, Gains & Frank
 - C. Balance Sheet as of September 30, 2023 and Statement of Revenues and Expenses for the Period Ending September 30, 2023
 - D. Assessment Receipt Schedule
 - E. Approval of Check Register
- XIII. Next Scheduled Meeting: November 29, 2023 @ 6:00 p.m.@ Island Club
- XIV. 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

Shannon Martin

649 Grand Reserve Drive

Bunnell, FL, 32110

Shannonmartin.1989@gmail.com

386 225 5135

9/19/2023

Board of Supervisors

Grand Reserve/The Deer Run Community Development District

Dear Members of the Board of Supervisors,

I am writing to express my enthusiastic interest in applying for the vacant seat on the Board of Supervisors for the Grand Reserve/The Deer Run Community Development District. As a dedicated resident of Grand Reserve and a professional with extensive experience in communications and community engagement, I am eager to contribute my skills, knowledge, and passion to enhance our neighborhood's growth and development further.

My current role as the Communications and Marketing Supervisor for the City of Palm Coast has equipped me with valuable experience in public relations, community outreach, and strategic planning. In this position, I have collaborated closely with city officials, community leaders, and residents to promote transparency, foster engagement, and drive positive change within our city. I believe this experience has prepared me well for a role on the Board of Supervisors, where communication and community involvement are paramount.

Before my current role, I served as the Public Information Manager with the Flagler County Sheriff's Office, gaining extensive experience in crisis communication, media relations, and public information dissemination. These skills have provided me with a strong foundation in managing complex issues and ensuring that residents have access to accurate and timely information, a skill set that I believe will be invaluable as a member of the Board of Supervisors.

What sets me apart is my professional experience and my deep-rooted commitment to our community. I have been a proud resident of Palm Coast since 1998, and my family and I became proud residents of Grand Reserve in 2021. This community holds a special place in my heart, and I am invested in its well-being and prosperity. My husband, who was also my high school sweetheart, and our 8-year-old daughter share this commitment to making Grand Reserve an even better place to live.

Throughout my professional life, I have forged close relationships with community leaders, including those within the City of Bunnell, the City of Palm Coast, Flagler County Government, and organizations such as the Rotary Club of Palm Coast and the Regional Chamber of Commerce. These connections have

enabled me to collaborate effectively on various projects, leveraging teamwork and shared goals to make positive changes within our region.

In addition to my professional work, I actively volunteer in charitable organizations such as the Flagler County Humane Society, Christmas Come True Foundation, Intracoastal Waterway Clean Up, and more. These experiences have deepened my commitment to working collaboratively with diverse groups of individuals to achieve common goals, ultimately making life better for all members of our community.

As part of my current role at the City of Palm Coast, I routinely attend weekly community council meetings and am well-versed in the Sunshine Law, which emphasizes transparency and civic engagement. I believe that transparency is essential in building trust within our community, and I am dedicated to ensuring that residents have a voice in the decisions that affect our neighborhood's future.

I am truly passionate about improving not only our living environment but also our shared spaces, including where we eat, where we shop, and where we play. Now, I want to bring my expertise and dedication back to Grand Reserve to create an even better community where we all take pride in living.

In conclusion, I am excited about the opportunity to serve as a member of the Board of Supervisors for Grand Reserve/The Deer Run Community Development District. My professional background, community involvement, and commitment to transparency and collaboration uniquely position me to positively impact our neighborhood's future. I look forward to the possibility of working alongside fellow board members to achieve our shared vision for an even stronger and more vibrant Grand Reserve.

Thank you for considering my application. I am available for an interview at your earliest convenience to discuss how I can contribute to our community's continued growth and prosperity. Please contact me at 386 225 5135 or via email at shannonmartin.1989@gmail.com.

Sincerely,

Shannon Martin

SHANNON MARTIN

PUBLIC INFORMATION AND COMMUNICATIONS MANAGEMENT

CONTACT

386-225-5135

shannonmartin.1989@gmail.com

shannonmartin.my.canva.site

Palm Coast, FL

SKILLS

- Communications Planning
- Strategic Communications
- Copywriting
- SEO
- Website Development
- Project Management
- Digital Marketing
- Video Production
- Marketing Strategy
- Public Relations

SKILLS

Digital Marketing

Content Marketing

Social Media Marketing

Digital Advertising

HubSpot Academy

FEMA

Basic PIO Certification

Advanced PIO Certification

High School Diploma

Flagler Palm Coast
High School

PROFILE

As a seasoned marketing professional with over a decade of experience, I have honed my skills in management and developed a keen eye for design. I pride myself on my ability to think outside of the box, consistently developing innovative strategies that drive results. Throughout my career, I have proven my ability to lead teams and exceed expectations, making me a valuable asset to any organization.

WORK EXPERIENCE

Public Information Supervisor

City of Palm Coast

2021-Current

- Create and execute marketing campaigns to achieve the City's goals and enhance the brand.
- Track media coverage and create robust reports for internal leadership.
- Respond to inbound media inquiries in a timely manner.
- Maintain website and social media channels.
- Write press releases, media alerts, and other written communications.
- Build and maintain media relationships in central Florida.
- Participate in City of PC media appearances, on-site media visits, and hosted media events.
- Collaborated with multiple departments to ensure successful execution of content plans, while providing supervision, training, scheduling, and mentorship to team members.

Public Information Manager

Flagler County Sheriff's Office

2017-2021

- Developing productive relationships with traditional and non-traditional news media.
- Create and execute robust marketing campaigns and public safety campaigns.
- Respond to inbound media inquiries in a timely manner.
- Manage PR inbox, and maintain online media relations webpage.
- Write press releases, media alerts, and other written communications if needed.
- Build and maintain media relationships in key source markets and throughout Florida.
- Social media monitoring and social networking.

SEO Consultant - Level 2

Web.Com

2012 - 2017

- Create a team environment focused on accountability, high standards, and innovation.
- Manage and complete daily technical assignments while coaching others.
- Works with partners across the organization to ensure customer needs were achieved for SEO, web development, content creation, and finance.
- Leverage SEO recommendations to develop content ideas and optimize content.
- Partner with analytics and marketing operations to analyze website traffic and customer engagement metrics.

Director of Brand Development

H & R Unlimited

2010-2012

- Develop short and long-term strategic plans for assigned markets which includes the identification of business opportunities to support overall growth plans with an emphasis on developing and growing all channels and increasing market share.
- Participate in the development and creative direction of Traditional Brand Advertising campaigns (TV, Radio, Print, and beyond).
- Manage and develop a team by leading and mentoring.
- Develop an annual marketing budget and monitor the budget to allocate funds Understand key marketing performance metrics and tracking tools to measure the effectiveness of marketing activities.
- Analyze consumer behavior and adjust marketing campaigns appropriately.

Arthur Pillen
125 Lakeside Court
Bunnell, Florida 32110-3413
231-268-9173

Members of the Board:

Please accept this as my application for appointment to the seat currently vacant on the Deer Run Community Development District Board.

I believe my over 35 years of experience, in a variety of public service environments, will be a benefit to our community in several ways. My tenure with the Burt Township Board provides me with background in both budgeting for a community, as well as rulemaking to assure fair and equitable governance of a community such as ours.

I have attached a copy of 1) my resume outlining my experience and accomplishments, 2) a copy the tax collectors online record of the property which I own and occupy here in Grand Reserve Subdivision and 3) a copy of my Flagler County Voter Information Card as proof of my being a resident and registered voter.

It will be my honor and my pleasure to serve should you select me to fill the vacancy on the Deer Run Community Development District Board of Directors.

Sincerely

A handwritten signature in cursive script that reads "Arthur Pillen". The signature is written in dark ink and is positioned below the word "Sincerely".

Work and Volunteer History

2021 to Present: Grand Reserve Homeowners' Association, Inc.; Resident board member and Secretary/Treasurer.

2008-2016: Elected to 2 terms as a Trustee to Burt Township Board, Burt Township, Cheboygan County, Michigan. I worked on establishing budgets, updating and implementing new ordinances. During those eight years we avoided any tax increases. I worked with citizen committee to implement a cross-township bicycle trail as part of Michigan Rails to Trails system, organized, contracted and oversaw removal of dangerous, low-hanging abandon cable TV wiring.

2005-2008 Appointed to the Burt Township Zoning Board of Appeals, where appeals were heard on requests for dimensional variances of buildings, set-backs, etc., including appeal of a decision by the Zoning Administrator. In addition, the board interpreted the location of zoning district boundaries, and clarified the provisions of a particular ordinance.

2022: Flagler County Sheriff's Office; employed as contract Background Investigator.

2003-2005: Court Officer for 89th District Court, Cheboygan County, Michigan. Maintained security of court room, controlled movement of prisoners between lock-up and court. Maintained on-line court dockets.

1999-2003: Cheboygan County Sheriff's Office, Cheboygan County, Michigan; Marine Deputy. Assigned Marine, Snowmobile and ORV patrol on seasonal basis.

1974-1998 Troy PD, City of Troy, Michigan; Sergeant., Assignments included working with Resident Traffic Safety and Animal Control Boards, Detective Bureau, Traffic Safety Unit, helped establish and supervise Field Training Program, Department liaison to US Secret Service Liaison during George H.W. Bush Vice Presidential Campaign and Russian President Chenomyrdin. I received Citation for Professional Excellence from Michigan State Police during an organized crime investigation of "Wrecking Crew" criminal organization. Organized and implemented a witness protection detail, including housing and security, during a "Young Boys Incorporated" homicide trial.

1972-1974: Detroit Police Department Tactical Support Section. Assignments included crime suppression patrols in high crime precincts, Dignitary Protection, crowd control. Also worked closely with Immigration and customs in apprehending illegal aliens and other wanted subjects. Received 5 Department Awards for Police Service.

1970-1972: 1st Precinct, Detroit Police Department, Detroit, Michigan; Patrolman. Precinct patrol duty assignments, prisoner guarding details. Tactical Support Section, Dignitary Protection, Immigration,

1968-1974: Fisher Body Division, GM; Data Processing, IBM 1401 and 360 series computer systems.

1964-1970: United States Marine Corps; Staff Sergeant. Assigned to various duty stations including Vietnam (1965-1966) where I was Shipping/Receiving NCO for all USMC ground force munitions from Danang.

Owner Information

Primary Owner
Pillen Arthur John II & Linda Marie H&W Life Estate
125 Lakeside Court
Bunnell, FL 32110

Parcel Summary

Parcel ID 03-12-30-2975-00000-1190
Prop ID 9956
Location Address 125 LAKESIDE CT
BUNNELL, FL 32110
Brief Tax Description* GRAND RESERVE & GOLF CLUB, RPUD UNIT 1 MB 36 PG 100 LOT 119 OR 1833/825 OR 2197/1402 OR 2366/1415
(Note: *The Description above is not to be used on legal documents.)
Property Use Code SINGLE FAMILY (000100)
Tax District CITY OF BUNNELL, DEER RUN CDD WITH MOSQUITO CONTROL (District 16)
Millage Rate 21.8491
Homestead Y
GIS sqft 6,070.700

[View Map](#)

Valuation

	2023 Working Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$215,748	\$208,777	\$162,298	\$149,936	\$0
Extra Features Value	\$2,223	\$2,270	\$2,107	\$1,935	\$0
Land Value	\$43,500	\$43,500	\$30,000	\$19,000	\$19,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$19,000
Just (Market) Value	\$261,471	\$254,547	\$194,405	\$170,871	\$19,000
Assessed Value	\$183,815	\$178,461	\$173,263	\$170,871	\$19,000
Exempt Value	\$80,763	\$79,692	\$78,653	\$78,174	\$0
Taxable Value	\$103,052	\$98,769	\$94,610	\$92,697	\$19,000
Protected Value	\$77,656	\$76,086	\$21,142	\$0	\$0

Current Exemptions on this parcel:
HEX - HOMESTEAD
HEX-A - ADDTL 25K HOMESTEAD
VP - VETERAN %
VX - VETERAN

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Historical Assessment

Year	Building Value	Extra Features Value	Land Value	Agricultural Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Protected Value
2023	\$215,748	\$2,223	\$43,500	\$0	\$261,471	\$183,815	\$80,763	\$103,052	\$77,656
2022	\$208,777	\$2,270	\$43,500	\$0	\$254,547	\$178,461	\$79,692	\$98,769	\$76,086
2021	\$162,298	\$2,107	\$30,000	\$0	\$194,405	\$173,263	\$78,653	\$94,610	\$21,142
2020	\$149,936	\$1,935	\$19,000	\$0	\$170,871	\$170,871	\$78,174	\$92,697	\$0
2019	\$0	\$0	\$19,000	\$0	\$19,000	\$19,000	\$0	\$19,000	\$0
2018	\$0	\$0	\$18,000	\$0	\$18,000	\$18,000	\$0	\$18,000	\$0
2017	\$0	\$0	\$11,000	\$0	\$11,000	\$11,000	\$0	\$11,000	\$0
2016	\$0	\$0	\$11,000	\$0	\$11,000	\$11,000	\$0	\$11,000	\$0
2015	\$0	\$0	\$11,000	\$0	\$11,000	\$11,000	\$0	\$11,000	\$0
2014	\$0	\$0	\$11,000	\$0	\$11,000	\$11,000	\$0	\$11,000	\$0
2013	\$0	\$0	\$13,000	\$0	\$13,000	\$13,000	\$0	\$13,000	\$0
2012	\$0	\$0	\$19,000	\$0	\$19,000	\$19,000	\$0	\$19,000	\$0
2011	\$0	\$0	\$24,000	\$0	\$24,000	\$24,000	\$0	\$24,000	\$0
2010	\$0	\$0	\$0	\$0	\$28,000	\$0	\$0	\$0	\$28,000
2009	\$0	\$0	\$0	\$0	\$37,500	\$0	\$0	\$0	\$37,500

Flagler County ★ VOTER INFORMATION CARD

NAME & RESIDENCE ADDRESS

ARTHUR JOHN
PILLEN
125 LAKESIDE CT
BUNNELL FL 32110

ELECTION DAY POLLING LOCATION

BUNNELL CITY HALL
200 S Church St, Bunnell

PRECINCT # 1

REGISTRATION NUMBER

127030507

DATE CARD ISSUED

Jul/30/2019

DATE OF REGISTRATION

Jul/23/2019

PARTY

REP

DATE OF BIRTH

Jul/30/1946

YOUR REPRESENTATIVE DISTRICTS:

US CONG	FL SENATE	FL HOUSE	BOCC/SCH BD	MOSQ	CITY	SPECIAL DIST
6	7	24	4 4	MQ	1	DR

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 2024-01

**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 October 25, 2023 desires to elect the below recited persons to the offices specified.

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

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

_____	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 25TH DAY OF OCTOBER, 2023.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH ORDER OF BUSINESS



Sent Via Email: hmcgaffney@gmsnf.com

September 19, 2023

Mr. Howard McGaffney, District Manager
Deer Run Community Development District
c/o Governmental Management Services
219 E. Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization Number 2024-1
Deer Run Community Development District
General Engineering Services**

Dear Mr. McGaffney:

Dewberry Engineers Inc. (Engineer) is pleased to submit this work authorization to provide general engineering services for the Deer Run Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineer Agreement").

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2024 only. We estimate a budget of \$10,000, plus other direct costs.

II. Other Direct Costs

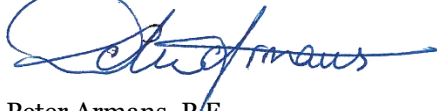
Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

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

Mr. Howard McGaffney
Deer Run CDD
Work Authorization 2024-1
September 19, 2023

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing our business relationship.

Sincerely,



Peter Armans, P.E.
Project Manager



Reinardo Malavé, P.E.
Associate Vice President

PA:RM:ap

J:\DRB1 Deer Run CDD Bunnell_Administrative Jobs\Correspondence\Deer Run CDD General Engineering_09-19-2023

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Deer Run Community Development District

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$115.00, \$135.00, \$155.00
Engineer IV, V, VI	\$170.00, \$195.00, \$225.00
Engineer VII, VIII, IX	\$250.00, \$275.00, \$305.00
Environmental Specialist I, II, III	\$105.00, \$125.00, \$150.00
Senior Environmental Scientist IV, V, VI	\$170.00, \$190.00, \$210.00
Planner I, II, III	\$105.00, \$125.00, \$150.00
Senior Planner IV, V, VI	\$170.00, \$190.00, \$210.00
Landscape Designer I, II, III	\$105.00, \$125.00, \$150.00
Senior Landscape Architect IV, V, VI	\$170.00, \$190.00, \$210.00
Principal	\$350.00
Technical	
CADD Technician I, II, III, IV, V	\$80.00, \$100.00, \$120.00, \$140.00, \$175.00
Designer I, II, III	\$110.00, \$135.00, \$160.00
Designer IV, V, VI	\$180.00, \$200.00, \$220.00
Construction	
Construction Professional I, II, III	\$125.00, \$155.00, \$185.00
Construction Professional IV, V, VI	\$215.00, \$240.00, \$285.00
Survey	
Surveyor I, II, III	\$68.00, \$83.00, \$98.00
Surveyor IV, V, VI	\$115.00, \$125.00, \$145.00
Surveyor VII, VIII, IX	\$160.00, \$190.00, \$235.00
Senior Surveyor IX	\$290.00
Fully Equipped 1, 2, 3 Person Field Crew	\$145.00, \$175.00, \$230.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$95.00, \$115.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

FIFTH ORDER OF BUSINESS

A.



M and M Sales-Service
2100 Dennis Street
Jacksonville, FL 32204 US
904-825-8381
mandmpumpsandcontrols@gmail.com

Proposal

ADDRESS

Lisa Cruz
Deer Run CDD
210 E Livingston Street
Orlando, FL 32822 USA

PROPOSAL #	DATE	
1551	05/25/2023	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Crane Crane with operator	1	1,500.00	1,500.00T
	Pump end New pump end assembly	1	27,700.00	27,700.00T
	Technician	10	135.00	1,350.00T
	Laborer	10	85.00	850.00T
	Transport Transport of equipment for service.	1	500.00	500.00T
	Freight Shipping/Freight	1	850.00	850.00T
	Discharge Head Sand blast head and paint	1	1,000.00	1,000.00T
	Pipe Drop pipe	1	1,200.00	1,200.00T

Terms and Conditions:

One year warranty on parts, 90 days on labor.

Due to the current economical environment and the fluctuation of parts and shipping costs daily, Estimate pricing is good for 24hrs. After this time, if approved, review of cost of materials will be updated and resubmitted for final approval.

Location: Irrigation pump station	SUBTOTAL	34,950.00
	TAX	0.00
This is for the second pump repair needed.	TOTAL	\$34,950.00

Sand blast discharge head and paint
Install new main shaft and bushings
Install discharge head to new pump end
Transport to site
Install pump unit
Run and test for proper operation

Note: 6 to 8 weeks lead time

50% deposit of \$17475.00 before work and parts can begin

1Yr warranty on parts 90 days labor

Accepted By	Accepted Date
-------------	---------------

Terms and Conditions:
One year warranty on parts, 90 days on labor.
Due to the current economical environment and the fluctuation of parts and shipping costs daily, Estimate pricing is good for 24hrs. After this time, if approved, review of cost of materials will be updated and resubmitted for final approval.

B.



Proposal #353403

Date: 09/22/2023

From: Antonio Perez-Mejia

Proposal For

Deer Run CDD

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

main: 407-841-5524
mobile:

Location

400 Grand Reserve Dr

Bunnell, FL 32110

Property Name: Deer Run CDD

100 Entrance & Grand Reserve Drive Woodline Cut Back

Terms: Net 30

Cutting back the Woodline at the 100 entrance and a section along Grand Reserve drive. As indicated by Rich.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	40.00	\$65.000	\$2,600.00

Disposal Fee	1.00	\$650.000	\$650.00
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Client Notes

Signature

x

SUBTOTAL \$3,250.00

SALES TAX \$0.00

TOTAL \$3,250.00

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

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Antonio Perez-Mejia

Office:
aperez@yellowstonelandscape.com

C.



Proposal #327826

Date: 09/22/2023

From: Antonio Perez-Mejia

Proposal For

Deer Run CDD

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

main: 407-841-5524
mobile:

Location

400 Grand Reserve Dr

Bunnell, FL 32110

Property Name: Deer Run CDD

Black Jack Vinyl Edging Selective Areas Installation & Mulch

Terms: Net 30

The installation of Black Jack Edging on specific areas Rich indicated. . Including the installation of 30 yards of brown mulch in areas indicated by Rich.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor For Preparation & Installation	20.00	\$65.000	\$1,300.00
20' Edging Pieces	28.00	\$68.000	\$1,904.00
Mulch (Yards)	30.00	\$58.906	\$1,767.17

Client Notes

Signature

x

SUBTOTAL \$4,971.17

SALES TAX \$0.00

TOTAL \$4,971.17

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

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Antonio Perez-Mejia

Office:
aperez@yellowstonelandscape.com

D.



M and M Sales-Service
2100 Dennis Street
Jacksonville, FL 32204 US
904-825-8381
mandmpumpsandcontrols@gmail.com

Invoice

BILL TO

Lisa Cruz
Deer Run CDD
210 E Livingston Street
Orlando, FL 32822 USA

INVOICE #	DATE	TOTAL DUE	DUE DATE		ENCLOSED
1826	08/16/2023	\$50,910.00	09/15/2023		

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Control Panal Stainless steel panal, two VFD setup all new, full control options	1	38,435.00	38,435.00T
	Technician	45	135.00	6,075.00T
	Laborer	40	85.00	3,400.00T
	Crane Crane with operator	1	2,500.00	2,500.00T
	Misc Job Costs	1	500.00	500.00T

Location: Deer Run Irrigation pump station

Phase two of started project for upgrade of system

Remove exsiting panal
Install new panal stainless steel
Run new power conections and wiring
Run and test for proper operation

SUBTOTAL	50,910.00
TAX	0.00
TOTAL	50,910.00
BALANCE DUE	\$50,910.00

NOTE: 50% deposit to start project. 12 week lead time for install. Estimate 4 day install.

NOTE: Due to the cost climate client may be notified of parts cost increases.

Warranty 1yr on parts, 90days on labor.

Please remit payment to:
M and M Sales-Service
PO Box 352392
Palm Coast, FL 32135

SEVENTH ORDER OF BUSINESS



803 N. Myrtle Ave. Jacksonville, FL 32204-1033
Phone: 904-356-5881 Fax: 904-356-8717
Toll Free: 800-226-5050

INVOICE

Invoice Number	
7166995	
Invoice Date	Page
8/31/2023	1 of 3
Order Number	
1186135	

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DEER RUN COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE, SUTE 114
ST. AUGUSTINE, FL 32092

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DEER RUN CDD
C/O GMS , LLC
243 COUNTY ROAD 330
BUNNELL, FL 32110-5875

Ordered By: Mr. PETER SUTHERLAND

Customer ID: 1023664

PO Number				Term Description		Net Due Date	Disc Due Date	Discount Amount	
DARRIN MOSSING VERBAL				Net 30 Days		9/30/2023	9/30/2023	0.00	
Order Date		Pick Ticket No		Shipped Via			Tracking Number		
4/13/2022		3166499		BEST WAY					
Line #	Quantities			UOM	Disposition	Item ID		Unit Price	Extended Price
	Ordered	Shipped	Remaining	Unit Size		Item Description			
1	1.00	1.00	0.00	EA		WO1023664-DEER RUN SERVICE GRAND RESERVE IRRIGATION SYSTEM		6,895.0000	6,895.00



803 N. Myrtle Ave. Jacksonville, FL 32204-1033
Phone: 904-356-5881 Fax: 904-356-8717
Toll Free: 800-226-5050

INVOICE

Invoice Number	
7166995	
Invoice Date	Page
8/31/2023	2 of 3
Order Number	
1186135	

Line #	Quantities			UOM	Disposition	Item ID	Unit Price	Extended Price
	Ordered	Shipped	Remaining	Unit Size		Item Description		

Line Notes: SCOPE OF SERVICE:
ARRIVE ONSITE, INSTALL MOTOR SUPPLIED BY CUSTOMER.
PRIOR TO INSTALLATION, MEG BOTH MOTORS, AND INSTALL THE BETTER OF THE TWO.
WIRE MOTOR IN AND CONFIRM ROTATION.
INSTALL ONE NEW CUTLER HAMMER 460V 3-PHASE 100AMP BREAKER THAT WAS FOUND FAULTY
ON A PREVIOUS SERVICE CALL. (THIS BREAKER WILL BE ENEEDED TO RUN THE MOTOR AND PUMP IN QUESTION).
PLEASE ALLOW 7-10 DAYS SHIPPING, BY GROUND UPS, FOR THIS TO ARRIVE.
INSTALL ONE NEW NORMALLY OPEN LEVEL CONTROL FLOAT INSTEAD OF FAULTY TRANSDUCER,
AND WIRE IN TO BREAK PRESSURE SWITCH TO ALLOW PUMP TO NOT RUN UNDER LOW WATER
CONDITION. (THIS IS TO PROTECT THE PUMP, AND TO KEEP FROM RUNNING DRY CAUSING A CATASTROPHIC FAILURE).
DIAGNOSE CONTROLS FURTHER TO DETERMINE OPERATION AND ALTERNATING PUMP METHODS.
THE PRICE FOR THIS SERVICE WILL NOT EXCEED THIS AMOUNT. IF FURTHER DIAGNOSE OF THE CONTROLS IS NEEDED BEYOND THE SCOPE OF THIS SERVICE, WE WILL PROVIDE A SEPARATE QUOTE.
THIS LOT PRICE INCLUDES ONE BREAKER, ONE FLOAT, INSTALLATION OF CUSTOMER SUPPLIED MOTOR,
MEGGER TEST OF EACH MOTOR, WIRE IN MOTOR, TEST MOTOR AND CONTROL DIAGNOSIS FOR A TOTAL OF TWO 8 HOUR DAYS.
ANYTHING FURTHER, IF NEEDED, WILL BE QUOTED SEPARATELY.



803 N. Myrtle Ave. Jacksonville, FL 32204-1033

Phone: 904-356-5881 Fax: 904-356-8717

Toll Free: 800-226-5050

INVOICE

Invoice Number	
7166995	
Invoice Date	Page
8/31/2023	3 of 3
Order Number	
1186135	

Line #	Quantities			UOM	Disposition	Item ID	Unit Price	Extended Price
	Ordered	Shipped	Remaining	Unit Size		Item Description		

Total Lines: 1

SUB-TOTAL: 6,895.00

TAX: 0.00

AMOUNT DUE: 6,895.00

Send all remittances to:

Power & Pumps, Inc. 803 N. Myrtle Ave. Jacksonville, FL 32204-1033

For billing inquiries contact:

Email: ar@powerandpumps.com or Phone: 904-356-5881

EIGHTH ORDER OF BUSINESS

RESOLUTION 2024-02

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Deer Run Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2023, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 25th day of October, 2023 and be reflected in the monthly and fiscal Year End 9/30/23 Financial Statements and Audit Report of the District

Deer Run

Community Development District

by: _____
Chairman/Vice Chairman

Attest:

by: _____
Secretary / Assistant Secretary

DEER RUN CDD
RESOLUTION 2024-02

EXHIBIT A

Deer Run
Community Development District

Amended Budget
FY 2023



Table of Contents

1-2	<u>General Fund</u>
-----	---------------------

Deer Run

Community Development District

General Fund

Description	Adopted Budget FY2023	Increase/ (Decrease)	Amended Budget FY2023	Actuals FY2023
<u>Revenues</u>				
Assessments	\$ 799,195	\$ 0	\$ 799,195	\$ 796,939
Golf Course Lake Maintenance Contribution	\$ 4,800	\$ (780)	\$ 4,020	\$ 3,015
Miscellaneous Income	\$ -	\$ 27,811	\$ 27,811	\$ 27,811
Rental Income	\$ -	\$ 1,680	\$ 1,680	\$ 1,680
Carry Forrwad	\$ -	\$ 81,986	\$ 81,986	\$ 81,986
Total Revenues	\$ 803,995	\$ 110,697	\$ 914,692	\$ 911,432
<u>Expenditures</u>				
<u>Administrative</u>				
Supervisor Fees	\$ 4,200	\$ 5,600	\$ 9,800	\$ 8,800
FICA Expense	\$ 321	\$ 428	\$ 750	\$ 673
Engineering	\$ 12,000	\$ 12,260	\$ 24,260	\$ 24,260
Dissemination	\$ 2,500	\$ 200	\$ 2,700	\$ 2,700
Attorney	\$ 20,000	\$ 9,365	\$ 29,365	\$ 25,365
Annual Audit	\$ 4,000	\$ -	\$ 4,000	\$ 3,535
Trustee Fees	\$ 3,500	\$ -	\$ 3,500	\$ -
Arbitrage	\$ 450	\$ -	\$ 450	\$ -
Assessment Roll Services	\$ 2,500	\$ -	\$ 2,500	\$ 2,500
Management Fees	\$ 34,421	\$ -	\$ 34,421	\$ 34,421
Information Technology	\$ 1,095	\$ -	\$ 1,095	\$ 1,095
Website Maintenance	\$ 655	\$ -	\$ 655	\$ 655
Telephone	\$ 100	\$ 82	\$ 182	\$ 182
Postage	\$ 600	\$ 450	\$ 1,050	\$ 888
Insurance	\$ 7,858	\$ (818)	\$ 7,040	\$ 7,040
Printing & Binding	\$ 800	\$ 50	\$ 850	\$ 760
Travel Per Diem	\$ 250	\$ (250)	\$ -	\$ -
Legal Advertising	\$ 1,330	\$ -	\$ 1,330	\$ 103
Other Current Charges	\$ 2,500	\$ -	\$ 2,500	\$ 2,321
Office Supplies	\$ 100	\$ -	\$ 100	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ 175	\$ 175
Total Adminstrative	\$ 99,355	\$ 27,367	\$ 126,723	\$ 115,482

Deer Run

Community Development District

General Fund

Description	Adopted Budget FY2023	Increase/ (Decrease)	Amended Budget FY2023	Actuals FY2023
<u>Maintenance</u>				
Field Management	\$ 33,418	\$ (0)	\$ 33,418	\$ 33,418
Electric	\$ 85,048	\$ 6,952	\$ 92,000	\$ 91,502
Water & Sewer	\$ 12,500	\$ 17,500	\$ 30,000	\$ 24,172
Landscape Maintenance	\$ 141,900	\$ -	\$ 141,900	\$ 130,889
Landscape Contingency	\$ 6,000	\$ 19,000	\$ 25,000	\$ 16,551
Lake Maintenance	\$ 30,000	\$ -	\$ 30,000	\$ 27,345
Water Feature Maintenance	\$ 8,000	\$ -	\$ 8,000	\$ -
Irrigation Repairs	\$ 20,400	\$ 19,600	\$ 40,000	\$ 35,014
Contingency	\$ 3,000	\$ 3,500	\$ 6,500	\$ 5,875
Subtotal	\$ 340,266	\$ 66,552	\$ 406,818	\$ 364,766
<u>Amenity Expenditures</u>				
Amenities Management	\$ 86,625	\$ -	\$ 86,625	\$ 84,227
Property Insurance	\$ 41,946	\$ (2,935)	\$ 39,011	\$ 39,011
Pool Maintenance	\$ 11,220	\$ 1,180	\$ 12,400	\$ 12,400
Pool Chemicals	\$ 10,560	\$ 6,440	\$ 17,000	\$ 16,158
Janitorial Services	\$ 14,032	\$ 1,468	\$ 15,500	\$ 15,500
Pest Control	\$ 1,100	\$ -	\$ 1,100	\$ 966
Facilities Maintenance	\$ 25,000	\$ -	\$ 25,000	\$ 16,071
Cable, Internet & Telephone Services	\$ 6,600	\$ -	\$ 6,600	\$ 5,120
Electric - Amenities	\$ 18,000	\$ -	\$ 18,000	\$ 14,727
Water & Sewer - Amenities	\$ 30,000	\$ -	\$ 30,000	\$ 19,814
Gas Service	\$ 950	\$ (295)	\$ 655	\$ 655
Security Monitoring	\$ 1,500	\$ 6,500	\$ 8,000	\$ 7,900
Access Cards	\$ 500	\$ 119	\$ 619	\$ 619
Operating Supplies	\$ 3,000	\$ -	\$ 3,000	\$ 1,905
Amenity Repairs & Maintenance	\$ 18,800	\$ -	\$ 18,800	\$ 15,511
Pool Repairs & Maintenance	\$ 15,000	\$ -	\$ 15,000	\$ 7,340
Special Events	\$ 13,000	\$ -	\$ 13,000	\$ 11,098
Holiday Décor	\$ 4,000	\$ -	\$ 4,000	\$ 874
Fitness Center Repairs & Maintenance	\$ 500	\$ 1,700	\$ 2,200	\$ 1,106
Office Supplies	\$ 1,000	\$ 600	\$ 1,600	\$ 1,514
Elevator Maintenance	\$ 2,000	\$ 2,000	\$ 4,000	\$ 3,388
Contingency	\$ 9,041	\$ -	\$ 9,041	\$ 2,651
Subtotal	\$ 314,374	\$ 16,777	\$ 331,151	\$ 278,556
Operation & Maintenance Expenses	\$ 654,640	\$ 83,329	\$ 737,969	\$ 643,322
Total Expenditures	\$ 753,995	\$ 110,697	\$ 864,692	\$ 758,804
<u>Other Financing Sources/(Uses)</u>				
Capital Reserve - Transfer Out	\$ (50,000)	\$ -	\$ (50,000)	\$ (50,000)
Transfer In	\$ -	\$ -	\$ 624	\$ 624
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ (50,000)	\$ (50,000)
Excess Revenues/(Expenditures)	\$ (0)	\$ 0	\$ 0	\$ 102,627

NINTH ORDER OF BUSINESS

C.

Deer Run

10/25/2023

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

October 25, 2023

To: Board of Supervisors

From: Kayla Rinker
Amenity Manager

Richard Gray
Manager Of Operations

RE: Amenity Management Report – October 25, 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:

- September 5th Kids Night Pool Party
- September 7th Bingo Night
- September 11th Craft Night
- September 29th Paint Night
- October 3rd National Night Out
- October 5th Bingo Night
- October 9th Craft Night
- October 20th Paint Night
- October 21st Halloween Party and Trunk or Treat

Upcoming Special Events:

- October 27th Meet The Board Picnic
- November 2nd Bingo Night
- November 6th New Homeowner Orientation
- November 13th Craft Night
- November 18th Fall Festival
- November 30th Paint Night
- November TBD Thanksgiving Celebration
- November TBD Pickleball Tournament

Classes:

- Aqua Exercise on Wednesday's and Friday's
- Refit on Tuesday's and Thursday's is cancelled until further notice.
- Yoga on Thursdays is Cancelled until November
- 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
- Party with The Reserves is the last Saturday of the month.
- Card Game Night is every Sunday night.
- Happy Hour is every Friday.

October 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 8:30AM-PICKLEBALL 6PM-CARD GAME NIGHT FULL(UPSTAIRS) 7PM-DIAMOND PAINT- ING(DOWNSTAIRS)	2 8:30AM- PICKLEBALL 10AM-BOCCE 3PM-LCR 2 7PM-PICKLEBALL	3 5:30PM-AQUA ZUMBA WITH POLLY CAN- CELLED UNTIL SPRING 6PM-8PM-NATIONAL NIGHT OUT	4 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXERCISE NANCY 5:45PM-LADIES POKER 7PM-PICKLEBALL	5 5PM-YOGA IRENE CAN- CELLED 6:30PM-BINGO	6 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR-BYOB 5PM-BROWNSOUND MUSIC 6PM-POKER UPSTAIRS	7 1PM-CARD MAKING CANCELLED 6:30PM-LCR FULL
8 8:30AM-PICKLEBALL 6PM-CARD GAME NIGHT FULL(UPSTAIRS) 7PM-DIAMOND PAINT- ING(DOWNSTAIRS)	9 8:30AM- PICKLEBALL 10AM-BOCCE 3PM-LCR 2 6:30PM-CRAFT NIGHT 7PM-PICKLEBALL	10 4:30PM-CDD WORK- SHOP	11 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXERCISE NANCY 5:45PM-LADIES POKER 7PM-PICKLEBALL	12 5PM-YOGA IRENE CAN- CELLED 7PM- BUNCO 4	13 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR-BYOB 6PM-POKER UPSTAIRS 6PM-LOB WEDGE LANE SOCIAL	14
15 8:30AM-PICKLEBALL 6PM-CARD GAME NIGHT FULL(UPSTAIRS) 7PM-DIAMOND PAINT- ING(DOWNSTAIRS)	16 8:30AM- PICKLEBALL 10AM-BOCCE 3PM-LCR 2 6:30PM-LADIES NIGHT -BELLY DANCING 7PM-PICKLEBALL	17 10AM-INSURANCE SEMI- NAR 4:45PM- GRAND RESERVE HOA MEETING 6:30PM-LINKS HOA MEET- ING	18 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXER- CISE NANCY 5:45PM-LADIES POKER 7PM-PICKLEBALL	19 5PM-YOGA IRENE CAN- CELLED 6:30PM-BUNCO FULL	20 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR-BYOB 6PM-POKER UPSTAIRS 6:30PM-PAINT NIGHT	21 5PM-7PM-HALLOWEEN EVENT & TRUNK OR TREAT 6:30PM-LCR FULL
22 8:30AM-PICKLEBALL 6PM-CARD GAME NIGHT FULL(UPSTAIRS) 7PM-DIAMOND PAINT- ING(DOWNSTAIRS)	23 8:30AM- PICKLEBALL 10AM-BOCCE 3PM-LCR 2 7PM-BUNCO 2 7PM-PICKLEBALL	24 6:15PM- STONE COLD POKER FULL	25 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXER- CISE NANCY 6PM-CDD MEETING 7PM-PICKLEBALL	26 5PM-YOGA IRENE CAN- CELLED 5:45PM-LADIES POKER	27 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR- BYOB 5PM-MEET THE BOARD PICNIC 6PM-POKER UPSTAIRS	28 1PM-CARD MAKING CLASS CANCELLED 7PM- PARTY WITH THE RESERVES
29 8:30AM-PICKLEBALL 6PM-CARD GAME NIGHT FULL(UPSTAIRS) 7PM-DIAMOND PAINT- ING(DOWNSTAIRS)	30 8:30AM- PICKLEBALL 10AM-BOCCE 3PM-LCR 2 6:30PM- SCRAPBOOKING 7PM-PICKLEBALL	31				

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.

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Additional Maintenance Items Completed

- All pool deck signs were cleaned on September 13th.
- Grills are cleaned every weekend by the weekend staff on duty.
- All gym equipment is on a consistent basis going forward.
- Hornet nests are sprayed on a regular basis.
- Both kitchen areas, including refrigerators, were deep cleaned on October 5th. This will be done on a consistent basis going forward.
- Sprayed all weeds on pool deck, pickleball court, and bocce ball court, pavers in parking lot and curb lines.
- Reinstalled exit sign at gym entrance.
- Patched potholes on Grande Reserve Drive.
- Cleaned out outfall structure at the start of the 200 sections of Grand Reserve Drive.
- Elite pressure washing pressure washed pool patio, amenity building, and bocce ball pavers.
- Pro-tech gas made some repairs to the grills on the patio. (additional repairs to be made)
- Fire inspection revealed that the backflows located in the parking lot needed to be repaired, Cintas made repairs to all backflow concerns and system is operating properly.

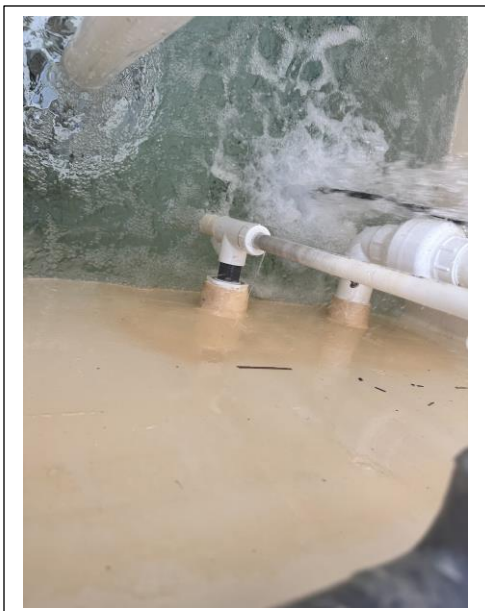
Administrative items Completed.

- 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 begins Memorial Day weekend and will continue through Labor Day Weekend only.
- 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.
- Monthly Calendars and Newsletters are created and sent out via email blast

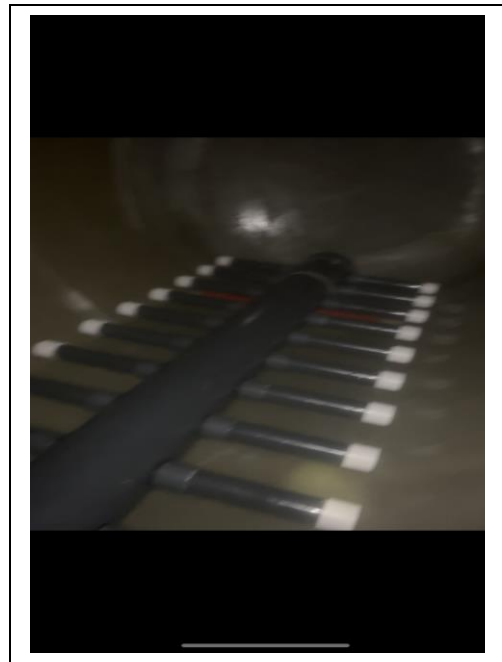
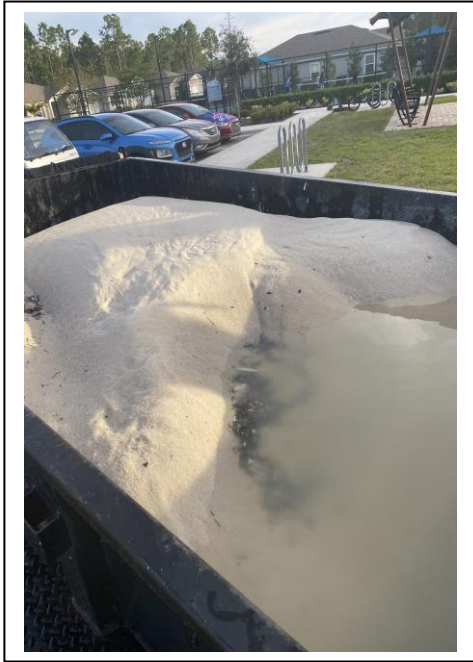
Completed Projects



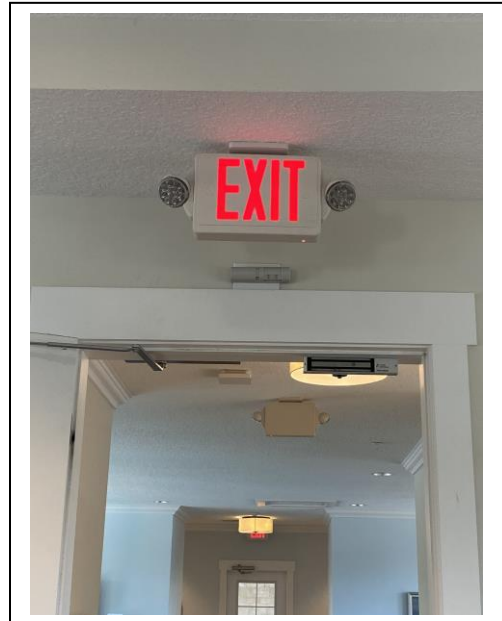
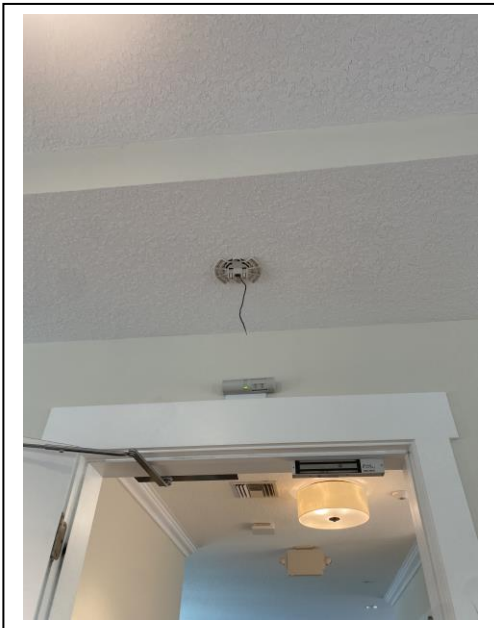
Corrected flow rate from 400GPM to 600GPM, which is what is required for proper operating conditions.



Patched hole in auto fill float line in the pool makeup tank.



Big Z Pools removed sand filter media, inspected all lateral lines for damage and refilled sand filter with gravel and sand filter media.

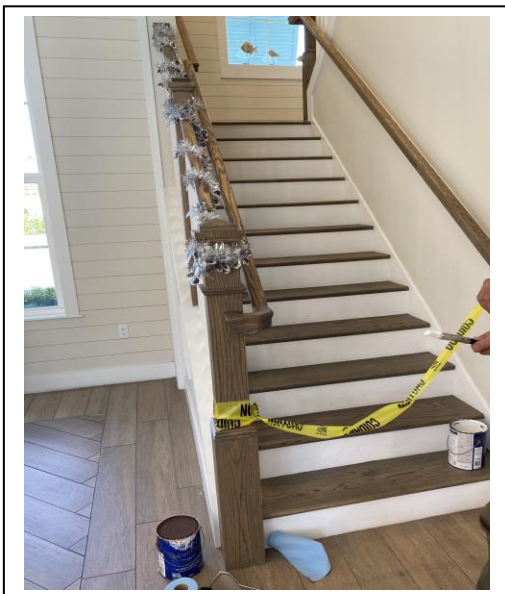


Rewired and rehung Emergency Exit sign at Gym Entrance.

Completed Projects



Yellowstone patched a 10" mainline leak on Grand Reserve Drive.



Painted stairway leading up towards gym entrance.

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

TWELFTH 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, August 23, 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
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
Richard Gray	RMS
Alison Mossing	RMS
Natalie Clem	RMS
Approximately 50 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

A resident stated I want you to consider appointing someone to the board from the new area. There are over 200 houses and we make about 40% of the whole place and we have no representation. Some of us are more involved in this community than others. We want someone who lives in our area and sees the problems we have.

Mr. Dean stated I am on this board to represent everybody, not just this end or that end. Everyone is welcome to speak on any issue and any one of us would be glad to take that phone call or email or walk up to us and talk to us.

Mr. St. Pierre stated this is an elected position, but someone resigned so we will appoint someone to fill that term. There are three positions open this November you can run for. I don't want any of the candidates to be discouraged if they are not appointed tonight.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of New Supervisor to Fill Unexpired Term of Office

Mr. Smith, Mr. Garner, Mr. Kimberly, Mr. Quigley introduced themselves, gave a brief overview of their background and expressed their interest in serving on the board.

This balance of this item will be taken up later in the meeting.

The next item was taken out of order.

FOURTH ORDER OF BUSINESS

Engineer's Report – Acceptance of District Engineer's Annual Report

Mr. Armans stated we did some minor revisions to the stormwater report to identify the pond that needs a section repaired before it is conveyed to the CDD. That report was submitted during the last meeting and was resubmitted last week and should be in your agenda with that minor modification.

We did meet with St. Johns River Water Management District about the encroachments on the conservation easements, they sent us a letter on Monday based on the site visit last week outlining what they are looking for. Basically, they are looking for two areas to be replanted and some signage to stop mowing some of the locations that should not be mowed. They also requested we submit a final report that summarized all the work that is being done. I'm working on getting the cost estimate for the planting plans and for the report and I will have that on the next agenda.

Ms. Buchanan stated I want to make sure I understand. Out of the all the areas ,we are only doing remediation on two?

Mr. Armans stated the short answer is yes. Of all the locations he highlighted we are down to basically two areas that have to be replanted and a few areas that they just need to stop mowing. That would mean putting up some signs. We sent maps to the golf course explaining to them the areas they need to stop mowing and they have been proactively doing that prior to the district coming out. They were happy with the progress.

Ms. Buchanan stated Peter, I think based on your concern of estimate, that is a better outcome than we were expecting. Congratulations on doing that. Do we still have to do the monitoring on the two areas of remediation or is monitoring not required?

Mr. Armans stated the letter they sent did not say a monitoring report it said a final report. We are going to clarify that. If they just want us to do the planting plan and then maybe in one year call that a final report, we will try to do it that way, but sometimes they will kick it back when we submit that report in a year and say we don't want this to be a final report we wanted to get progress reports. We will try to get you a cost to do that report, whether it is a progress report or final report and it would be on a yearly basis. If they accept the final report next year, then we won't have to do additional ones.

Mr. Dean asked is there a timeframe for the remediation to be started or completed?

Mr. Armans stated they did not specify a timeframe in their letter. They check every couple of months and see if there is any progress or communication. I think as long as we don't go dead silent they are fine as long as we let them know we are making progress.

Mr. Dean asked is there a timeframe for repairs in the stormwater report?

Mr. Armans stated the timeframe on those would not be a condition from a permitting agency it would be more of a maintenance, good practices to make sure they don't further deteriorate.

Mr. Dean stated part of my reason for asking that question is I asked for the previous stormwater report, that was 2021 and I understand another board member asked for five years and we only have the one year. A lot of the areas are repeats and I wanted to make sure that we have something in place to do the repairs that are required and remedy the issue and track the work that gets done.

Mr. Armans stated a lot of this maintenance will be completed through our maintenance crew and if it is outside their scope we can get quotes for that work. If you want to set up an internal deadline then the management company can also comment on what is a reasonable deadline. I think that is a good direction.

Mr. Dean stated I spoke with Rich about it this afternoon and I wanted to ask those questions to make sure we take care of it this time and not let it go. The other issue is recordkeeping. A CDD record I think we would want to keep those. I don't know the requirement for keeping the records or not but we should look at that.

Mr. McGaffney asked is there a concern about the records?

Mr. Dean stated going back to 2021, there were a lot of repeat items and I'm curious how far back that recordkeeping goes.

Mr. Poulin stated I think what Greg is saying is that we looked at the past record and it looks like the stuff has just been ignored. There are almost identical issues from last year to this year and we don't want to repeat that.

On MOTION by Mr. St. Pierre seconded by Mr. Poulin with all in favor the engineer's annual report was accepted.

The next item taken out of order.

NINTH ORDER OF BUSINESS

Consideration of Easement (Masonic Temple)

Mr. McGaffney stated I received some communication from Mr. Dave who was asking the status of a previous request for an easement. I was unaware of it, but the gentleman is here on behalf of them and they are asking for an easement. Katie can walk us through some processes.

Ms. Buchanan stated there are two parcels in your district that are essentially unplatted. One is a 3-acre parcel and one is a 2-acre parcel. They are landlocked in such a way that there is a very narrow CDD owned buffer tract between the acreage and the street. One of the tracts was granted an easement back when D.R. Horton controlled the board and now they are here to ask the board to think about granting an easement on the other tract. In our discussion before the meeting we talked about questions you might have in connection with allowing this easement. I think that in Florida you can't have a landlocked tract. The nature of the buffer tract is going to be pretty easy for the district to allow an easement at the roadway. You may have questions about what the property is going to be used for, the size and placement of the easement and things like that and the maintenance. I don't know that we are ready with answers necessarily, but you are welcome to address the board and have them ask you questions or do you want to give an overview?

Mr. ----- stated we acquired this land some years back at the same time the 3-acre parcel was acquired and has since been sold. They were granted the easement. All we want to do right now is to get an easement, so we don't have a landlocked piece of property. We

have no plans for the land at this point. Our lodge building is 75 or 80 years old in Bunnell on Bay Street.

Mr. St. Pierre asked the intent is to put a Masonic Temple building there like a VFW building?

Mr. ----- stated possibly, we don't have any real plan right now to do anything other than get an easement, so we don't have a landlocked piece of property. We are very flexible as to where the easement is, we would like to have an 18-20 foot wide easement to allow vehicles to go both ways at the same time.

Mr. St. Pierre stated the first thing that comes to my mind is that we can't give people easements if they are going to put houses in there and for us to use our roads, which we pay for, which is the biggest issue. We pay for the maintenance of all our roads. We try to uphold the standards in this area as to holding everybody responsible for their properties. I would like you to get in contact with Katie and she can come back to us with an agreement that will suit our needs and protect us from having a developer building on that property.

Ms. Buchanan stated we won't be able to restrict access at the end of the day. You can't limit that property to access to the only rational roadway. The second thought is we don't regulate land use. Right now that is under development but it is possible that should zonings change they might be authorized by development entitlements. You can come back to this but I want to give you a heads up. I explained before the meeting that it was going to be a challenge for you to grant an easement without having some of these questions answered.

Mr. Poulin asked the road they want to come out on is that a CDD maintained road or City of Bunnell.

Mr. St. Pierre stated they have to come in one way or the other. That is part of the process we have to go through.

Ms. Buchanan stated what you are proposing is that there will be a fee for that to potentially contribute a proportionate share toward roadway maintenance.

Mr. St. Pierre stated yes.

A resident asked what about all the traffic that is going to be contributed to the area?

Mr. ----- stated in response to the question about traffic, we meet the first and third Tuesday from 6 to about 9 and that is basically the only time the lodge will be used, unless we are doing maintenance or cleaning or things like that.

Mr. Armans left the telephone conference at this time.

THIRD ORDER OF BUSINESS

Organizational Matters

B. Appointment of New Supervisor to Fill Unexpired Term of Office

This item tabled to the next meeting to enable the board to accept additional resumes.

C. Oath of Office for Newly Appointed Supervisor

D. Resolution 2023-08 Election of Officers

FOURTH ORDER OF BUSINESS

Engineer's Report – Acceptance of District Engineer's Annual Report

This item taken earlier in the meeting.

FIFTH ORDER OF BUSINESS

Consideration of Insurance Proposal (Brown & Brown)

Mr. McGaffney stated FIA who writes over 90% of special district insurance had given us a heads up that due to all the losses in the state and need to increase the property insurance premiums that it was probably going to be close to a 50% increase. We did our due diligence to get a quote from a company that does governmental insurance to underwrite the district. We won't have the renewal rate until September from FIA, but Brown & Brown is the one that responded. Both companies have underwritten special districts, their price on property on the breakdown was \$34,000 we projected \$41,946 and if you add all the numbers for PGIT it gets close to the number that we had for fiscal year 2023. My concern is that they might be quoting off 2023 numbers not the reinsured value for 2024. My other districts are waiting to see if we can get FIA's actual renewal numbers not just a projection to see if we are any closer. They are both going to be very competitive with the exception that Brown & Brown's prices seem to be lower than the renewal rate for 2024. In a named storm Brown & Brown proposal is a \$35,000 minimum and that is for each section of the plan, FIA has a \$10,000 minimum and that difference can add up and help you make a decision. You have had a history of claims and will probably continue to have a history of claims, we live in an areas that is subject to a lot of weather.

Mr. Dean stated we don't have a renewal quote yet.

Mr. McGaffney stated they do not put out their pricing until September timeframe. You renew October 1. Their renewal rates have been lower than their projections.

Mr. Poulin stated this year we are carrying a budget of \$58,000.

Mr. McGaffney stated yes, which is about \$17,000 increase over last year.

Mr. St. Pierre stated I have a concern that you had to fight for the pump coverage. I don't think we should have to fight with the insurance company if we are covered for something.

Mr. McGaffney stated the prior claim was withdrawn because it was hit by lightning and I asked them to pull up the lightning strikes from the area on that date and they did and said, okay we will cover it. That's how simple it went.

Mr. St. Pierre stated I have no problem staying where we are and letting our district manager make the best judgment call in October.

Mr. McGaffney stated the direction I would need is since you have a proposal and it is significantly less and as much as I appreciate your trust in me, just direct me how you want to go.

On MOTION by Mr. St. Pierre seconded by Mr. Poulin with all in favor the proposal from Brown & Brown was accepted.

SIXTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2022 Audit

On MOTION by Mr. Poulin seconded by Mr. Dean with all in favor the fiscal year 2022 audit was accepted.

SEVENTH ORDER OF BUSINESS

Fiscal Year 2023/2024 Budget

A. Overview of Budget

Mr. McGaffney stated I distributed a copy of changes and it boils down to about \$207,119 in changes to the budget. \$190,000 of that change is a one-time capital expense to improve and enhance the irrigation pump system. We all know what we went through and I know the board and staff are very grateful for how patient everybody was during repairs in the growing season. This is the best estimate we have on making necessary improvements to the system that will keep up for the future. That is the major change to the budget and that was a

decision this board made during the May presentation of the budget. There are some items that are going up some go down and all those explanations are here and those haven't changed. This has been going on since February. We are estimating \$225,000 grossed up to collect the \$190,000. If you own a 40-foot lot the noticed increase was \$257.50, \$225 of it is the one-time expense. That is a 28% increase. If you own a 75-foot lot it would be \$278.36 approximately \$225 of which is the one-time increase and that is a 20% increase. The reason for the difference is the size and ERU factor.

Ms. Buchanan stated I want to make sure the audience can comment on the budget and the proposed assessment.

B. Board Discussion

C. Public Hearing Adopting the Budget for Fiscal Year 2023/2024

On MOTION by Mr. Dean seconded by Ms. Lambert with all in favor the public hearing was opened.

A resident stated the \$190,000 you are saying approximately \$225 is it \$225?

Mr. St. Pierre stated we really don't know. We discussed it with people that are experts in the field and asked if we put \$190,000 into the irrigation system and make it work today and take care of the next ten years. That's the answer the \$225 we used the \$190,000 and backed it backwards.

A resident asked how many lots are you dividing it by because when I take \$190,000 divided by \$225 I get 844.44.

Mr. McGaffney stated it is \$190,000 there are a number of units if you look in the budget on page 3 you will see that. Here is the quick answer on how we came up with the numbers. The budget is grossed up 6%, the tax collector collects 2%, you have an opportunity to pay 4% less if you pay your taxes in November. That is why the number is approximate. If you pay it in November it is one amount if you pay it in December it is going to be another amount, if you pay it in January it is going to be another amount. I don't know the number but I'm not hiding anything. You can receive up to a 4% discount on that number if you pay it in November.

Ms. Lambert stated you came up with 844.44 and there are going to be 844 lots in the entire development. D.R. Horton is paying that amount of money for each undeveloped lot and we are paying for our own lots so that is what it is, 844 lots.

Mr. St. Pierre stated we made it equal for every lot in the entire Grand Reserve. Hopefully, the \$190,000 covers it and we are set for the next ten years.

A resident stated I want to understand the \$190,000. How many more homes are going in here?

Mr. St. Pierre stated the total is about 820. We had the engineer go back and look at this and tell us that the existing system won't be able to handle it and that we need to upgrade.

A resident stated Horton is putting in houses that can't take the irrigation, why wouldn't they fix it.

Mr. St. Pierre stated they do contribute. They have maybe 400 undeveloped lots that they pay the \$225 for. We each individually pay the \$225, Horton pays \$225 for every lot that is undeveloped.

A resident asked why don't we let it go and they will have to fix it.

Mr. St. Pierre stated they don't have to fix it. We have been through this we have had these conversations. D.R. Horton said no, they are not going to put another dollar into it. To make this work for us we did this for all of us and D.R. Horton pays for 400 lots to help cover, which is their end of this deal is about \$90,000.

A resident stated we are being assessed for something that we had no idea was in disrepair.

Mr. St. Pierre stated we had \$100,000 in the budget for reserves and took that out when we put in the \$190,000 for the irrigation.

A resident asked is this the final number or an estimate.

Mr. St. Pierre stated the \$225,000 is an estimate.

Mr. McGaffney stated I will go over the amounts. 40-foot lots will have a \$257.50 increase and the total assessment for 2024 is \$1,171.31 last year it was \$913.81. If you pay early you will pay 4% less on the total bill not just the \$257.50. That is the O&M only.

A resident asked on the capital reserve, doesn't D.R. Horton pay for that?

Mr. St. Pierre stated whatever we pay for O&M, D.R. Horton pays the same on each lot. We took it out this year to offset the irrigation repair.

A resident stated I'm concerned we don't have a big capital reserve and we have to maintain the roads. Next year you are going to come back and tell us we didn't have enough in the capital reserves.

Mr. St. Pierre stated last year was the first time we had capital reserves and Gail and I fought for that and we were going to increase it by \$100,000 this year but because of the irrigation we stopped it for one year. Hopefully, we will put in \$100,000 next year.

A resident asked does that take care of the new homes being built?

Mr. St. Pierre responded yes.

A resident stated \$5,000 for street repair doesn't seem like a lot to me. Can you pull money from a different line if you need it?

Mr. St. Pierre stated yes.

On MOTION by Mr. Poulin seconded by Mr. Dean with all in favor the public hearing was closed.

1. Consideration of Resolution 2023-09 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024

Ms. Buchanan stated there are two resolutions in your agenda package, 2023-09 is the appropriations resolution. There are blanks that will be filled in with the numbers in the budget.

On MOTION by Mr. Poulin seconded by Mr. Dean with all in favor Resolution 2023-09 was approved.

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

Ms. Buchanan stated Resolution 2023-10 is the assessment resolution and it imposes the annual operations and maintenance. This is the maximum rate we are going to adopt unless you re-notice and rehear the assessments next year. The one thing I will point out is section 3 does authorize the direct collection of assessments and the schedule included is 50% due December, 25% due February 1, and 25% due May 1, and that is for unplatted property only. All the other assessments come through the tax roll process. One request of the district manager is that we move that December 1, date back to November 1.

On MOTION by Mr. Dean seconded by Mr. Poulin with all in favor Resolution 2023-10 was approved subject to the change in the due date of the off-roll assessment payment.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals

A. Sand Filtration

B. Mulch Installation

This item tabled.

NINTH ORDER OF BUSINESS

Consideration of Easement (Masonic Temple)

This item taken earlier in the meeting.

TENTH ORDER OF BUSINESS

Discussion of Mail Kiosk

Mr. St. Pierre stated we had a verbal agreement with D.R. Horton to have a buffer zone.

Mr. McGaffney stated as directed by the board you were going to work with D.R. Horton and I understand the verbal commitment still stands, but I'm waiting for it in writing. It will go through the city once we have that written confirmation. As I spoke to the representative from D.R. Horton, there is no irrigation over there. They are asking me to get in touch with the resident to see if we can tap through the residential side to allow the irrigation on any landscaping they put in there. The landscaping is on the CDD side. We would need an agreement in place for the access easement and we can maintain that as well.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manager – Discussion of Fiscal Year 2024 Meeting Dates

Mr. McGaffney stated the proposed fiscal year 2024 meeting dates are: October 25, 2023, June 26, 2024 and August 28, 2024.

On MOTION by Mr. St. Pierre seconded by Mr. Dean with all in favor the fiscal year 2024 meeting schedule was approved.

C. Operations Manager - Report

Mr. Gray stated I was directed at the last meeting to get with the golf course on the urination problem as well as golfers possibly using private or CDD property to retrieve golf balls. I reached out to Brian and he has assured me that he will implement these practices and remind everybody not to do that. He did say it was easier for him to address during the fact rather than after the fact so if anyone sees any of these things please let him know. His contact information is located on the golf website.

The pool will be closed on Monday while we pressure wash the pool deck, chairs, patio, amenity building, sidewalk and bocce ball court. The first quarterly inspection was approved and it will be scheduled August 31, and I will be present for the three hour inspection. Palmetto Electric installed five new panels on the pickleball and bocce ball courts, we were able to offset some of the cost on the warranty. I was able to get with Antonio on the stormwater system list of emergency items. Two grates are missing and they have to be purchased. Antonio will give us a proposal for the balance of the items on the list. J&J Aquatics will be onsite tomorrow for a reapplication at no cost to the district.

Mr. St. Pierre stated we really do appreciate everything staff does, it is night and day different from a year ago.

D. Amenity Manager - Report

Ms. Rinker reviewed the amenity manager's report that included completed maintenance items, recent special events and upcoming special events.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

Additional comments: The landscaping group is going to look at upgrading the amenity center landscaping, we would like to reconsider the 100 entrance fountains.

THIRTEENTH ORDER OF BUSINESS

Public Comments

Additional comments: Changes in amenity center rental policy, overflow parking, construction debris in new pond, dog waste, mail kiosks.

FOURTEENTH ORDER OF BUSINESS

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**

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

FIFTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – To be Determined
at 6:00 p.m. at the Island Club**

Mr. St. Pierre stated the next scheduled meeting is October 25, 2023.

On MOTION by Mr. Poulin seconded by Mr. Dean with all in favor the meeting adjourned at 7:50 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.



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

June 15, 2023

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

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Deer Run Community Development District, (the "District"), which comprise governmental activities and each major fund as of and for the years ended September 30, 2023, 2024, 2025, 2026, and 2027, which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2023 and with optional renewals for the years ending September 30, 2024, 2025, 2026, and 2027.

The objectives of our audit 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 auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, 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. 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.

The Responsibilities of the Auditor

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies practice Section

Member FICPA



Deer Run Community Development District
June 15, 2023
Page 2

- 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. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- 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, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, 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 the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.



Deer Run Community Development District
June 15, 2023
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The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;



Deer Run Community Development District
June 15, 2023
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- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

- 1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
- 2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of Deer Run Community Development District's financial statements. Our report will be addressed to the Board of Deer Run Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the of Deer Run Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Howard McGaffney. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.



Deer Run Community Development District
June 15, 2023
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Fees, Costs and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2023 will not exceed \$3,375, unless the scope of the engagement is changed, the assistance which of Deer Run Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. The fee for the year ending September 30, 2024 will not exceed \$3,375, and the fee for the years ending September 30, 2025, 2026, and 2027 will not exceed \$3,645. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by of Deer Run Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for of Deer Run Community Development District, of Deer Run Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



Deer Run Community Development District
June 15, 2023
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Information Security – Miscellaneous Terms

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Deer Run Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Deer Run Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Deer Run Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on of Deer Run Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Deer Run Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Deer Run Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and of Deer Run Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.

Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this engagement letter, we will provide to you a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and nonfinancial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this engagement letter. Any such records retained by us will be subject to the confidentiality obligations set forth herein and destroyed in accordance with our record retention policies.



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

Deer Run Community Development District
June 15, 2023
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Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam
Gaines + Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK
J. W. Gaines, CPA

Confirmed on behalf of the addressee:



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

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

November 30, 2022

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

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

Firm's Responsibility

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

Peer Reviewer's Responsibility

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

Required Selections and Considerations

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

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

Opinion

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



Bodine Perry

(BERGER_REPORT22)

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND DEER RUN COMMUNITY
DEVELOPMENT DISTRICT
(DATED JUNE 15, 2023)**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GMS-NF, LLC
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FL 32092
TELEPHONE: 407-841-5524**

Auditor: J.W. Gaines

By: _____

Title: Director

Date: June 15, 2023



District: Deer Run CDD

By: _____

Title: District Manager

Date: 10/17/2023



C.

Deer Run
Community Development District

Unaudited Financial Reporting
September 30, 2023



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7-8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>

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

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 137,078	\$ 42,132	\$ -	\$ -	\$ 179,209
<u>Investments:</u>					
<u>Series 2018</u>					
Reserve	\$ -	\$ -	\$ 322,969	\$ -	\$ 322,969
Revenue	\$ -	\$ -	\$ 355,631	\$ -	\$ 355,631
Interest	\$ -	\$ -	\$ 16,523	\$ -	\$ 16,523
Prepayment	\$ -	\$ -	\$ 97,827	\$ -	\$ 97,827
Sinking Fund	\$ -	\$ -	\$ 349	\$ -	\$ 349
Construction	\$ -	\$ -	\$ -	\$ 22,988	\$ 22,988
Due from General Fund	\$ -	\$ -	\$ 1,101	\$ -	\$ 1,101
Due from Other	\$ 100	\$ -	\$ -	\$ -	\$ 100
Due from Golf Course	\$ 1,005	\$ -	\$ -	\$ -	\$ 1,005
Total Assets	\$ 138,183	\$ 42,132	\$ 794,400	\$ 22,988	\$ 997,703
Liabilities:					
Accounts Payable	\$ 11,045	\$ -	\$ -	\$ -	\$ 11,045
Due to Debt Service	\$ 1,101	\$ -	\$ -	\$ -	\$ 1,101
Total Liabilities	\$ 12,145	\$ -	\$ -	\$ -	\$ 12,145
Fund Balance:					
Restricted for:					
Debt Service - Series 2018	\$ -	\$ -	\$ 794,400	\$ -	\$ 794,400
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 22,988	\$ 22,988
Assigned for:					
Capital Reserves	\$ -	\$ 42,132	\$ -	\$ -	\$ 42,132
Unassigned	\$ 126,037	\$ -	\$ -	\$ -	\$ 126,037
Total Fund Balances	\$ 126,037	\$ 42,132	\$ 794,400	\$ 22,988	\$ 985,557
Total Liabilities & Fund Balance	\$ 138,183	\$ 42,132	\$ 794,400	\$ 22,988	\$ 997,703

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 534,612	\$ 534,612	\$ 532,373	\$ (2,239)
Assessments - Direct	\$ 264,583	\$ 264,583	\$ 264,566	\$ (17)
Golf Course Lake Maintenance Contribution	\$ 4,800	\$ 4,800	\$ 3,015	\$ (1,785)
Rental Income	\$ -	\$ -	\$ 1,680	\$ 1,680
Miscellaneous Income	\$ -	\$ -	\$ 27,811	\$ 27,811
Total Revenues	\$ 803,995	\$ 803,995	\$ 829,446	\$ 25,451
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 4,200	\$ 4,200	\$ 8,800	\$ (4,600)
FICA Expense	\$ 321	\$ 321	\$ 673	\$ (352)
Engineering	\$ 12,000	\$ 12,000	\$ 24,260	\$ (12,260)
Dissemination	\$ 2,500	\$ 2,500	\$ 2,700	\$ (200)
Attorney	\$ 20,000	\$ 20,000	\$ 25,365	\$ (5,365)
Annual Audit	\$ 4,000	\$ 4,000	\$ 3,535	\$ 465
Trustee Fees	\$ 3,500	\$ 3,500	\$ -	\$ 3,500
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Assessment Roll Services	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Management Fees	\$ 34,421	\$ 34,421	\$ 34,421	\$ (0)
Information Technology	\$ 1,095	\$ 1,095	\$ 1,095	\$ -
Website Maintance	\$ 655	\$ 655	\$ 655	\$ 0
Telephone	\$ 100	\$ 100	\$ 182	\$ (82)
Postage	\$ 600	\$ 600	\$ 888	\$ (288)
Insurance	\$ 7,858	\$ 7,858	\$ 7,040	\$ 818
Printing & Binding	\$ 800	\$ 800	\$ 760	\$ 40
Travel Per Diem	\$ 250	\$ 250	\$ -	\$ 250
Legal Advertising	\$ 1,330	\$ 1,330	\$ 103	\$ 1,227
Other Current Charges	\$ 2,500	\$ 2,500	\$ 2,321	\$ 179
Office Supplies	\$ 100	\$ 100	\$ 9	\$ 91
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 99,355	\$ 99,355	\$ 115,482	\$ (16,127)
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 33,418	\$ 33,418	\$ 33,418	\$ 0
Electric	\$ 85,048	\$ 85,048	\$ 91,502	\$ (6,454)
Water & Sewer	\$ 12,500	\$ 12,500	\$ 24,172	\$ (11,672)
Landscape Maintenance	\$ 141,900	\$ 141,900	\$ 130,889	\$ 11,011
Landscape Contingency	\$ 6,000	\$ 6,000	\$ 16,551	\$ (10,551)
Lake Maintenance	\$ 30,000	\$ 30,000	\$ 27,345	\$ 2,655
Water Feature Maintenance	\$ 8,000	\$ 8,000	\$ -	\$ 8,000
Irrigation Repairs	\$ 20,400	\$ 20,400	\$ 35,014	\$ (14,614)
Contingency	\$ 3,000	\$ 3,000	\$ 5,875	\$ (2,875)
Subtotal Field Expenditures	\$ 340,266	\$ 340,266	\$ 364,766	\$ (24,500)

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
Amenity Expenditures				
Amenities Management	\$ 86,625	\$ 86,625	\$ 84,227	\$ 2,398
Property Insurance	\$ 41,946	\$ 41,946	\$ 39,011	\$ 2,935
Pool Maintenance	\$ 11,220	\$ 11,220	\$ 12,400	\$ (1,180)
Pool Chemicals	\$ 10,560	\$ 10,560	\$ 16,158	\$ (5,598)
Janitorial Services	\$ 14,032	\$ 14,032	\$ 15,500	\$ (1,468)
Pest Control	\$ 1,100	\$ 1,100	\$ 966	\$ 134
Facilities Maintenance	\$ 25,000	\$ 25,000	\$ 16,071	\$ 8,929
Cable, Internet & Telephone Services	\$ 6,600	\$ 6,600	\$ 5,120	\$ 1,480
Electric - Amenities	\$ 18,000	\$ 18,000	\$ 14,727	\$ 3,273
Water & Sewer - Amenities	\$ 30,000	\$ 30,000	\$ 19,814	\$ 10,186
Gas Service	\$ 950	\$ 950	\$ 655	\$ 295
Security Monitoring	\$ 1,500	\$ 1,500	\$ 7,900	\$ (6,400)
Access Cards	\$ 500	\$ 500	\$ 619	\$ (119)
Operating Supplies	\$ 3,000	\$ 3,000	\$ 1,905	\$ 1,095
Amenity Repairs & Maintenance	\$ 18,800	\$ 18,800	\$ 15,511	\$ 3,289
Pool Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 7,340	\$ 7,660
Special Events	\$ 13,000	\$ 13,000	\$ 11,098	\$ 1,902
Holiday Décor	\$ 4,000	\$ 4,000	\$ 874	\$ 3,126
Fitness Center Repairs & Maintenance	\$ 500	\$ 500	\$ 1,106	\$ (606)
Office Supplies	\$ 1,000	\$ 1,000	\$ 1,514	\$ (514)
Elevator Maintenance	\$ 2,000	\$ 2,000	\$ 3,388	\$ (1,388)
Contingency	\$ 9,041	\$ 9,041	\$ 2,651	\$ 6,390
Subtotal Amenity Expenditures	\$ 314,374	\$ 314,374	\$ 278,556	\$ 35,818
Total Operations & Maintenance	\$ 654,640	\$ 654,640	\$ 643,322	\$ 11,318
Total Expenditures	\$ 753,995	\$ 753,995	\$ 758,804	\$ (4,809)
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 70,641	
<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)		\$ 21,266	
Fund Balance - Beginning	\$ -		\$ 104,772	
Fund Balance - Ending	\$ (0)		\$ 126,037	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	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 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 362,943	\$ 362,943	\$ 364,871	\$ 1,928
Assessments - Direct	\$ 289,520	\$ 289,520	\$ 289,520	\$ -
Prepayments	\$ -	\$ -	\$ 33,403	\$ 33,403
Interest	\$ 100	\$ 100	\$ 30,011	\$ 29,911
Total Revenues	\$ 652,563	\$ 652,563	\$ 717,805	\$ 65,242
Expenditures:				
Interest - 11/1	\$ 226,468	\$ 226,468	\$ 226,060	\$ 408
Special Call - 11/1	\$ 100,000	\$ 100,000	\$ 55,000	\$ 45,000
Principal - 5/1	\$ 205,000	\$ 205,000	\$ 200,000	\$ 5,000
Interest - 5/1	\$ 226,468	\$ 226,468	\$ 224,565	\$ 1,903
Special Call - 5/1	\$ -	\$ -	\$ 10,000	\$ (10,000)
Interest - 8/1	\$ -	\$ -	\$ 136	\$ (136)
Special Call - 8/1	\$ -	\$ -	\$ 10,000	\$ (10,000)
Total Expenditures	\$ 757,935	\$ 757,935	\$ 725,761	\$ 32,174
Excess (Deficiency) of Revenues over Expenditures	\$ (105,373)		\$ (7,957)	
Fund Balance - Beginning	\$ 385,336		\$ 802,357	
Fund Balance - Ending	\$ 279,964		\$ 794,400	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 891	\$ 891
Total Revenues	\$ -	\$ -	\$ 891	\$ 891
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 891	
Fund Balance - Beginning	\$ -		\$ 22,097	
Fund Balance - Ending	\$ -		\$ 22,988	

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	\$ 1,606	\$ -	\$ -	\$ -	\$ 532,373
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	\$ -	\$ -	\$ 145	\$ -	\$ 1,680
Miscellaneous Income	\$ -	\$ -	\$ 30	\$ 50	\$ -	\$ 20,591	\$ -	\$ -	\$ -	\$ 7,140	\$ -	\$ -	\$ 27,811
Total Revenues	\$ -	\$ 500	\$ 1,235	\$ 360	\$ -	\$ 20,891	\$ -	\$ 1,230	\$ 1,005	\$ 7,140	\$ 145	\$ -	\$ 829,446
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ -	\$ 800	\$ 800	\$ 2,000	\$ -	\$ 1,000	\$ 800	\$ 8,800
FICA Expense	\$ -	\$ 77	\$ 61	\$ 61	\$ 61	\$ -	\$ 61	\$ 61	\$ 153	\$ -	\$ 77	\$ 61	\$ 673
Engineering	\$ 3,235	\$ 185	\$ 555	\$ 740	\$ 2,775	\$ 4,163	\$ 1,803	\$ 3,023	\$ 6,695	\$ 53	\$ 1,035	\$ -	\$ 24,260
Dissemination	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 308	\$ 208	\$ 208	\$ 308	\$ 208	\$ 2,700
Attorney	\$ 489	\$ 2,639	\$ 630	\$ 2,959	\$ 3,791	\$ 2,770	\$ 2,727	\$ 1,953	\$ 3,851	\$ 1,688	\$ 1,870	\$ -	\$ 25,365
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,535	\$ -	\$ 3,535
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	\$ 2,868	\$ 2,868	\$ 2,868	\$ 34,421
Information Technology	\$ 91	\$ 91	\$ 91	\$ 91	\$ 91	\$ 91	\$ 91	\$ 91	\$ 91	\$ 91	\$ 91	\$ 91	\$ 1,095
Website Maintenance	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 655
Telephone	\$ -	\$ 36	\$ -	\$ -	\$ 35	\$ 58	\$ -	\$ 52	\$ -	\$ -	\$ 2	\$ -	\$ 182
Postage	\$ 54	\$ 5	\$ 88	\$ 50	\$ 67	\$ 38	\$ 60	\$ 193	\$ 17	\$ 172	\$ 39	\$ 103	\$ 888
Insurance	\$ 7,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,040
Printing & Binding	\$ -	\$ 2	\$ -	\$ 56	\$ 9	\$ 156	\$ -	\$ 301	\$ -	\$ -	\$ 45	\$ 191	\$ 760
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 25	\$ (480)	\$ 25	\$ 26	\$ 48	\$ 57	\$ 28	\$ -	\$ 374	\$ -	\$ -	\$ 103
Other Current Charges	\$ 130	\$ 388	\$ 165	\$ 60	\$ 8	\$ 115	\$ 56	\$ 87	\$ 80	\$ 1,045	\$ 70	\$ 116	\$ 2,321
Office Supplies	\$ 1	\$ -	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 9
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	\$ 6,555	\$ 10,996	\$ 4,495	\$ 115,482
Operations & Maintenance													
Field Expenditures													
Field Management	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 33,418
Electric	\$ 7,111	\$ 7,488	\$ 7,370	\$ 7,339	\$ 7,774	\$ 7,641	\$ 7,923	\$ 7,575	\$ 8,020	\$ 8,195	\$ 7,591	\$ 7,474	\$ 91,502
Water & Sewer	\$ 826	\$ 1,322	\$ 986	\$ 2,978	\$ 4,995	\$ 311	\$ 635	\$ 919	\$ 3,299	\$ 1,342	\$ -	\$ 6,560	\$ 24,172
Landscape Maintenance	\$ 11,493	\$ 10,381	\$ 10,381	\$ 10,381	\$ 10,320	\$ 10,320	\$ 10,320	\$ 16,270	\$ 10,320	\$ 10,320	\$ 10,320	\$ 10,067	\$ 130,889
Landscape Contingency	\$ 1,201	\$ 573	\$ -	\$ -	\$ 1,733	\$ -	\$ -	\$ 9,967	\$ 2,099	\$ 270	\$ 708	\$ -	\$ 16,551
Lake Maintenance	\$ 2,345	\$ 2,090	\$ 2,345	\$ 2,345	\$ 2,357	\$ 2,357	\$ 2,357	\$ 2,357	\$ 2,357	\$ 2,357	\$ 2,039	\$ 2,039	\$ 27,345
Water Feature Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 2,262	\$ -	\$ 405	\$ 5,376	\$ 18,113	\$ 540	\$ -	\$ -	\$ 544	\$ 7,774	\$ -	\$ 35,014
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	\$ 25,812	\$ 31,216	\$ 28,924	\$ 364,766

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	\$ 7,935	\$ 7,929	\$ 6,988	\$ 84,227
Property Insurance	\$ 39,011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,011
Pool Maintenance	\$ 1,325	\$ 1,125	\$ 925	\$ 925	\$ 925	\$ 925	\$ 975	\$ 1,375	\$ 975	\$ 975	\$ 975	\$ 975	\$ 12,400
Pool Chemicals	\$ 862	\$ 896	\$ 862	\$ 1,364	\$ 1,764	\$ 1,764	\$ 1,764	\$ 1,364	\$ 1,364	\$ 1,364	\$ 1,364	\$ 1,424	\$ 16,158
Janitorial Services	\$ 1,500	\$ 1,200	\$ 1,200	\$ 1,500	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,500	\$ 1,200	\$ 1,200	\$ 1,400	\$ 1,200	\$ 15,500
Pest Control	\$ 80	\$ 80	\$ 80	\$ 80	\$ 86	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 966
Facilities Maintenance	\$ 1,360	\$ 879	\$ 944	\$ 970	\$ 969	\$ 1,607	\$ 933	\$ 3,356	\$ 416	\$ 400	\$ 4,237	\$ -	\$ 16,071
Cable, Internet & Telephone Services	\$ 779	\$ 418	\$ 563	\$ 376	\$ 376	\$ -	\$ 385	\$ 415	\$ 397	\$ 396	\$ 396	\$ 619	\$ 5,120
Electric - Amenities	\$ 1,129	\$ 1,129	\$ 1,204	\$ 1,397	\$ 1,275	\$ 1,217	\$ 1,050	\$ 990	\$ 1,205	\$ 1,310	\$ 1,381	\$ 1,439	\$ 14,727
Water & Sewer - Amenities	\$ 1,186	\$ 1,010	\$ 1,891	\$ 1,850	\$ 2,140	\$ 2,342	\$ 1,861	\$ 1,676	\$ 1,021	\$ 1,411	\$ -	\$ 3,427	\$ 19,814
Gas Service	\$ 50	\$ 61	\$ 47	\$ 54	\$ 57	\$ 42	\$ 52	\$ 78	\$ 47	\$ 57	\$ 53	\$ 59	\$ 655
Security Monitoring	\$ -	\$ -	\$ 592	\$ -	\$ -	\$ -	\$ -	\$ 2,971	\$ 3,815	\$ 388	\$ -	\$ 134	\$ 7,900
Access Cards	\$ -	\$ 619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 619
Operating Supplies	\$ -	\$ -	\$ 632	\$ -	\$ -	\$ -	\$ -	\$ 493	\$ 106	\$ -	\$ 673	\$ -	\$ 1,905
Amenity Repairs & Maintenance	\$ 1,915	\$ 1,721	\$ 1,873	\$ 770	\$ 1,408	\$ 1,431	\$ 1,273	\$ -	\$ -	\$ 3,823	\$ 100	\$ 1,197	\$ 15,511
Pool Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,855	\$ -	\$ 79	\$ 260	\$ -	\$ 147	\$ -	\$ 7,340
Special Events	\$ 221	\$ 763	\$ 1,427	\$ 1,811	\$ 419	\$ -	\$ 2,421	\$ 514	\$ -	\$ 891	\$ 2,630	\$ -	\$ 11,098
Holiday Décor	\$ -	\$ -	\$ 308	\$ -	\$ -	\$ -	\$ -	\$ 17	\$ -	\$ -	\$ 548	\$ -	\$ 874
Fitness Center Repairs & Maintenance	\$ -	\$ 100	\$ -	\$ 410	\$ -	\$ 175	\$ -	\$ 41	\$ 175	\$ -	\$ 205	\$ -	\$ 1,106
Office Supplies	\$ -	\$ 228	\$ 96	\$ -	\$ -	\$ -	\$ -	\$ 138	\$ 378	\$ -	\$ 673	\$ -	\$ 1,514
Elevator Maintenance	\$ 1,597	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ 75	\$ -	\$ -	\$ 1,590	\$ -	\$ -	\$ 3,388
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325	\$ -	\$ 1,700	\$ 626	\$ -	\$ -	\$ 2,651
Subtotal Amenity Expenditures	\$ 57,941	\$ 17,117	\$ 19,317	\$ 17,694	\$ 16,730	\$ 24,573	\$ 19,625	\$ 22,196	\$ 20,584	\$ 22,446	\$ 22,792	\$ 17,542	\$ 278,556
Total Operations & Maintenance	\$ 83,701	\$ 44,018	\$ 43,185	\$ 43,927	\$ 52,069	\$ 71,974	\$ 44,185	\$ 62,068	\$ 49,463	\$ 48,258	\$ 54,008	\$ 46,465	\$ 643,322
Total Expenditures	\$ 100,547	\$ 51,597	\$ 48,228	\$ 51,901	\$ 62,865	\$ 82,546	\$ 52,971	\$ 71,889	\$ 65,482	\$ 54,813	\$ 65,004	\$ 50,961	\$ 758,804
Excess (Deficiency) of Revenues over Expenditures	\$ (100,547)	\$ (51,097)	\$ (46,993)	\$ (51,541)	\$ (62,865)	\$ (61,654)	\$ (52,971)	\$ (70,659)	\$ (64,477)	\$ (47,674)	\$ (64,859)	\$ (50,961)	\$ 70,641
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)	\$ (52,971)	\$ (70,659)	\$ (114,477)	\$ (47,674)	\$ (64,859)	\$ (50,961)	\$ 21,266

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	\$322,969	
Reserve Fund Balance	\$322,969	
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)
Less: Special Call - 08/01/23		(\$10,000)
Current Bonds Outstanding		\$8,045,000

D.

DEER RUN
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

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

ON ROLL ASSESSMENTS

								Series 2018		
								59.33%	40.67%	100.00%
DATE	CHECK#	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/29/22	64364	0/01/21-09/30/2:	\$0.00	\$0.00	\$0.00	\$15.63	\$15.63	\$15.63	\$0.00	\$15.63
11/29/22	64401	0/01/22-11/15/2:	\$104,133.20	\$1,999.07	\$4,179.58	\$0.00	\$97,954.55	\$58,119.93	\$39,834.62	\$97,954.55
12/13/22	64450	1/16/22-11/30/2:	\$793,944.73	\$15,243.76	\$31,756.96	\$0.00	\$746,944.01	\$443,188.56	\$303,755.45	\$746,944.01
01/05/23	64646	2/13/22-12/26/2:	\$8,824.28	\$170.86	\$281.34	\$0.00	\$8,372.08	\$4,967.45	\$3,404.63	\$8,372.08
01/05/23	64626	2/01/22-12/12/2:	\$18,431.10	\$354.78	\$692.28	\$0.00	\$17,384.04	\$10,314.57	\$7,069.47	\$17,384.04
02/08/23	64820	2/27/22-01/24/2:	\$7,736.49	\$150.83	\$194.92	\$0.00	\$7,390.74	\$4,385.19	\$3,005.55	\$7,390.74
03/08/23	64944	1/25/23-02/21/2:	\$4,749.48	\$93.73	\$62.92	\$0.00	\$4,592.83	\$2,725.09	\$1,867.74	\$4,592.83
04/12/23	65042	2/22/23-03/21/2:	\$9,231.05	\$184.29	\$16.63	\$0.00	\$9,030.13	\$5,357.90	\$3,672.23	\$9,030.13
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
06/07/23	65313	4/23/23-05/22/2:	\$2,681.78	\$55.24	\$0.00	\$80.45	\$2,706.99	\$1,606.15	\$1,100.84	\$2,706.99
TOTAL			\$952,643.64	\$18,310.79	\$37,184.63	\$96.08	\$897,244.30	\$532,373.43	\$364,870.87	\$897,244.30

99%	Gross Percent Collected
\$5,870.70	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				\$554,085.84	\$264,565.84	\$289,520.00

E.

Deer Run Community Development District

Summary of Check Register

July 01, 2023 through September 30, 2023

Fund	Date	Check No.'s		Amount
General Fund				
	7/5/23	1837-1840	\$	5,538.98
	7/13/23	1841-1845	\$	18,606.31
	7/18/23	1846-1849	\$	8,744.39
	7/24/23	1850-1855	\$	80,767.69
	8/4/23	1856-1859	\$	9,819.54
	8/7/23	1860-1862	\$	10,689.63
	8/8/23	1863-1867	\$	15,952.25
	8/15/23	1868	\$	2,098.36
	8/17/23	1869-1873	\$	8,833.23
	8/22/23	1874-1876	\$	1,852.20
	8/28/23	1877-1882	\$	8,966.73
	9/7/23	1883-1891	\$	12,996.59
	9/11/23	1892-1896	\$	11,835.76
	9/19/23	1897-1901	\$	11,199.53
	9/25/23	1902-1905	\$	9,973.21
	9/26/23	1906	\$	373.68
Total Amount			\$	218,248.08

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/05/23	00007	7/02/23 6191-202	202307 320-53800-47100	ANNUAL FIRE/SWIM/TEN INSP	*	326.00	
				CITY OF BUNNELL			326.00 001837
7/05/23	00082	6/25/23 085	202306 320-53800-48300	CLEANING 6/19/23	*	300.00	
				J&G COMMERCIAL CLEANING SERVICE LLC			300.00 001838
7/05/23	00059	7/01/23 11129560	202307 320-53800-48100	WATER MGMT JULY 23	*	1,364.20	
				POOLSURE			1,364.20 001839
7/05/23	00042	6/19/23 PC 54633	202306 320-53800-59200	PALM PRUNING	*	1,450.00	
		6/19/23 PC 54633	202306 320-53800-46100	REMOVE/INSTALL ANISE	*	794.28	
		6/26/23 PC 54815	202306 320-53800-46100	START OF EASEMENT	*	982.00	
		6/30/23 PC 55138	202306 320-53800-46100	TREE REMOVAL	*	322.50	
				YELLOWSTONE LANDSCAPE			3,548.78 001840
7/13/23	00051	6/30/23 212443	202306 320-53800-47000	LAKE MAINTENANCE JUNE 23	*	120.00	
				APPLIED AQUATIC MANAGEMENT, INC.			120.00 001841
7/13/23	00044	6/16/23 11	202306 300-20700-10200	COMMISSIONS DUE	*	122.70	
				FLAGLER COUNTY TAX COLLECTOR			122.70 001842
7/13/23	00082	7/02/23 086	202306 320-53800-48300	CLEANING 6/26/23	*	300.00	
		7/09/23 087	202307 320-53800-48300	CLEANING 7/3/23	*	300.00	
				J&G COMMERCIAL CLEANING SERVICE LLC			600.00 001843
7/13/23	00056	6/30/23 173	202306 320-53800-12100	ASSISTANT MANAGER JUNE 23	*	1,507.25	
		7/01/23 172	202307 320-53800-12100	FACILITY MANAGER JULY 23	*	5,936.83	
				RIVERSIDE MANAGEMENT SERVICES, INC			7,444.08 001844
7/13/23	00042	7/15/23 PC 55911	202307 320-53800-46000	LANDSCAPE MAINT JULY 23	*	10,319.53	
				YELLOWSTONE LANDSCAPE			10,319.53 001845
				DRUN DEER RUN IARAUJO			

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 10/18/23		PAGE 2		
*** CHECK DATES 07/01/2023 - 09/30/2023 ***		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	#	
7/18/23	00091	7/10/23 0F616361	202307 320-53800-54000	ANNUAL INSPECTION		*	802.30				
				CINTAS FIRE 636525				802.30	001846		
7/18/23	00027	7/01/23 18004287	202307 320-53800-43000	PREMIUM LIGHTING JULY 23		*	902.00				
				FLORIDA POWER & LIGHT COMPANY				902.00	001847		
7/18/23	00001	7/01/23 348	202307 310-51300-34000	MANAGEMENT FEES JULY 23		*	2,868.42				
		7/01/23 348	202307 310-51300-35200	WEBSITE ADMIN JULY 23		*	54.58				
		7/01/23 348	202307 310-51300-35100	INFORMATION TECH JULY 23		*	91.25				
		7/01/23 348	202307 310-51300-31300	DISSEMINATION SVC JULY 23		*	208.33				
		7/01/23 348	202307 310-51300-51000	OFFICE SUPPLIES JULY 23		*	1.32				
		7/01/23 348	202307 310-51300-42000	POSTAGE JULY 23		*	172.36				
		7/01/23 349	202307 320-53800-12000	FIELD MANAGEMENT JULY 23		*	2,784.83				
				GOVERNMENTAL MANAGEMENT SERVICES				6,181.09	001848		
7/18/23	00101	7/11/23 40764311	202307 320-53800-54000	REPLACED CAPACITORS		*	859.00				
				SUNSHINE STATE HEATING & AIR				859.00	001849		
7/24/23	00051	7/15/23 212823	202307 320-53800-47000	LAKE MAINTENANCE JULY 23		*	120.00				
		7/15/23 212824	202307 320-53800-47000	LAKE MAINTENANCE JULY 23		*	2,090.00				
		7/15/23 212825	202307 320-53800-47000	LAKE MAINTENANCE JULY 23		*	147.00				
				APPLIED AQUATIC MANAGEMENT, INC.				2,357.00	001850		
7/24/23	00035	7/19/23 07192023	202307 300-20700-10100	DIRECT ACCESS 5/1/23 PYMT		*	72,380.00				
				DEER RUN CDD C/O REGIONS BANK				72,380.00	001851		
7/24/23	00066	7/07/23 48963742	202307 320-53800-48400	PEST CONTROL JULY 23		*	80.00				
				FLORIDA PEST CONTROL & CHEMICAL CO				80.00	001852		
7/24/23	00092	6/01/23 385634	202306 320-53800-51000	INSTALL DOORBELL VIDEO		*	3,599.40				
				HI-TECH SYSTEM ASSOCIATES INC				3,599.40	001853		
				DRUN DEER RUN	IARAUJO						

*** CHECK DATES 07/01/2023 - 09/30/2023 ***
 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 #
7/24/23	00082	7/16/23 088	202307 320-53800-48300		*	300.00	
		CLEANING 7/10/23		J&G COMMERCIAL CLEANING SERVICE LLC			300.00 001854
7/24/23	00056	7/17/23 174	202306 320-53800-50000		*	415.57	
		FACILITY MAINT JUNE 23					
		7/17/23 174	202306 320-53800-57000		*	378.41	
		OFFICE SUPPLIES JUNE 23					
		7/17/23 174	202306 320-53800-55000		*	259.94	
		POOL REPAIR JUNE 23					
		7/17/23 174	202306 320-53800-53000		*	106.18	
		OPERATING SUPPLIES JUNE23					
		7/17/23 175	202307 320-53800-59000		*	891.19	
		MAINT SUPPLIES JULY 23		RIVERSIDE MANAGEMENT SERVICES, INC			2,051.29 001855
8/04/23	00035	8/04/23 08042023	202308 300-20700-10100		*	1,160.34	
		TSFER TAX RCPTS		DEER RUN CDD C/O REGIONS BANK			1,160.34 001856
8/04/23	00043	7/21/23 2308843	202306 310-51300-31100		*	195.00	
		ENGINEER PERMIT COMP					
		7/21/23 2308844	202306 310-51300-31100		*	1,852.50	
		GENERAL ENGINEER JUNE 23					
		7/21/23 2309490	202306 310-51300-31100		*	4,647.50	
		ANNUAL ENGINEER REPORT		DEWBERRY ENGINEERS INC.			6,695.00 001857
8/04/23	00082	7/24/23 089	202307 320-53800-48300		*	300.00	
		CLEANING 7/17/23					
		7/30/23 090	202307 320-53800-48300		*	300.00	
		CLEANING 7/24/23		J&G COMMERCIAL CLEANING SERVICE LLC			600.00 001858
8/04/23	00059	8/01/23 11129560	202308 320-53800-48100		*	1,364.20	
		WATER MGMT AUG 23		POOLSURE			1,364.20 001859
8/07/23	00027	8/01/23 18004308	202308 320-53800-43000		*	902.00	
		PREMIUM LIGHTING AUG 23		FLORIDA POWER & LIGHT COMPANY			902.00 001860
8/07/23	00085	7/31/23 3254303	202306 310-51300-31500		*	3,850.80	
		GENERAL COUNSEL JUNE 23		KUTAK ROCK LLP			3,850.80 001861
				DRUN DEER RUN	IARAUJO		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/07/23	00056	8/01/23 176	202308 320-53800-12100		*	5,936.83	
			FACILITY MGMT AUG 23				
				RIVERSIDE MANAGEMENT SERVICES, INC			5,936.83 001862
8/08/23	00090	7/19/23 144443	202307 310-51300-49000		*	930.99	
			DATA CONVERSION				
				ADVANCED DIRECT MARKETING SERVICES			930.99 001863
8/08/23	00082	8/06/23 091	202308 320-53800-48300		*	300.00	
			CLEANING 7/31/23				
				J&G COMMERCIAL CLEANING SERVICE LLC			300.00 001864
8/08/23	00072	7/17/23 10040125	202307 330-57200-49200		*	1,590.12	
			MAINTENANCE SVC				
				OTIS ELEVATOR COMPANY			1,590.12 001865
8/08/23	00056	7/31/23 177	202307 320-53800-12100		*	1,997.75	
			ASSISTANT MANAGER JULY 23				
				RIVERSIDE MANAGEMENT SERVICES, INC			1,997.75 001866
8/08/23	00042	7/26/23 PC 56269	202307 320-53800-46200		*	543.86	
			IRRIGATION REPAIRS				
		7/26/23 PC 56270	202307 320-53800-46100		*	270.00	
			PINE TREE REMOVAL				
		8/01/23 PC 56273	202308 320-53800-46000		*	10,319.53	
			LANDSCAPE MAINT AUG 23				
				YELLOWSTONE LANDSCAPE			11,133.39 001867
8/15/23	00007	7/31/23 01-0060-	202306 320-53800-43100		*	934.69	
			100 GRAND RESEVE JUNE 23				
		7/31/23 01-0061-	202306 320-53800-43100		*	79.54	
			GRAND RSV&US1 FOUNT JUN23				
		7/31/23 06-0231-	202306 320-53800-43100		*	1,084.13	
			501 GRAND RSVE JUNE 23				
				CITY OF BUNNELL			2,098.36 001868
8/17/23	00001	8/01/23 350	202308 310-51300-34000		*	2,868.42	
			MANAGEMENT FEES AUG 23				
		8/01/23 350	202308 310-51300-35200		*	54.58	
			WEBSITE ADMIN AUG 23				
		8/01/23 350	202308 310-51300-35100		*	91.25	
			INFORMATION TECH AUG 23				
		8/01/23 350	202308 310-51300-31300		*	208.33	
			DISSEMINATION SVCS AUG 23				
		8/01/23 350	202308 310-51300-51000		*	.54	
			OFFICE SUPPLIES AUG 23				

DRUN DEER RUN IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		8/01/23 350	202308 310-51300-42000		*	38.80	
		POSTAGE AUG 23					
		8/01/23 350	202308 310-51300-42500		*	45.15	
		COPIES AUG 23					
		8/01/23 350	202308 310-51300-41000		*	1.90	
		TELEPHONE AUG 23					
		8/01/23 351	202308 320-53800-12000		*	2,784.83	
		FIELD MANAGEMENT AUG 23					
				GOVERNMENTAL MANAGEMENT SERVICES			6,093.80 001869
8/17/23 00092		7/05/23 387947	202307 320-53800-51000		*	387.50	
		INSTALL NETWORK CAMERA					
				HI-TECH SYSTEM ASSOCIATES INC			387.50 001870
8/17/23 00102		8/10/23 POY89112	202308 320-53800-47000		*	2,038.93	
		POND MAINTENANCE AUG 23					
				J & J AQUATICS SPECIALIST LLC			2,038.93 001871
8/17/23 00093		6/13/23 2023-6S7	202306 320-53800-56000		*	175.00	
		EXERCISE EQUIP MAIN JUN23					
				LLOYDS EXERCISE EQUIPMENT			175.00 001872
8/17/23 00060		8/11/23 11110254	202308 320-53800-50000		*	138.00	
		BATTERY ONSITE AED					
				LIFESAFE SERVICES, LLC			138.00 001873
8/22/23 00043		8/18/23 2322393	202307 310-51300-31100		*	52.50	
		ENGINEER SVCS JULY 23					
				DEWBERRY ENGINEERS INC.			52.50 001874
8/22/23 00082		8/21/23 093	202308 320-53800-48300		*	300.00	
		CLEANING 8/14/23					
				J&G COMMERCIAL CLEANING SERVICE LLC			300.00 001875
8/22/23 00103		7/31/23 39982	202307 320-53800-54000		*	1,499.70	
		REPLACE LIGHTS					
				PALMETTO ELECTRIC, INC.			1,499.70 001876
8/28/23 00046		8/20/23 363724	202308 310-51300-32200		*	3,535.00	
		ANNUAL AUDIT FY23					
				BERGER, TOOMBS, ELAM, GAINES & FRANK			3,535.00 001877
8/28/23 00054		8/23/23 10	202308 310-51300-31300		*	100.00	
		AMORT SCHED S18 8/1/23					
				DISCLOSURE SERVICES, LLC			100.00 001878
				DRUN DEER RUN			
				IARAUJO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/28/23	00092	5/22/23 384626	202305 320-53800-51000	FIRE ALARM SYSTEM INSPECT	*	2,781.47	
				HI-TECH SYSTEM ASSOCIATES INC			2,781.47 001879
8/28/23	00082	8/27/23 094	202308 320-53800-48300	CLEANING 8/21/23	*	300.00	
				J&G COMMERCIAL CLEANING SERVICE LLC			300.00 001880
8/28/23	00093	8/25/23 T709-6	202308 320-53800-56000	REPLACE CABLE UNIT	*	205.00	
				LLOYDS EXERCISE EQUIPMENT			205.00 001881
8/28/23	00056	8/21/23 178	202308 320-53800-59000	MAINT SUPPLIES AUG 23	*	682.96	
		8/21/23 179	202307 320-53800-43300	TRASH REMOVAL JULY 23	*	300.00	
		8/21/23 179	202307 320-53800-50000	FACILITY MAINT JULY 23	*	400.00	
		8/21/23 179	202307 320-53800-54000	AMENITY R&M JULY 23	*	662.30	
				RIVERSIDE MANAGEMENT SERVICES, INC			2,045.26 001882
9/07/23	00071	9/05/23 892	202308 320-53800-50000	PRESSURE WASH AMENITY CTR	*	1,900.00	
				ELITE POWER WASHING SERVICES, LLC			1,900.00 001883
9/07/23	00066	8/02/23 50251323	202308 320-53800-48400	PEST CONTROL AUG 23	*	80.00	
		8/15/23 33686709	202303 320-53800-48400	PEST CONTROL MAR 23	*	80.00	
				FLORIDA PEST CONTROL & CHEMICAL CO			160.00 001884
9/07/23	00082	9/03/23 095	202308 320-53800-48300	CLEANING 8/28/23	*	200.00	
				J&G COMMERCIAL CLEANING SERVICE LLC			200.00 001885
9/07/23	00085	8/31/23 3268498	202307 310-51300-31500	GENERAL COUNSEL JULY 23	*	1,687.78	
				KUTAK ROCK LLP			1,687.78 001886
9/07/23	00060	9/01/23 11110303	202309 320-53800-54000	ANNUAL DEFIBRILLATOR FEE	*	206.00	
				LIFESAFE SERVICES, LLC			206.00 001887
9/07/23	00059	9/01/23 11129560	202309 320-53800-48100	WATER MGMT SEPT 23	*	1,364.20	
				POOLSURE			1,364.20 001888
				DRUN DEER RUN IARAUJO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/07/23	00056	9/01/23 180	202309 320-53800-12100		*	5,936.83	
			FACILITY MGMT JULY 23				
				RIVERSIDE MANAGEMENT SERVICES, INC			5,936.83 001889
9/07/23	00101	8/31/23 40995401	202308 320-53800-50000		*	474.00	
			QRTLY MAINT SVC AUG 23				
				SUNSHINE STATE HEATING & AIR			474.00 001890
9/07/23	00042	8/22/23 PC 57692	202308 320-53800-46100		*	708.00	
			LANDSCAPE ENHANCEMENT				
		8/22/23 PC 57692	202308 320-53800-46200		*	359.78	
			IRRIGATION REPAIRS				
				YELLOWSTONE LANDSCAPE			1,067.78 001891
9/11/23	00027	9/01/23 18004342	202309 320-53800-43000		*	902.00	
			PREMIUM LIGHTING SEPT 23				
				FLORIDA POWER & LIGHT COMPANY			902.00 001892
9/11/23	00001	9/01/23 352	202309 310-51300-34000		*	2,868.42	
			MANAGEMENT FEES SEPT 23				
		9/01/23 352	202309 310-51300-35200		*	54.58	
			WESBITE ADMIN SEPT 23				
		9/01/23 352	202309 310-51300-35100		*	91.25	
			INFORMATION TECH SEPT 23				
		9/01/23 352	202309 310-51300-31300		*	208.33	
			DISSEMINATION SVC SEPT 23				
		9/01/23 352	202309 310-51300-51000		*	.66	
			OFFICE SUPPLIES SEPT 23				
		9/01/23 352	202309 310-51300-42000		*	103.41	
			POSTAGE SEPT 23				
		9/01/23 352	202309 310-51300-42500		*	191.10	
			COPIES SEPT 23				
		9/01/23 353	202309 320-53800-12000		*	2,784.83	
			FIELD MANAGEMENT SEPT 23				
				GOVERNMENTAL MANAGEMENT SERVICES			6,302.58 001893
9/11/23	00102	9/07/23 POY89154	202309 320-53800-47000		*	2,038.93	
			POND MAINTENANCE SEPT 23				
				J & J AQUATICS SPECIALIST LLC			2,038.93 001894
9/11/23	00082	8/14/23 092	202308 320-53800-48300		*	300.00	
			CLEANING 8/7/23				
		9/08/23 096	202309 320-53800-48300		*	300.00	
			CLEANING 9/4/23				
				J&G COMMERCIAL CLEANING SERVICE LLC			600.00 001895

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/11/23	00056	8/31/23 181	202308 320-53800-12100	ASSISTANT MANAGER AUG 23	*	1,992.25	
				RIVERSIDE MANAGEMENT SERVICES, INC			1,992.25 001896
9/19/23	00066	9/01/23 2692782	202309 320-53800-48400	PEST CONTROL SEPT 23	*	80.00	
				FLORIDA PEST CONTROL & CHEMICAL CO			80.00 001897
9/19/23	00092	9/14/23 70428	202309 320-53800-51000	INSTALLED BACK UP BATTERY	*	134.00	
				HI-TECH SYSTEM ASSOCIATES INC			134.00 001898
9/19/23	00082	9/18/23 097	202309 320-53800-48300	CLEANING 9/11/23	*	300.00	
				J&G COMMERCIAL CLEANING SERVICE LLC			300.00 001899
9/19/23	00072	8/14/23 F1000009	202308 320-53800-54000	FUEL IMPACT FEE	*	100.00	
				OTIS ELEVATOR COMPANY			100.00 001900
9/19/23	00042	8/29/23 PC 57923	202308 320-53800-46200	REPAIR WATERFALL LEAK	*	127.50	
		8/29/23 PC 57923	202308 320-53800-46200	IRRIGATION REPAIRS	*	391.50	
		9/15/23 PC 59076	202309 320-53800-46000	LANDSCAPE MAINT SEPT 23	*	10,066.53	
				YELLOWSTONE LANDSCAPE			10,585.53 001901
9/25/23	00081	7/01/23 18420	202307 320-53800-48000	POOL MAINTENANCE JULY 23	*	975.00	
		8/01/23 18788	202308 320-53800-48000	POOL MAINTENANCE AUG 23	*	975.00	
		9/01/23 19168	202309 320-53800-48000	POOL MAINTENANCE SEPT 23	*	975.00	
				AQUATIC XPRESSS			2,925.00 001902
9/25/23	00043	9/13/23 2334931	202308 310-51300-31100	ENGINEER SVCS AUG 23	*	1,035.00	
				DEWBERRY ENGINEERS INC.			1,035.00 001903
9/25/23	00082	9/24/23 098	202309 320-53800-48300	CLEANING 9/18/23	*	300.00	
				J&G COMMERCIAL CLEANING SERVICE LLC			300.00 001904
9/25/23	00056	9/14/23 182	202308 320-53800-50000	FACILITIES MAINT AUG 23	*	1,724.70	

DRUN DEER RUN IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/14/23	182 202308 320-53800-57000 OFFICE SUPPLIES AUG 23		*	673.23	
		9/14/23	182 202308 320-53800-53000 OPERATING SUPPLIES AUG 23		*	673.23	
		9/14/23	182 202308 320-53800-55000 POOL SUPPLIES AUG 23		*	147.11	
		9/14/23	182 202308 320-53800-59100 HOLIDAY DECOR AUG 23		*	548.37	
		9/14/23	183 202308 320-53800-59000 SPECIAL EVENTS AUG 23		*	1,946.57	
RIVERSIDE MANAGEMENT SERVICES, INC							5,713.21 001905
9/26/23	00003	7/31/23	00057702 202307 310-51300-48000 NOT BOS MEETING 7/12/23		*	25.70	
		7/31/23	00057702 202307 310-51300-48000 NOT RULE DEV 7/12/23		*	36.74	
		7/31/23	00057702 202307 310-51300-48000 NOT RULEMAKING 7/19/23		*	47.38	
		7/31/23	00057702 202307 310-51300-48000 NOT RULEMAKING 7/19/23		*	5.00	
		7/31/23	00057702 202307 310-51300-48000 NOT FY24 MEET DTS 7/26/23		*	38.58	
		7/31/23	00057702 202307 310-51300-48000 NOT ASSESSMENT HR 7/19/23		*	220.28	
DAYTONA NEWS-JOURNAL							373.68 001906
TOTAL FOR BANK A						218,248.08	
TOTAL FOR REGISTER						218,248.08	

DRUN DEER RUN IARAUJO



Crossroads of Flagler County

BUSINESS TAX RECEIPT RENEWAL NOTICE

Post Office Box 756
Bunnell, Florida 32110-0756
386-437-7516
Fax 386-437-8253
Website: www.bunnellcity.us

1-7
320 538 471

GRAND RESERVE AMENITY CENTER
DEER RUN COMMUNITY DEV DISTR
475 WEST TOWN PL #114
ST AUGUSTINE FL 32092

License Class:
Tax Receipt #:

SOCIAL CLUB
6191
501 GRAND RESERVE DR

Fees:

FIRE-01A	ANNUAL FIRE INSPECT >5K SQFT	0.00	60.00
B-010	SWIMMING COMPLEX	2.00	125.00
B-011	TENNIS COMPLEX	3.00	141.00

Total Amount Due: **\$ 326.00**

According to our records the Local Business Tax Receipt (formally known as occupational license) referenced above will expire on 09/30/2023.

We ask that you return this notice, copies of any applicable federal /state /county licenses, with your payment made payable to the City of Bunnell:

City of Bunnell
Attn: City Clerk Office
PO Box 756
Bunnell, FL 32110

If paying in person, visit us at the City offices located at 604 E Moody Blvd Unit 6, Bunnell, FL 32110.

The City of Bunnell appreciates your being part of our business community. If you have any questions, or there has been any change of status or location of your business, please do not hesitate to contact us at (386) 437-7500 x 5 or email bgunnells@bunnellcity.us

Fire Fees are Exempt from Penalty
Penalties are calculated as follows:

After September 30	10%
After October 31	15%
After November 30	20%
After December 31	25%

RECEIVED

JUN 30 2023

Approved 6/26/23 KR
218300
1-82

Invoice

085

6/25/2023

NET 15

Dear Run Amenity Center

Attn: Kayla

Service	Cost
Week of 6/19	300.00
Total Due:	300.00

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

Thank you,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164



approved 6/19/23 KR 59
48100
poolsure

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

Invoice

Date

7/1/2023

Invoice #

111295605356

Terms	Net 20
Due Date	7/21/2023
PO #	

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

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

RECEIVED
JUN 19 2023

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

Remittance Slip

Customer
11DEE025
Invoice #
111295605356

Amount Due \$1,364.20

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



Approved 6/26/23 KR

4600
461



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
PC 546333	6/19/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

1-42

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Deer Run CDD

Invoice Due Date: July 19, 2023

Invoice Amount: \$1,450.00

Description	Current Amount
Amenity Center Palm Pruning 2023	
Palm Pruning	\$1,450.00

Invoice Total **\$1,450.00**

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

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



YELLOWSTONE
LANDSCAPE

approved 6/26/23 KR

46000

592

42

INVOICE

INVOICE #	INVOICE DATE
PC 546334	6/19/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Deer Run CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 19, 2023

Invoice Amount: \$794.28

Description	Current Amount
Links Lift Station Decline Anise Removal & Installation	
Landscape Enhancement	\$794.28

Invoice Total **\$794.28**

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

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
PC 548156	6/26/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Deer Run CDD

Invoice Due Date: July 26, 2023

Invoice Amount: \$982.00

Description	Current Amount
Start Of Easement Of 100 Grand Reserve 1X Clean Up	
Landscape Enhancement	\$982.00

42

Invoice Total \$982.00

Approved
Landscape Contingency
001.320.53800.46100
Rich Gray

IN COMMERCIAL LANDSCAPING

RECEIVED

JUN 26 2023

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

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

**Bill To:**

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

Property Name: Deer Run CDD

INVOICE

INVOICE #	INVOICE DATE
PC 551388	6/30/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 30, 2023

Invoice Amount: \$322.50

Description	Current Amount
489 Grand Reserve Dr. Pine Tree Removal	
Labor 42	\$322.50

Approved
Landscape Contingency
001.320.53800.46100
Rich Gray

Invoice Total **\$322.50**

Excellence
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JUN 30 2023

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

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

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

Invoice

Date	Invoice #
6/30/2023	212443

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

RECEIVED

JUL 05 2023

		P.O. No.	Terms	Project
		Revised	Net 30	Deer Run CDD
Description		Qty	Rate	Amount
Aquatic Plant Management Service Monthly Service Entrance Pond @ Deer Run CDD (Grand Reserve) Bunnell, FL 				

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

SUZANNE JOHNSTON
FLAGLER COUNTY TAX COLLECTOR

June 16, 2023

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

#11

TAX SALE

Remitted Prior Distribution
Remitting Current Distribution

915,539.46

6,134.89

TOTAL COLLECTIONS REMITTED

921,674.35

Total Commissions Receivable
Less Received Prior Billing

18,433.49

18,310.79

COMMISSIONS NOW DUE

122.70

RECEIVED

JUL 5 2023

1-44
300 207 102

Approved 7/3/23 KR

1-82

48300

Invoice

086

7/2/2023

NET 15

Dear Run Amenity Center
Attn: Kayla

Service	Cost
Week of 6/26	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

JUL 5 2023

Approved 7/10/23 KR
218300

1-82

Invoice

087

7/9/2023

NET 15

Dear Run Amenity Center

Attn: Kayla

Service	Cost
Week of 7/3	300.00
Total Due:	300.00

RECEIVED

JUL 11 2023

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 #: 172
Invoice Date: 7/1/2023
Due Date: 7/1/2023
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - July 2023		5,936.83	5,936.83
<div>1-56</div> <div><i>Jerry Lambert</i> 7-10-23</div>			

RECEIVED

JUL 11 2023

Total \$5,936.83

Payments/Credits \$0.00

Balance Due \$5,936.83

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

Invoice

Invoice #: 173
Invoice Date: 6/30/2023
Due Date: 6/30/2023
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through June 2023 320.53800.12100	60.29	25.00	1,507.25
1-56 Jury Lambert 7-10-23			

RECEIVED

JUL 11 2023

Total	\$1,507.25
Payments/Credits	\$0.00
Balance Due	\$1,507.25

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
60.29	Assistant Manager	\$ 25.00	\$ 1,507.25

Covers Period: June 2023

GL # 320.53800.12100

TOTAL DUE:

\$ 1,507.25

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/23	2.63	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
6/1/23	3.34	N.C.	Bingo Night - set up, assist and clean up
6/3/23	6.38	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
6/4/23	3.5	G.C.	Assisted with planning, completed daily checklist, returned calls and emails
6/7/23	4.43	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
6/10/23	6.17	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
6/10/23	2.07	G.C.	Assisted with planning, completed daily checklist, returned calls and emails
6/11/23	4.12	G.C.	Assisted with planning, completed daily checklist, returned calls and emails
6/12/23	3.42	N.C.	Craft Night - set up, assist and clean up
6/17/23	6.05	G.C.	Assisted with planning, completed daily checklist, returned calls and emails
6/18/23	4.18	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
6/19/23	2.77	N.C.	Event - Prep assistance
6/21/23	1.13	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
6/24/23	6.03	G.C.	Assisted with planning, completed daily checklist, returned calls and emails
6/25/23	4.07	N.C.	Assisted with planning, completed daily checklist, returned calls and emails

60.29

**Bill To:**

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

Property Name: Deer Run CDD

INVOICE

INVOICE #	INVOICE DATE
PC 559112	7/15/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 14, 2023

Invoice Amount: \$10,319.53

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

1-42
Approved
Landscape Maintenance
001.320.53800.46000
Rich Gray

Invoice Total **\$10,319.53**

Excellence
IN COMMERCIAL LANDSCAPING

RECEIVED

JUL 11 2023

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

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

1-91
approved 7/13/23 KR
54000

Service Receipt

Location: CINTAS FIRE 636525
LOC: 00F61
Route: 13
Acct#: 29778
Acct zip: 321103430

Receipt No: 0F61636185
Receipt Date: 07/10/2023
Payment Term: NET 10 DAYS
Customer No: 29778
Receipt Type: CHG-S
PO Number:
Service Visit No: 9303450

Remit To:
CINTAS FIRE 636525
P.O. BOX 636525,
CINCINNATI, OH 452636525
9045627000

Bill To:
DEER RUN CCD
501 GRAND RESERVE DR,
BUNNELL, FL 321103430

Serviced:
DEER RUN CCD
501 GRAND RESERVE DR,
BUNNELL, FL 321103430

Item	Qty	Description	Unit Price	Net Amount	Tax
IN	4	INSPECTION, EXTINGUISHER ANNUAL	13.20	52.80	Y
EESEAL	4	FLAG SEAL/TAMPER INDICATOR	3.95	15.80	Y
INEL	24	INSPECTION EMERGENCY LIGHTING COMPREHENSIVE INSP	25.30	607.20	Y
SC	1	Service Charge	126.50	126.50	Y

Sub Total: 802.30

Tax: 0.00

Total: 802.30

Amount
Received: 0.00

Balance Due: 802.30

Please pay =====>

Work Authorized By: Kayla Winker
Work Signed By: Kayla Winker

Work Performed By: Orellana, Sebastian
Date Completed: 07/10/2023

Kayla Winker

Signature: X _____



Service Receipt

Location: CINTAS FIRE 636525
LOC: 00F61
Route: 13
Acct#: 29778
Acct zip: 321103430

Receipt No: 0F61636185
Receipt Date: 07/10/2023
Payment Term: NET 10 DAYS
Customer No: 29778
Receipt Type: CHG-S
PO Number:
Service Visit No: 9303450

Remit To:
CINTAS FIRE 636525
P.O. BOX 636525,
CINCINNATI, OH 452636525
9045627000

Bill To:
DEER RUN CCD
501 GRAND RESERVE DR,
BUNNELL, FL 321103430

Serviced:
DEER RUN CCD
501 GRAND RESERVE DR,
BUNNELL, FL 321103430

CINTAS FIRE PROTECTION

#98454000012007

#98452300012007

#502087000199

BY SIGNING THIS DOCUMENT, I HEREBY REPRESENT I
HAVE THE AUTHORITY TO ENTER INTO THIS CONTRACT
ON BEHALF OF MY EMPLOYER.

PLEASE PAY FROM THIS INVOICE
WE ACCEPT VISA/MC/AMEX AND DISCOVER
TO MAKE PAYMENT BY PHONE:

570.891.0476

Fire Protection Service Report

CINTAS FIRE 636525 JACKSONVILLE, FL 455692408

Cintas is your single source for all your fire protection needs - www.cintas.com. Fire Extinguishers - Fire Alarms - Sprinkler Systems - Emergency & Exit Lighting - Kitchen Suppression Systems - Special Hazards Suppression Systems

CUSTOMER INFORMATION

DEER RUN CCD	29778	SERVICE DATE: 07/10/2023		
501 GRAND RESERVE DR	BUNNELL	FL	321103430	
FIRE TECHNICIAN: Orellana, Sebastian				
SERVICED BY: Orellana, Sebastian			ACCEPTED BY: Kayla Winker	

PORTABLE EQUIPMENT - SERVICED: (4)

EQUIPMENT-SERVICES	Monthly	Annual	Recharge	Internal	Hydro-Test	Other
10 LB ABC DRY CHEM	0	4	0	0	0	0

EMERGENCY LIGHTS - SERVICED: (24)

EQUIPMENT-SERVICES	Monthly Visual Inspection and 30 Second Functional Test		Annual Visual Load Test		Annual Visual Inspection & Battery		Annual Visual Inspection and Certified 90 Minute Functional Test	
	Pass	Fail	Pass	Fail	Pass	Fail	Pass	Fail
COMBO EXIT/EMERGENCY LT	0	0	11	0	0	0	0	0
EMERG LIGHT - DC BACKUP	0	0	13	0	0	0	0	0

During our inspection of your fire safety equipment, our fire service technician noted the above deficiencies with the current condition of your fire safety equipment. These deficiencies result in your equipment not complying with current national fire codes (NFPA).

This condition poses or may pose an immediate risk to life safety. We recommend you take immediate action to upgrade, repair, or replace your equipment to assure adequate fire protection and life safety.

We urge you to contact our office to obtain a quotation for upgrading, repairing, or replacing your fire safety equipment to help assure it will function as needed in the event of a fire.

ACCEPTED BY: Kayla Winker

Site Survey Report

Location: CINTAS FIRE 636525
LOC: 00F61
Route: 13

Receipt No: 0F61636185
Receipt Date: 07/10/2023
Customer: DEER RUN CCD
Customer No: 29778

Seq	Description	Location	Mfg	Mfg Year	Next Exch	Serial No
0	ALARM OR DETECTION SYSTEM	EDIT		1	1900	
0	SPRINKLER SYSTEM - DRY	Attic		1900	1900	123456
0	SPRINKLER SYSTEM - WET	EDIT		1	1900	
0	SPRINKLER SYSTEM BACKFLOW	edit		1	1	
50	COMBO EXIT/EMERGENCY LT	Dining		1900	1900	
60	INSP EMERGENCY LIGHT					
60	10 LB ABC DRY CHEM	Grills	BUCKEYE	2019	2025	F76119464
70	FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION					
70	EMERG LIGHT - DC BACKUP	Dining		1900	1900	
80	INSP EMERGENCY LIGHT					
80	EMERG LIGHT - DC BACKUP	Dining		1900	1900	
90	INSP EMERGENCY LIGHT					
90	COMBO EXIT/EMERGENCY LT	OS elevator		1900	1900	
100	INSP EMERGENCY LIGHT					
100	COMBO EXIT/EMERGENCY LT	OS elevator		1900	1900	
110	INSP EMERGENCY LIGHT					
110	COMBO EXIT/EMERGENCY LT	Lobby		1900	1900	
120	INSP EMERGENCY LIGHT					
120	COMBO EXIT/EMERGENCY LT	Front door		1900	1900	
130	INSP EMERGENCY LIGHT					
130	EMERG LIGHT - DC BACKUP	OS office		1900	1900	
140	INSP EMERGENCY LIGHT					
140	COMBO EXIT/EMERGENCY LT	Game room		1900	1900	
150	INSP EMERGENCY LIGHT					
150	EMERG LIGHT - DC BACKUP	Stairs		1900	1900	
160	INSP EMERGENCY LIGHT					
160	COMBO EXIT/EMERGENCY LT	Top of stairs		1900	1900	
170	INSP EMERGENCY LIGHT					
170	EMERG LIGHT - DC BACKUP	2nd fl outdoor lounge		1900	1900	
180	INSP EMERGENCY LIGHT					
180	EMERG LIGHT - DC BACKUP	2nd fl outdoor lounge		1900	1900	
190	INSP EMERGENCY LIGHT					
190	EMERG LIGHT - DC BACKUP	Outdoor stairs		1900	1900	
200	INSP EMERGENCY LIGHT					
200	COMBO EXIT/EMERGENCY LT	2nd fl outdoor lounge		1900	1900	
210	INSP EMERGENCY LIGHT					
210	COMBO EXIT/EMERGENCY LT	2nd floor		1900	1900	
220	INSP EMERGENCY LIGHT					
220	10 LB ABC DRY CHEM	2nd floor	BUCKEYE	2019	2025	F76119508
	FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION					

Site Survey Report

Location: CINTAS FIRE 636525
LOC: 00F61
Route: 13

Receipt No: 0F61636185
Receipt Date: 07/10/2023
Customer: DEER RUN CCD
Customer No: 29778

Seq	Description	Location	Mfg	Mfg Year	Next Exch	Serial No
230	EMERG LIGHT - DC BACKUP	2nd floor		1900	1900	
	INSP EMERGENCY LIGHT					
240	EMERG LIGHT - DC BACKUP	2nd floor		1900	1900	
	INSP EMERGENCY LIGHT					
250	COMBO EXIT/EMERGENCY LT	2nd floor		1900	1900	
	INSP EMERGENCY LIGHT					
260	10 LB ABC DRY CHEM	Office	BUCKEYE	2019	2025	F76119499
	FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION					
270	COMBO EXIT/EMERGENCY LT	Fitness room		1900	1900	
	INSP EMERGENCY LIGHT					
280	EMERG LIGHT - DC BACKUP	Fitness center		1900	1900	
	INSP EMERGENCY LIGHT					
290	EMERG LIGHT - DC BACKUP	fitness center		1900	1900	
	INSP EMERGENCY LIGHT					
300	EMERG LIGHT - DC BACKUP	Pool restroom		1900	1900	
	INSP EMERGENCY LIGHT					
310	EMERG LIGHT - DC BACKUP	Pool restroom		1900	1900	
	INSP EMERGENCY LIGHT					
330	10 LB ABC DRY CHEM	BY DEFIBRILLATOR	BUCKEYE	2019	2025	F76107139
	FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION					

Date Completed: 07/10/2023

Maintain With Your Fire and Safety Records - Thank You for Your Business

FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS

The terms and conditions below are excerpts taken from Cintas Fire Protection Services General Terms and Conditions, a complete copy of which is available upon request from your Cintas representative or online at [Cintas.com/firecontract].

13. Equipment Exchange. Customer hereby understands and agrees that if Customer engages Cintas to service its fire extinguishers, Cintas intends to exchange Customer's fire extinguishers for other fire extinguishers of similar kind and quality. Customer further acknowledges and agrees that upon completion of such exchange that all rights, title, and interest in the Customer's extinguishers so exchanged will belong to Cintas and all rights, title, and interest in Cintas's fire extinguishers so exchanged will belong to the Customer.

16. CINTAS NOT AN INSURER; CUSTOMER'S OBLIGATION TO OBTAIN INSURANCE AS SOLE RECOVERY FOR ANY LOSS AND WARRANTY OF SAME. Customer acknowledges and agrees that neither Cintas nor its Subcontractors or assignees are insurers and that no insurance coverage is provided by this Agreement. CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS ASSUMES NO RESPONSIBILITY FOR, NOR SHALL IT HAVE ANY LIABILITY FOR, CLAIMS MADE AGAINST IT CLAIMING THAT IT IS AN INSURER OF CUSTOMER'S SYSTEMS OR ANY OTHER PROPERTY FOR ANY PURPOSE, INCLUDING, BUT NOT LIMITED TO, THE FAILURE OF SUCH SYSTEMS TO OPERATE EFFECTIVELY OR AS DESIGNED. Customer acknowledges that during the term of the Agreement, it is the specific intent of the parties that the Customer will obtain and maintain insurance coverage with minimum coverage of two million dollars (U.S.) per incident, at the Customer's expense, that will cover any and all losses, damages, and expense arising out of or from, in connection with, related to, as a consequence of, or resulting from this Agreement in any way, including, but not limited to, public liability, bodily injury, sickness or death, losses for property damage, fire, water damage, and loss of property, and Customer agrees to and warrants that it will obtain and maintain such insurance coverage at all times at no cost to Cintas. Customer shall name Cintas as an additional insured by endorsement on any such policy(ies). This endorsement shall be without limitation or restriction of any type, and Cintas shall be exempt from, and in no way liable for, any sums of money related to this policy(ies) and associated coverage of any type, including, but not limited to, premium payments, deductible, co-payments, or self-insured retention, all of which are the sole responsibility of Customer. Customer agrees that recovery for all such injuries, losses, and damages shall be limited to this insurance coverage only and that it will look exclusively to its insurer(s) to recover for any such injuries, losses, and damages. CUSTOMER AGREES TO SHIFT THE RISK OF LOSS TO ITS INSURERS, WHICH HAVE EXPRESSLY CONTRACTED TO ACCEPT THE RISK OF LOSS TO CUSTOMER'S PROPERTY. CUSTOMER RELEASES AND AGREES TO INDEMNIFY AND HOLD HARMLESS CINTAS FROM AND AGAINST ALL COSTS, EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES), AND LIABILITY ARISING FROM CLAIMS REQUIRED TO BE COVERED BY INSURANCE PURSUANT TO THIS SECTION, INCLUDING ANY CLAIMS FOR DAMAGES ATTRIBUTABLE TO PUBLIC LIABILITY, BODILY INJURY, SICKNESS, OR DEATH, OR THE DESTRUCTION OF ANY REAL OR PERSONAL PROPERTY, INCLUDING, BUT NOT LIMITED TO, THOSE THAT ARE ATTRIBUTABLE TO CINTAS'S PARTIAL OR SOLE NEGLIGENCE. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE, INCLUDING, BUT NOT LIMITED TO, EQUITABLE, CONTRACTUAL, LEGAL, AND CONVENTIONAL SUBROGATION, AND WARRANTS THAT THIS RELEASE AND WAIVER SHALL BE BINDING ON ANY AND ALL SUBROGEEES OR ASSIGNEES OF CUSTOMER'S RIGHTS. CINTAS SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF CUSTOMER, ANY LOSSES, OR ANY DAMAGES THAT IS REQUIRED TO BE INSURED UNDER THIS AGREEMENT, IS INSURED, OR IS INSURABLE. CUSTOMER AGREES TO INDEMNIFY CINTAS AGAINST ANY AND ALL SUCH CLAIMS, INCLUDING CLAIMS OF THIRD PARTIES, THAT MAY ARISE THAT ARE RELATED TO THE AGREEMENT OR THE PROVISION OF THE SERVICES IN ANY WAY THAT MAY ARISE DUE TO CUSTOMER'S BREACH OF THESE OBLIGATIONS. CUSTOMER AGREES TO AND WARRANTS THAT IT WILL NOTIFY ITS INSURER(S) OF THIS RELEASE AND WAIVER.

17. RELEASE AND INDEMNIFICATION OF CINTAS BY CUSTOMER. CUSTOMER RELEASES AND AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS CINTAS AND ANY/ALL OF ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES OF ANY TYPE FROM LIABILITY FOR ANY AND ALL LOSS, DAMAGE, OR EXPENSE OF ANY KIND OR TYPE, UNDER ANY LEGAL, EQUITABLE OR OTHER THEORY THAT MAY OCCUR PRIOR TO, CONTEMPORANEOUSLY WITH, OR AFTER THE EXECUTION OF THIS AGREEMENT RELATED IN ANY WAY TO THE SUBJECT MATTER OF THIS AGREEMENT OR PERFORMANCE UNDER THE AGREEMENT, INCLUDING (BUT NOT LIMITED TO) THE IMPROPER OPERATION OR NON-OPERATION OF THE FIRE SUPPRESSION, ALARM, OR OTHER SYSTEM(S). THIS OBLIGATION INCLUDES (BUT IS NOT LIMITED TO) ANY CLAIM, DEMAND, SUIT, LIABILITY, DAMAGE, JUDGMENT, LOSS, EXPENSES, ATTORNEY'S FEES, AND COSTS, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES,

OR OTHER REPRESENTATIVES BY CUSTOMER OR ANY PERSON OR ENTITY NOT A PARTY TO THIS AGREEMENT (INCLUDING, BUT NOT LIMITED TO, CUSTOMER'S INSURANCE COMPANY, ADMINISTRATIVE BODY OR AUTHORITY, OR CUSTOMER'S EMPLOYEES) FOR ANY EXPENSE, LOSS, OR DAMAGE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, OR ALLEGED TO BE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, BY ANY ACT, OMISSION, OR FAULT OF CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES. THIS OBLIGATION EXTENDS TO, WITHOUT LIMITATION, STATUTORY CIVIL DAMAGES, ECONOMIC DAMAGES, PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE (REAL AND PERSONAL) ARISING OUT OF OR RELATED TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY CLAIMS BASED UPON BREACH OF THE AGREEMENT, STRICT LIABILITY, REQUESTS FOR OR RIGHTS OF SUBROGATION OR CONTRIBUTION, INDEMNIFICATION, WRONGFUL DEATH, AND NEGLIGENCE (WHETHER ACTIVE OR PASSIVE, AND INCLUDING CLAIMS BASED UPON CINTAS'S SOLE, PARTIAL, OR JOINT AND SEVERAL NEGLIGENCE OF ANY TYPE OR DEGREE), AND ANY OTHER CLAIM, WHETHER BASED UPON OR ARISING UNDER CONTRACT, TORT, LAW, OR EQUITY. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE. Cintas reserves the right to select counsel to represent it in any such action.

18. LIMITATION OF CINTAS'S LIABILITY; LIQUIDATED DAMAGES. Customer acknowledges that Cintas's service fees/purchase prices are based on the value of services or goods provided and the limited liability provided under this Agreement and not on the value of the Customer's premises or its contents, or the likelihood or potential extent or severity of injury (including death) to Customer or others. Customer further acknowledges and agrees that Cintas cannot predict the potential amount, extent, or severity of any damages or injuries that Customer or others may incur due to the failure of the system or services to work as intended. IF CINTAS OR ITS REPRESENTATIVES ARE HELD LIABLE FOR ANY REASON FOR ANY LOSS, INJURY, OR DAMAGES OF ANY KIND THAT ARISES OUT OF, RESULTS FROM, OR IS RELATED TO THIS AGREEMENT (INCLUDING, WITHOUT LIMITATION, LOSSES, INJURIES OR DAMAGES RESULTING FROM CINTAS'S SOLE OR PARTIAL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE), CUSTOMER AGREES AND WARRANTS THAT CINTAS'S AND ITS REPRESENTATIVE'S COLLECTIVE LIABILITY TO CUSTOMER, ITS AGENTS, OFFICERS, DIRECTORS, EMPLOYEES, INVITEES, AND ANY THIRD PARTY SHALL BE LIMITED EXCLUSIVELY TO \$1,000 AS LIQUIDATED DAMAGES. If Customer wishes to increase the limitation of liability, Customer may, as of right, enter into a supplemental agreement with Cintas to obtain a higher limit by paying an additional amount consistent with the increase in liability; such a payment, however, shall in no way be interpreted to find Cintas or its subcontractors or representatives to be insurers. CUSTOMER AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND THE WAIVERS AND INDEMNITIES SET FORTH IN THIS AGREEMENT ARE A FAIR ALLOCATION OF RISKS AND LIABILITIES BETWEEN CINTAS, CUSTOMER, AND ANY OTHER AFFECTED PARTIES. CUSTOMER ACKNOWLEDGES AND AGREES THAT WERE CINTAS TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE, IT WOULD NOT PROVIDE THE SERVICES. Neither party shall be liable to the other or any other person for any incidental, punitive, speculative, or consequential damages of any type, including, but not limited to, loss of profits or business opportunity.

22. Governing Law. To the greatest extent permitted by law, this Agreement shall be governed by the laws of the State of Ohio, and it explicitly excludes any reference or resort to choice of law rules that suggest or require that the laws of another jurisdiction be applied.

23. Disputes. Any dispute or matter arising in connection with or relating to this Agreement other than an action for collection of fees due Cintas hereunder shall be resolved by binding and final arbitration. The arbitration shall be conducted pursuant to applicable Ohio arbitration law. CUSTOMER, ON BEHALF OF ITSELF AND ALL OF ITS INSURER(S), WAIVES TRIAL BY JURY IN ANY ACTION BETWEEN CUSTOMER AND/OR INSURER AND CINTAS, AND CUSTOMER IRREVOCABLY WAIVES ANY RIGHT TO CLASS REPRESENTATIVE CLAIMS (WHETHER AS A CLASS MEMBER OR CLASS REPRESENTATIVE) AND ANY RIGHT TO HAVE SUCH DISPUTE CONSOLIDATED OR CONSIDERED IN CONJUNCTION WITH ANY OTHER CLAIM OR CONTROVERSY OR AS A PART OF ANY OTHER PROCEEDING. The exclusive jurisdiction and forum for resolution of any such dispute shall lie in Warren County, Ohio. Notice or service of process of any such dispute may be made by correspondence delivered via the United States Postal Service (certified mail or registered mail, return receipt requested) or by a national overnight courier service (such as Federal Express) directed to the opposing party's address identified in this Agreement. With respect to an action for fees due Cintas under this Agreement, the exclusive jurisdiction and forum for the resolution of any such dispute shall be a court of competent jurisdiction in the state where the Customer is located, and if Cintas prevails on any or all of its claim for fees, Cintas shall also be entitled to recover all attorneys' fees and costs it incurs in the prosecution of the claim or action.

1-27
320 538 430

PAYMENT COUPON

/411500640106300016034218004287540000090200

1800428754 1 of 1

4,1,1500,640106,3000160342,1800428754,0,0000090200

Please mail this portion with your check

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

Cust. No.:3000160342	Inv. No.:1800428754
This Month's Charges	Amount Due
Past Due After	This Invoice
07/31/2023	\$ 902.00

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

RECEIVED
JUL 17 2023

FPL
General Mail Facility
Miami FL 33188-0001

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

Invoice

Customer Name and Address

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

Customer Number: 3000160342

Invoice Number: 1800428754

Invoice Date: 07/01/2023

4,1,1500,640106,3000160342,1800428754,0,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 3000160342 Invoice No: 1800428754

Description	Amount
PREMIUMLIGHTING	902.00
For Inquiries Contact: PREMIUM LIGHTING	Total Amount Due \$902.00 This Month's Charges Past Due After 07/31/2023

Wire & ACH Payments

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

Check Payments

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

General Mail Facility
Miami FL 33188-0001

1800428754 1 of 1

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 348**Invoice Date:** 7/1/23**Due Date:** 7/1/23**Case:****P.O. Number:****Bill To:**

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

1-1

Description	Hours/Qty	Rate	Amount
Management Fees - July 2023 310 513 34		2,868.42	2,868.42
Website Administration - July 2023 382		54.58	54.58
Information Technology - July 2023 351		91.25	91.25
Dissemination Agent Services - July 2023 213		208.33	208.33
Office Supplies 51		1.32	1.32
Postage 42		172.36	172.36

RECEIVED**JUL 13 2023****Total** \$3,396.26**Payments/Credits** \$0.00**Balance Due** \$3,396.26

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 349**Invoice Date:** 7/1/23**Due Date:** 7/1/23**Case:****P.O. Number:****Bill To:**

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

1-1

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

RECEIVED
JUL 13 2023

Total \$2,784.83

Payments/Credits \$0.00

Balance Due \$2,784.83



Sunshine State
HEATING & AIR CONDITIONING
ALWAYS SUNNY

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

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

Invoice 40764311
Invoice Date 7/11/2023
Completed Date 7/11/2023
Customer PO
Payment Term Due Upon Receipt
Due Date 7/11/2023
Job Address
Deer Run CDD - Amenity Center
501 Grand Reserve Drive
Bunnell, FL 32110 USA

Description of Work

Found two systems on the second floor not cooling due to defective capacitors
Systems working properly at this time. Property manager not on site.

Replaced capacitors and ran a full system check.

Task #	Description	Quantity	Your Price	Your Total
SCD103	Service call & diagnosis (a/c & heat)	1.00	\$49.00	\$49.00
ER108	Electrical circuit repair - 1 year warranty or LIFETIME WARRANTY for Always Sunny club members***	2.00	\$405.00	\$810.00

Potential Savings \$162.00

Sub-Total \$859.00

Tax \$0.00

Total Due \$859.00

Balance Due \$859.00

Thank you for choosing Sunshine State Heating and Air Conditioning

This amount of \$859.00 is agreed and acknowledged. Payment is due upon receipt.
after 30 days.

A service fee of 5% will be charged for any payment received

7/11/2023

I find and agree that all work performed by Sunshine State Service Call has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

7/11/2023

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

RECEIVED

JUL 18 2023

Invoice

Date	Invoice #
7/15/2023	212823

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

		P.O. No.	Terms	Project
		Revised	Net 30	Deer Run CDD
Description	Qty	Rate		Amount
Aquatic Plant Management Service Monthly Service Entrance Pond @ Deer Run CDD (Grand Reserve) Bunnell, FL 1-51 Approved Lake Maintenance 001.320.53800.47000 Rich Gray		120.00		120.00
Invoice date indicates the month of service		Total		\$120.00

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

Applied Aquatic Management, Inc.

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

Invoice

RECEIVED

JUL 18 2023

Date	Invoice #
7/15/2023	212824

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 1-57 Approved Lake Maintenance 001.320.53800.47000 Rich Gray		2,090.00	2,090.00	
Thank you for your business.		Total		\$2,090.00

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

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

RECEIVED

JUL 18 2023

Invoice

Date	Invoice #
7/15/2023	212825

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 1-51 Approved Lake Maintenance 001.320.53800.47000 Rich Gray		147.00		147.00
Thank you for your business.		Total		\$147.00

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

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Deer Run CDD **DATE:** 7/19/23

PAYABLE TO: Deer Run c/o Regions Bank

AMOUNT REQUESTED: \$72,380.00

REQUESTED BY: Indhira Araujo

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

DESCRIPTION OF NEED: Direct Assess - 05/01/23 Pmt



PO BOX 740608
CINCINNATI OH 45274-0608

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

Page 1 of 1

Bill To Number	Invoice Date	Amount Due
2692782	7/7/2023	80.00

INVOICE# 48963742 DEER RUN CDD

Message: Is your home protected from termites? These destructive pests can cause significant structural damage which is rarely covered by homeowner's insurance. We can help protect your home. Call for a FREE Termite Inspection today!



INVOICE DETAIL

Thank you for allowing us to provide the following services:

PEST CONTROL MAINTENANCE

Deer Run Cdd

501 GRAND RESERVE DR

BUNNELL, FL ON 7/7/2023

80.00

1-66
Approved
Pest Control
001.320.53800.48400
Rich Gray

RECEIVED

JUL 18 2023

Payment Receipt. Please Return with Payment Remittance



PO Box 13848
Reading, PA 19812-3848

RECEIVED

JUL 18 2023

Bill To #: 2692782	Date: 7/7/2023
Due Date: 8/6/2023	Invoice #: 48963742
Amount Due: 80.00	Amount Paid: _____
	Check No.: _____



6076 1 AB 0.637 28 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

002692782000000000048963742000008000202308060006

Hi-Tech System Associates, Inc.

2498 Centerville Road
Tallahassee, FL 32308
(850) 385-7649

Invoice

Customer Deer Run at Grand Reserve
Customer Number 11885-1
Invoice Number 385634
Invoice Date 6/1/2023
PO Number _____
PAYMENTS APPLIED THRU 7/20/2023
Job / Service Ticket # _____

CURRENT CHARGES

Description		Amount
<i>Grand Reserve Deer Run CDD, 501 Grand Reserve Dr, Bunnell, FL</i>		
12.00	Alarm.com Interactive Automation - Doorbell Video	44.95 539.40
12.00	Service Plan	5.00 60.00
12.00	Alarm.com Cloud Access Control	20.00 240.00
12.00	ADC-Access-Door-Addon	40.00 480.00
12.00	Inspection Contract	75.00 900.00
12.00	Fire Alarm Monitoring	50.00 600.00
12.00	Service Plan	25.00 300.00
12.00	ADC-Access-Door-Addon Pickle Ball Gates	40.00 480.00
Subtotal:		\$3,599.40
Tax		251.95
Payments/Credits Applied		0.00
Invoice Balance Due:		\$3,851.35

IMPORTANT MESSAGES

Thank you for choosing Hi-Tech!

RECEIVED

JUL 20 2023

Page 1

Please detach and return this portion with your payment to ensure proper credit.



Hi-Tech System Associates, Inc.

2498 Centerville Road
Tallahassee, FL 32308
(850) 385-7649

REMITTANCE INFORMATION

Customer Number 11885-1
Invoice Number 385634
Invoice Date 6/1/2023
Due Date 6/1/2023
Invoice Balance Due \$3,851.35
TOTAL DUE \$3,851.35
Amount Enclosed: _____

Deer Run at Grand Reserve
475 West Town Place
Suite 114
Saint Augustine, FL 32092

Hi-Tech System Associates, Inc.
2498 Centerville Road
Tallahassee, FL 32308



Hi-Tech

System
ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

approved 7/13/23 KR

51000

192

Statement

Date 07/11/2023	Customer Number 11885-1
Due Date 07/11/2023	Amount Due \$3,851.35

To: Deer Run at Grand Reserve
475 West Town Place
Suite 114
Saint Augustine, FL 32092

Remit To: Hi-Tech System Associates, Inc.
2498 Centerville Road
Tallahassee, FL 32308

[Click Here to Pay Online!](#)

Amount enclosed: _____ **Net Due: \$3,851.35**

Detach And Return Top Portion With Your Payment

Customer Name		Customer Number	Statement Date		Due Date
Deer Run at Grand Reserve		11885-1	07/11/2023		07/11/2023
Date	Invoice Number	PO Number	Description	Amount	Balance Due
Grand Reserve Deer Run CDD - 501 Grand Reserve Dr, Bunnell, FL					
06/01/2023	385634		Security Services	\$3,851.35	\$3,851.35

1-30 days	31-60 days	61-90 days	91-120 days	over 120	Balance Due
\$0.00	\$3,851.35	\$0.00	\$0.00	\$0.00	\$3,851.35



Hi-Tech

System
ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Your account is past due, please remit.

approved 7/19/23 KR
48300

1-82

Invoice

088

7/16/2023

NET 15

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 7/10	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

JUL 19 2023

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

Invoice

Invoice #: 174
Invoice Date: 7/17/2023
Due Date: 7/17/2023
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance June 1 - June 30, 2023		415.57	415.57
Maintenance Supplies		744.53	744.53
<div>1-56</div> <div>Approved 07/20/2023</div> <div>Facilities Main- 001.320.53800.5000 \$415.57 Office Supplies- 001.320.53800.57000 \$378.41 Pool Repair & Replace- 001.320.53800.55000 \$259.94 Operating Supplies- 001.320.53800.53000 \$106.18</div> <div>Rich Gray</div> <div><i>Jimmy Lambert</i> 7-21-23</div>			

RECEIVED

JUL 21 2023

Total	\$1,160.10
Payments/Credits	\$0.00
Balance Due	\$1,160.10

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/22/23	6	R.M.	Patched potholes on Grand Reserve Drive, removed debris from highway one to highway one hundred entrance, cleaned outflow at ditch on start of one hundred section, changed trash receptacles on pool deck, picked up supplies
6/29/23	3	R.M.	Backwashed pool and cleaned sand filters to test operations of system, checked pump operations, inspected probes and verified all chemicals are full, fixed two gate latches on pickleball courts, reattached door vent frame on women's restroom

TOTAL	<u>9</u>
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MILES	<u>226</u>
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*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN				
	5/18/23	Electrical Digital Operator Remote Keypad	222.02	R.G.
	5/23/23	Refund Grill Parts	-226.57	K.R.
	6/6/23	Weed Killer	10.32	K.R.
	6/6/23	Speaker for Microphone	45.97	K.R.
	6/6/23	Pool Thermometer	14.93	K.R.
	6/6/23	5 Gallon Water (2)	16.08	K.R.
	6/8/23	Letter Stickers	37.49	K.R.
	6/9/23	Antibacterial Wipes	149.44	K.R.
	6/14/23	Outdoor Wall Clock	45.99	K.R.
	6/14/23	Krazy Glue	1.44	K.R.
	6/15/23	Command Strips	24.35	K.R.
	6/19/23	Soap	17.46	K.R.
	6/19/23	Pool Brush	22.99	K.R.
	6/22/23	Coated Gloves	10.35	R.G.
	6/22/23	Steel Hand Tamp	63.23	R.G.
	6/22/23	60lbs Blacktop Patch (3)	51.75	R.G.
	6/23/23	5 Gallon Water (3)	24.12	K.R.
	6/26/23	Disinfectant Wipes	4.00	K.R.
	6/26/23	Laminator Sheets	15.89	K.R.
	6/26/23	Flash Drives	8.92	K.R.
	6/26/23	Copy Paper	8.71	K.R.
	6/26/23	File Storage Boxes	13.20	K.R.
	6/26/23	Resolve Cleaner	6.08	K.R.
	6/26/23	Chalk Markers	5.74	K.R.
	6/27/23	Cone Water Cups	22.99	K.R.
	6/27/23	Toilet Paper	57.48	K.R.
	6/27/23	Paper Cups	16.09	K.R.
	6/27/23	Paper Towels	54.11	K.R.
		TOTAL	\$744.53	

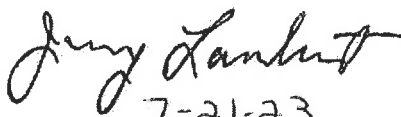
Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 175
Invoice Date: 7/17/2023
Due Date: 7/17/2023
Case:
P.O. Number:

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

1-56

Description	Hours/Qty	Rate	Amount
Maintenance Supplies - Special Events ending 7/05/23 1.320.53800.59000		891.19	891.19
<div>RECEIVED</div> <div>JUL 21 2023</div>			
<div> 7-21-23</div>			

Total	\$891.19
Payments/Credits	\$0.00
Balance Due	\$891.19

SPECIAL EVENTS

Period Ending 7/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	6/5/23	Donut Day	Donuts & Munchkins	80.44	K.R.
	6/11/23	Craft Night	Fabric and Ribbon Supplies	138.24	N.C.
	6/15/23	Independence Day Event	Beach Towel	6.38	K.R.
	6/15/23	Independence Day Event	Dry Bag	5.75	K.R.
	6/15/23	Independence Day Event	Candy	13.21	K.R.
	6/15/23	Independence Day Event	Table Cloth	2.88	K.R.
	6/15/23	Bingo	Erasers	12.94	K.R.
	6/15/23	Independence Day Event	Beach Balls	14.38	K.R.
	6/15/23	Independence Day Event	Tub	1.44	K.R.
	6/15/23	Independence Day Event	Candy	2.88	K.R.
	6/15/23	Independence Day Event	Cellophane	1.44	K.R.
	6/15/23	Independence Day Event	Bubbles	11.50	K.R.
	6/15/23	Independence Day Event	Party Décor	11.50	K.R.
	6/15/23	Independence Day Event	Spatula & Hand Mitt	2.88	K.R.
	6/15/23	Independence Day Event	Tissue Paper	1.44	K.R.
	6/15/23	Independence Day Event	Water Bottle	1.44	K.R.
	6/15/23	Independence Day Event	Headband	1.44	K.R.
	6/15/23	Independence Day Event	Leis	1.44	K.R.
	6/15/23	Independence Day Event	Glass Jar	8.04	K.R.
	6/15/23	Independence Day Event	Cutting Board	4.59	K.R.
	6/15/23	Independence Day Event	BBQ Sauce	3.44	K.R.
	6/15/23	Independence Day Event	Sunglasses	14.05	K.R.
	6/19/23	Independence Day Event	Photo Props	9.19	K.R.
	6/19/23	Independence Day Event	Photo Backdrop	13.79	K.R.
	6/26/23	Independence Day Event	Hershey Kisses	30.45	K.R.
	6/26/23	Bingo	Dry Erase Markers	30.95	K.R.
	6/26/23	Bingo	Bingo Prizes	287.50	K.R.
	6/30/23	Independence Day Event	Drink Mix	11.87	K.R.
	6/30/23	Independence Day Event	Popsicles	28.08	K.R.
	6/30/23	Independence Day Event	Cups	10.76	K.R.
	6/30/23	Independence Day Event	3 Gallon Drink Dispenser	51.66	K.R.
	6/30/23	Independence Day Event	Bubbles	9.78	K.R.
	6/30/23	Independence Day Event	Banners	4.58	K.R.
	6/30/23	Kids Night Pool Party	Beach Balls	14.08	K.R.
	7/1/23	Independence Day Event	Popsicles	19.73	K.R.
	7/1/23	Independence Day Event	Bags of Ice	27.07	K.R.
			TOTAL	\$891.19	

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Deer Run CDD **DATE:** 8/4/23

PAYABLE TO: Deer Run c/o Regions Bank

AMOUNT REQUESTED: \$1,160.34

REQUESTED BY: Indhira Araujo

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

DESCRIPTION OF NEED: Txfer Tax Rcpts

DEER RUN
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

ON ROLL ASSESSMENTS										Gross Assessments		Net Assessments		Series 2018	
DATE	Check#	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	59.33%	40.67%	59.33%	40.67%	100.00%	Total
11/29/22	64364	10/01/21-09/30/22	\$0.00	\$0.00	\$0.00	\$15.63	\$15.63	\$15.63	\$0.00	\$15.63	\$0.00	\$15.63	\$0.00	\$15.63	\$15.63
11/29/22	64401	10/01/22-11/15/22	\$104,133.20	\$1,999.07	\$4,179.58	\$0.00	\$97,954.55	\$58,119.93	\$39,834.62	\$58,119.93	\$39,834.62	\$58,119.93	\$39,834.62	\$97,954.55	\$97,954.55
12/13/22	64450	11/16/22-11/30/22	\$793,944.73	\$15,243.76	\$31,756.96	\$0.00	\$746,944.01	\$443,188.56	\$303,755.45	\$443,188.56	\$303,755.45	\$443,188.56	\$303,755.45	\$746,944.01	\$746,944.01
01/05/23	64646	12/13/22-12/26/22	\$8,824.28	\$170.86	\$281.34	\$0.00	\$8,372.08	\$4,967.45	\$3,404.63	\$4,967.45	\$3,404.63	\$4,967.45	\$3,404.63	\$8,372.08	\$8,372.08
01/05/23	64626	12/01/22-12/12/22	\$18,431.10	\$354.78	\$692.28	\$0.00	\$17,384.04	\$10,314.57	\$7,069.47	\$10,314.57	\$7,069.47	\$10,314.57	\$7,069.47	\$17,384.04	\$17,384.04
02/08/23	64820	12/27/22-01/24/23	\$7,736.49	\$150.83	\$194.92	\$0.00	\$7,390.74	\$4,385.19	\$3,005.55	\$4,385.19	\$3,005.55	\$4,385.19	\$3,005.55	\$7,390.74	\$7,390.74
03/08/23	64944	01/25/23-02/21/23	\$4,749.48	\$93.73	\$62.92	\$0.00	\$4,592.83	\$2,725.09	\$1,867.74	\$2,725.09	\$1,867.74	\$2,725.09	\$1,867.74	\$4,592.83	\$4,592.83
04/12/23	65042	02/22/23-03/21/23	\$9,231.05	\$184.29	\$16.63	\$0.00	\$9,030.13	\$5,357.90	\$3,672.23	\$5,357.90	\$3,672.23	\$5,357.90	\$3,672.23	\$9,030.13	\$9,030.13
05/10/23	65193	03/22/23-04/22/23	\$2,911.53	\$58.23	\$0.00	\$0.00	\$2,853.30	\$1,692.96	\$1,160.34	\$1,692.96	\$1,160.34	\$1,692.96	\$1,160.34	\$2,853.30	\$2,853.30
TOTAL			\$949,961.86	\$18,255.55	\$37,184.63	\$15.63	\$894,537.31	\$530,767.28	\$363,770.03	\$530,767.28	\$363,770.03	\$530,767.28	\$363,770.03	\$894,537.31	\$894,537.31

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

DIRECT ASSESSMENTS

Net Assessments										Gross Assessments		Net Assessments		Series 2018	
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2018	59.33%	40.67%	100.00%	59.33%	40.67%	59.33%	40.67%	100.00%	Total
10/21/22	10/1/22	1595192	\$138,521.46	\$138,521.46	\$66,141.46	\$72,380.00	\$138,521.46	\$72,380.00	\$138,521.46	\$66,141.46	\$72,380.00	\$138,521.46	\$72,380.00	\$289,520.00	\$289,520.00
12/6/22	12/1/22	1615180	\$138,521.46	\$138,521.46	\$66,141.46	\$72,380.00	\$138,521.46	\$72,380.00	\$138,521.46	\$66,141.46	\$72,380.00	\$138,521.46	\$72,380.00	\$289,520.00	\$289,520.00
2/8/23	2/1/23	1645038	\$138,521.46	\$138,521.46	\$66,141.46	\$72,380.00	\$138,521.46	\$72,380.00	\$138,521.46	\$66,141.46	\$72,380.00	\$138,521.46	\$72,380.00	\$289,520.00	\$289,520.00
5/10/23	5/1/23	1693717	\$138,521.46	\$138,521.46	\$66,141.46	\$72,380.00	\$138,521.46	\$72,380.00	\$138,521.46	\$66,141.46	\$72,380.00	\$138,521.46	\$72,380.00	\$289,520.00	\$289,520.00
TOTAL			\$554,085.84	\$554,085.84	\$264,565.84	\$289,520.00	\$554,085.84	\$289,520.00	\$554,085.84	\$264,565.84	\$289,520.00	\$554,085.84	\$289,520.00	\$799,163.38	\$799,163.38

INVOICE



Dewberry

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

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

Invoice #: 2308843
Invoice Date: 7/21/2023
Due Date: 8/20/2023
Client #: 327127
Contract #: 50138475
Batch #: 3276261

Work Performed Thru Period Ending 6/30/2023

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

LUMP SUM BILLING

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

TIME & MATERIAL BILLING

Task ID	Task Description	CURRENT PERIOD BILLING			
T004	CONSULTANT COORD/PROJECT MEET				
	Description	Prev Amount Billed	\$	1,287.50	
	ENGINEER V			1.00	195.000
					\$ 195.00
	TOTAL HOURLY LABOR			1.00	\$ 195.00
	TOTAL FOR			T004	\$ 195.00

TOTAL FOR JOB: 50138475 \$ 195.00

TOTAL INVOICE AMOUNT DUE \$ 195.00
BY 8/20/2023

Please Reference Invoice Number with Payment

RECEIVED

JUL 26 2023

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

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

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

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

[illegible]

INVOICE

1-43



Dewberry®

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

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

Invoice #: 2308844
Invoice Date: 7/21/2023
Due Date: 8/20/2023
Client #: 327127
Contract #: 50147438
Batch #: 3276261

Work Performed Thru Period Ending 6/30/2023

Job: 50147438 Deer Run CDD WA 2022-1

TIME & MATERIAL BILLING

Task ID	Task Description	CURRENT PERIOD BILLING			
T001	GENERAL ENGINEERING	Prev Amount Billed	\$ 18,040.00	Hours	Rate
	Description				Amount
	ENGINEER V			9.50	195.000 \$ 1,852.50
				TOTAL HOURLY LABOR	9.50 \$ 1,852.50
				TOTAL FOR T001	\$ 1,852.50

TOTAL FOR JOB: 50147438 \$ 1,852.50

TOTAL INVOICE AMOUNT DUE \$ 1,852.50
BY 8/20/2023

Please Reference Invoice Number with Payment

RECEIVED

JUL 26 2023

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PETER NASSIF ARMANS

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

[illegible]



Page 1 of 2

WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.	NAME (Last, First, M.I.)	HOME B.U.	P.C.	WEEKLY TIMESHEET						
6/10/2023		6/16/2023		957610	ARMANS, PETER N.	2705	2							
PAY TYPE	WORK STATE	JOB/BU	COST CODE	WORK ORDER	DESCRIPTION/CREW INFO	SAT	SUN	MON	TUES	WED	THURS	FRI	TOTALS	
1	FL	50147438	T0010000		2017 Eng. Report Review + e-mails/calls with Mac; review attachemnts Deer Run CDD WA 2022-1			1.0			0.5		1.5	

INVOICE



Dewberry

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

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

Invoice #: 2309490
Invoice Date: 7/21/2023
Due Date: 8/20/2023
Client #: 327127
Contract #: 50165205
Batch #: 3276269

Work Performed Thru Period Ending 8/30/2023

Job: 50165205 Deer Runn CDD 2023 Ann Report

TIME & MATERIAL BILLING

Task ID Task Description
T001 ANNUAL ENGINEER'S REPORT

CURRENT PERIOD BILLING

Description	Prev Amount Billed	\$	.00	Hours	Rate	Amount
ADMIN PROFESSIONAL III				.50	115.000	\$ 57.50
PROFESSIONAL I				41.00	105.000	\$ 4,305.00
PROFESSIONAL V				1.50	190.000	\$ 285.00
TOTAL HOURLY LABOR				43.00		\$ 4,647.50
TOTAL FOR T001						\$ 4,647.50

TOTAL FOR JOB: 50165205 \$ 4,647.50

TOTAL INVOICE AMOUNT DUE \$ 4,647.50
BY 8/20/2023

Please Reference Invoice Number with Payment

RECEIVED

JUL 26 2023

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

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

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



Page 1 of 1

WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.	NAME (Last, First, M.I.)	HOME B.U.	P.C.	WEEKLY TIMESHEET					
5/27/2023		6/2/2023		971929	JOHNSON, NADINE G.	2530	2						
PAY TYPE	WORK STATE	JOB/BU	COST CODE	WORK ORDER	DESCRIPTION/CREW INFO	SAT	SUN	MON	TUES	WED	THURS	FRI	TOTALS
1	FL	50165205	T0010000		Annual Engineer's report: Deer Run CDD field prep Deer Runn CDD 2023 Ann Report						2.5		2.5
NADINE JOHNSON 6/2/2023						NICOLE GOUGH 6/2/2023							
EMPLOYEE SIGNATURE						APPROVED BY							



Page 1 of 1

WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.		NAME (Last, First, M.I.)		HOME S.U.		P.C.		WEEKLY TIMESHEET	
6/3/2023		6/9/2023		978393		FABRIZIO, JOHNATHON M.		2530		2			
PAY TYPE	WORK STATE	JOB/BU	COST CODE	WORK ORDER	DESCRIPTION/CREW INFO	SAT	SUN	MON	TUES	WED	THURS	FRI	TOTALS
1	FL	50165205	T0010000		Annual Engineer's report Deer Run Deer Runn CDD 2023 Ann Report						10.0	1.0	11.0
JOHNATHON FABRIZIO 6/9/2023						NICOLE GOUGH 6/9/2023							
EMPLOYEE SIGNATURE						APPROVED BY							



Page 1 of 1

WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.		NAME (Last, First, M.I.)		HOME B.U.		P.C.		WEEKLY				
6/3/2023		6/9/2023		971929		JOHNSON, NADINE G.		2530		2		TIMESHEET				
PAY TYPE	WORK STATE	JOB/BU	COST CODE	WORK ORDER	DESCRIPTION/CREW INFO				SAT	SUN	MON	TUES	WED	THURS	FRI	TOTALS
1	FL	50165205	T0010000		Annual Engineer's report: Deer Run CDD Inspection and report Deer Runn CDD 2023 Ann Report										10.0	10.0
<div><div>NADINE JOHNSON 6/9/2023</div><div>EMPLOYEE SIGNATURE</div></div> <div><div>NICOLE GOUGH 6/9/2023</div><div>APPROVED BY</div></div>																



Page 1 of 1

WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.		NAME (Last, First, N.I.)		HOME B.U.		P.C.		WEEKLY				
6/17/2023		6/23/2023		978393		FABRIZIO, JOHNATHON M.		2530		2		TIMESHEET				
PAY TYPE	WORK STATE	JOB/BU	COST CODE	WORK ORDER	DESCRIPTION/CREW INFO				SAT	SUN	MON	TUES	WED	THURS	FRI	TOTALS
1	FL	50165205	T0010000		Annual Engineer's report Deer Run CDD Report Deer Runn CDD 2023 Ann Report							1.0				1.0
<div style="display: flex; justify-content: space-between;"> <div> JOHNATHON FABRIZIO 6/23/2023 EMPLOYEE SIGNATURE </div> <div> NICOLE GOUGH 6/23/2023 APPROVED BY </div> </div>																



Page 2 of 2

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Page 1 of 1

WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.	NAME (Last, First, M.I.)	HOME B.J.	P.C.	WEEKLY TIMESHEET					
6/17/2023		6/23/2023		971929	JOHNSON, NADINE G.	2530	2						
PAY TYPE	WORK STATE	JOB/BU	COST CODE	WORK ORDER	DESCRIPTION/CREW INFO	SAT	SUN	MON	TUES	WED	THURS	FRI	TOTALS
1	FL	50165205	T0010000		Annual Engineer's report: Deer Run SJRWMD photo log and report Deer Runn CDD 2023 Ann Report					2.0	1.5	4.5	8.0
NADINE JOHNSON 6/23/2023						NICOLE GOUGH 6/23/2023							
EMPLOYEE SIGNATURE						APPROVED BY							



Page 1 of 2

[illegible]



Page 2 of 2

WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.	NAME (Last, First, M.I.)	HOME B.U.	P.C.	WEEKLY TIMESHEET							
6/24/2023		6/30/2023		437521	GOUGH, NICOLE R.	2530	2								
PAY TYPE	WORK STATE	JOB/BU	COST CODE	WORK ORDER	DESCRIPTION/CREW INFO	SAT	SUN	MON	TUES	WED	THURS	FRI	TOTALS		
1	FL	50165205	T0010000		Deer Run Flagler-Annual Engineer's report Deer Runn CDD 2023 Ann Report					0.5			0.5		
NICOLE GOUGH 6/30/2023						NICOLE STALDER 6/30/2023									
EMPLOYEE SIGNATURE						APPROVED BY									

[illegible]



Page 1 of 2

[illegible]

Approved 7/24/23 *AK*
48300

1-82
320 538 4830

Invoice

089

7/24/2023

NET 15

Dear Run Amenity Center
Attn: Kayla

Service	Cost
Week of 7/17	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

JUL 24 2023

approved 7/13/23 KIL
118300

182
320 538 483

Invoice
090

7/30/2023
NET 15

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 7/24	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





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

Invoice

Date

8/1/2023

Invoice #

111295605796

Terms	Net 20
Due Date	8/21/2023
PO #	

Bill To	Ship To
Deer Run Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando FL 32822	Rich Whetzel Deer Run Community Development District 501 Grand Reserve Drive Bunnell FL 32110

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,339.20
WM-XPC Upgrade	XPC System Upgrade	1	ea	25.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00
<div>1-59</div> <div>Approved Pool Chemicals 001.320.53800.48100 Rich Gray</div>				

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

RECEIVED

JUL 18 2023

Remittance Slip

Customer
11DEE025
Invoice #
111295605796

Amount Due \$1,364.20

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



PAYMENT COUPON

1800430850 1 of 1

/4115006401063000160342180043085040000090200

4,1,1500,640106,3000160342,1800430850,4,0000090200

Please mail this portion with your check

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

Cust. No.: 3000160342	Inv. No.: 1800430850
This Month's Charges	Amount Due
Past Due After	This Invoice
08/31/2023	\$ 902.00

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

RECEIVED
AUG 04 2023

FPL
General Mail Facility
Miami FL 33188-0001

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

Invoice

Customer Name and Address

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

Customer Number: **3000160342**

Invoice Number: **1800430850**

Invoice Date: **08/01/2023**

4,1,1500,640106,3000160342,1800430850,4,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 3000160342 Invoice No: 1800430850

Description	Amount
PREMIUMLIGHTING	902.00
For Inquiries Contact: PREMIUM LIGHTING	Total Amount Due \$902.00 This Month's Charges Past Due After 08/31/2023

Wire & ACH Payments

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

Check Payments

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

General Mail Facility
Miami FL 33188-0001

1800430850 1 of 1

RECEIVED*By Apple at 11:26 am, Aug 03, 2023***KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 31, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3254303

Client Matter No. 6023-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Deer Run CDD

Governmental Management Services-CF, LLC

Suite A206

9145 Narcoossee Rd.

Orlando, FL 32827

Invoice No. 3254303

6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

06/02/23	K. Buchanan	0.80	240.00	Review correspondence regarding proposed change to methodology; confer with district manager
06/05/23	K. Buchanan	1.40	420.00	Review correspondence; prepare for board meeting; review historical data regarding O&M assessment methodology; confer with district manager
06/07/23	K. Buchanan	6.00	1,800.00	Prepare for and attend board meeting; confer with district manager and engineer regarding improvement turnover process; research potential conflict of interest issues
06/13/23	K. Buchanan	0.50	150.00	Confer with district manager; review budget cover letter
06/13/23	K. Magee	1.10	286.00	Review and revise drafts of budget documents
06/15/23	K. Buchanan	0.30	90.00	Confer with district manager regarding un-assessed parcels

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

KUTAK ROCK LLP

Deer Run CDD

July 31, 2023

Client Matter No. 6023-1

Invoice No. 3254303

Page 2

06/15/23	J. Gillis	0.60	114.00	Draft pond maintenance agreement with J & J Aquatics Specialist
06/26/23	K. Magee	0.20	52.00	Finalize revised budget documents for review
06/27/23	K. Buchanan	0.40	120.00	Review auditor inquiry and confer with district manager regarding same
06/29/23	K. Buchanan	1.20	360.00	Review proposed budget; prepare assessment notices; confer with district manager

TOTAL HOURS 12.50

TOTAL FOR SERVICES RENDERED \$3,632.00

DISBURSEMENTS

Meals	15.91
Travel Expenses	202.89

TOTAL DISBURSEMENTS 218.80TOTAL CURRENT AMOUNT DUE \$3,850.80

From: Howard "Mac" McGaffney hmcgaffney@gmsnf.com &
Subject: Re: Deer Run Approval
Date: August 7, 2023 at 11:46 AM
To: Lisa Cruz lcruz@gmscfl.com

Approved. Thank you Lisa!

V/R
Mac

Howard "Mac" McGaffney
District Manager
GMS, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Email: hmcgaffney@gmsnf.com
Office: (904) 940-5850 Ext. 415
Cell: (904) 386-0186



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On Aug 7, 2023, at 11:03 AM, Lisa Cruz <lcruz@gmscfl.com> wrote:

Please see the attached invoice for your review and approval.

Please let me know if you have any questions.

Thank you

Kutak Rock # 3254303

Riverside # 176

<Kutak Rock # 3254303.pdf>
<Riverside # 176.pdf>

Lisa Cruz
Governmental Management Services-CF, LLC
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822
Phone: (407) 841-5524 x 128

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

Invoice

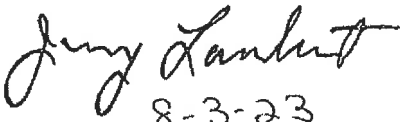
RECEIVED

By Apple at 11:26 am, Aug 03, 2023

Bill To:

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

Invoice #: 176
Invoice Date: 8/1/2023
Due Date: 8/1/2023
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - August 2023		5,936.83	5,936.83
 8-3-23			

Total \$5,936.83

Payments/Credits \$0.00

Balance Due \$5,936.83

From: Howard "Mac" McGaffney hmcgaffney@gmsnf.com
Subject: Re: Deer Run Approval
Date: August 7, 2023 at 11:46 AM
To: Lisa Cruz lcruz@gmscfl.com

Approved. Thank you Lisa!

V/R
Mac

Howard "Mac" McGaffney
District Manager
GMS, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Email: hmcgaffney@gmsnf.com
Office: (904) 940-5850 Ext. 415
Cell: (904) 386-0186



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On Aug 7, 2023, at 11:03 AM, Lisa Cruz <lcruz@gmscfl.com> wrote:

Please see the attached invoice for your review and approval.

Please let me know if you have any questions.

Thank you

Kutak Rock # 3254303

Riverside # 176

<Kutak Rock # 3254303.pdf>
<Riverside # 176.pdf>

Lisa Cruz
Governmental Management Services-CF, LLC
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822
Phone: (407) 841-5524 x 128



CITY OF BUNNELL, FL
City of Bunnell - Utilities
PO Box 756
Bunnell, FL 32110
Phone: (386) 437-7500
Fax: 386-437-7503



RECEIVED

AUG 04 2023

DEER RUN CDD
6200 LEE VISTA BLVD
SUITE 300
ORLANDO, FL 32822

Account Number	AMOUNT DUE
01-0061-00	\$79.54
Due Date	After Due Date Pay
8/21/2023	PAID BY DRAFT
Account Name	
DEER RUN CDD	
Service Address	
GRAND RESERVE & US1 FOUNTAIN	
Amount Enclosed	

To report a water or sewer line break please call (386) 586-5159
Monday – Friday, 7:30 a.m. – 4:30 p.m.
Weekends or after business hours please call (386) 225-6670

Please return this portion with your payment.
Payments in person accepted Monday-Friday, 7:30 a.m. – 4:30 p.m.
Pay your bill online: billpay.bunnellcity.us
Pay your bill by phone: (855) 589-7814

Name		Service Address			Account Number	
DEER RUN CDD		GRAND RESERVE & US1 FOUNTAIN			01-0061-00	
Status	Billing Cycle			Bill Date	Penalty Date	Due Date
	From	To	# Days			
Active	5/19/2023	6/18/2023	30	7/31/2023	8/22/2023	8/21/2023

PREVIOUS BALANCE	\$94.01
PAYMENTS	\$94.01-
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

CURRENT		PREVIOUS		USAGE	
DATE	READING	DATE	READING		
6/28/2023	1,490,648	6/1/2023	1,488,372	2,276	WATER 72.31

Tax	\$7.23
CURRENT BILL	\$79.54

AMOUNT DUE	\$79.54
AMOUNT DUE AFTER 08/21/2023	PAID BY DRAFT

As a reminder, there will be a charge on all returned checks.

AS A REMINDER, PAST DUE AMOUNTS LISTED ABOVE MUST BE PAID NO LATER THAN 8 AM ON TUESDAY, AUGUST, 8TH, 2023, TO AVOID DISCONNECTION OF SERVICE.

The City of Bunnell 2022 Water Quality Report is now available on the City Website at: www.bunnellcity.us/ccr. For a paper copy, please call 386-437-7500. The assessment results are available on the DEP Source Water Assessment and Protection Program website at <https://prodapps.dep.state.fl.us/swapp/>.

The City of Bunnell is an Equal Opportunity Service Provider



CITY OF BUNNELL, FL
City of Bunnell - Utilities
PO Box 756
Bunnell, FL 32110
Phone: (386) 437-7500
Fax: 386-437-7503

1-7
320 538 431



RECEIVED

AUG 04 2023

DEER RUN CDD
6200 LEE VISTA BLVD
SUITE 300
ORLANDO, FL 32822

Account Number	AMOUNT DUE
01-0060-01	\$934.69
Due Date	After Due Date Pay
8/21/2023	PAID BY DRAFT
Account Name	
DEER RUN CDD	
Service Address	
100 GRAND RESERVE PKWY	
Amount Enclosed	

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Monday - Friday, 7:30 a.m. - 4:30 p.m.
Weekends or after business hours please call (386) 225-6670

Please return this portion with your payment.
Payments in person accepted Monday-Friday, 7:30 a.m. - 4:30 p.m.
Pay your bill online: billpay.bunnellcity.us
Pay your bill by phone: (855) 589-7814

Pay your bill by phone: (855) 589-7614

Name		Service Address			Account Number	
DEER RUN CDD		100 GRAND RESERVE PKWY			01-0060-01	
Status	Billing Cycle			Bill Date	Penalty Date	Due Date
	From	To	# Days			
Active	5/19/2023	6/18/2023	30	7/31/2023	8/22/2023	8/21/2023

PREVIOUS BALANCE	\$1,247.53
PAYMENTS	\$1,247.53-
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00
USAGE	
84,716 WATER	849.72

CURRENT

PREVIOUS

DATE	READING	DATE	READING
6/28/2023	3,261,267	6/1/2023	3,176,551

USAGE
84,716

Tax	\$84.97
CURRENT BILL	\$934.69

AMOUNT DUE	\$934.69
AMOUNT DUE AFTER 08/21/2023	PAID BY DRAFT

As a reminder, there will be a charge on all returned checks.

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The City of Bunnell is an Equal Opportunity Service Provider



CITY OF BUNNELL, FL
City of Bunnell - Utilities
PO Box 756
Bunnell, FL 32110
Phone: (386) 437-7500
Fax: 386-437-7503

DEER RUN CDD
6200 LEE VISTA BLVD
ORLANDO, FL 32822

To report a water or sewer line break please call (386) 586-5159
Monday - Friday, 7:30 a.m. - 4:30 p.m.
Weekends or after business hours please call (386) 225-6670



Account Number	AMOUNT DUE
06-0231-01	\$1,084.13
Due Date	After Due Date Pay
8/21/2023	PAID BY DRAFT
Account Name	
DEER RUN CDD	
Service Address	
501 GRAND RESERVE Dr	
Amount Enclosed	

Please return this portion with your payment.
Payments in person accepted Monday-Friday, 7:30 a.m. - 4:30 p.m.
Pay your bill online: billpay.bunnellcity.us
Pay your bill by phone: (855) 589-7814

Name				Service Address		Account Number
DEER RUN CDD				501 GRAND RESERVE Dr		06-0231-01
Status	Billing Cycle			Bill Date	Penalty Date	Due Date
	From	To	# Days			
Active	5/19/2023	6/18/2023	30	7/31/2023	8/22/2023	8/21/2023

CURRENT		PREVIOUS		USAGE
DATE	READING	DATE	READING	
6/28/2023	3,751,770	6/1/2023	3,716,400	35,370

PREVIOUS BALANCE	\$1,410.82
PAYMENTS	(\$1,410.82)
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00
WATER	384.39
GARBAGE	39.78
SEWER	621.52

Tax	\$38.44
CURRENT BILL	\$1,084.13

AMOUNT DUE	\$1,084.13
AMOUNT DUE AFTER 08/21/2023	PAID BY DRAFT

As a reminder, there will be a charge on all returned checks.

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The City of Bunnell is an Equal Opportunity Service Provider

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 351**Invoice Date:** 8/1/23**Due Date:** 8/1/23**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Field Management - August 2023		2,784.83	2,784.83
		Total	\$2,784.83
		Payments/Credits	\$0.00
		Balance Due	\$2,784.83

Approved 8/15/23 KR

Hi-Tech System Associates, Inc.

2498 Centerville Road
Tallahassee, FL 32308
(850) 385-7649

51000

RECEIVED

By Apple at 2:53 pm, Aug 15, 2023

Invoice

Customer Grand Reserve Deer Run CDD
Customer Number 11885-1
Invoice Number 387947
Invoice Date 7/5/2023
PO Number 0
PAYMENTS APPLIED THRU 8/14/2023
Job / Service Ticket # 7072-1

CURRENT CHARGES

Description	Amount
Grand Reserve Deer Run CDD, 501 Grand Reserve Dr, Bunnell, FL	
4.00 Installation	95.00
1.00 Megapixel Starlight Eyeball Network Camera 2.8mm	259.00
	Subtotal:
	\$639.00
Tax	44.73
Payments/Credits Applied	(296.23)
	Invoice Balance Due:
	\$387.50

IMPORTANT MESSAGES

CCTV

Page 1

Please detach and return this portion with your payment to ensure proper credit.

Hi-Tech System Associates, Inc.

2498 Centerville Road
Tallahassee, FL 32308
(850) 385-7649

REMITTANCE INFORMATION

Customer Number 11885-1
Invoice Number 387947
Invoice Date 7/5/2023
Due Date 7/5/2023
Invoice Balance Due \$387.50
TOTAL DUE \$387.50
Amount Enclosed: _____

Mark Rousseau
Grand Reserve Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Hi-Tech System Associates, Inc.
2498 Centerville Road
Tallahassee, FL 32308

INVOICE

J & J Aquatics Specialist LLC jandjaquatics22@gmail.com
PO Box 3417 +1 (386) 466-8558
Lake City, FL 32056



RECEIVED
By Apple at 2:57 pm, Aug 15, 2023

Deer Run CDD

Bill to
Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Ship to
Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Invoice details
Invoice no.: poY89112
Terms: Net 30
Invoice date: 08/10/2023
Due date: 09/09/2023

Approved
Lake Maintenance
001.320.53800.47000
Rich Gray

Product or service	Amount
1. Pond Maintenance	1 unit x \$2,038.93 \$2,038.93
Total	\$2,038.93

Thank you for your business. We accept Cash, Check or Credit Card.
Note if paying by Credit Card a 3.9% transaction fee will be required.
Total if paying by Credit Card is \$2118.45

Scheduled Service Invoice

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

Approved
8/15/23 KR
56000



Customer Bill To:

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

Service Date	Invoice #	P.O. No.	Terms
6/13/23	2023-6S709		Due on receipt

Unit	Tech Notes	Amount
	Your Scheduled Service is set for 4x per year (circle one): 1st, <u>2nd</u> , 3rd, 4th Visit.	175.00
2 Spirit CT800 Treadmills	adjusted walkbelts checked and tested	
2 Spirit CE800 Ellipticals	checked and tested	
1 Spirit CR800 Recumbent Bike	checked and tested	
1 Inspire Functional Trainer	checked hardware / Lubed guide rods 1) user right cable damaged and needs replaced This is a safety issue	
1 Inspire Adjustable Bench	checked hardware	
3 Paramount Dual Circuits	checked hardware / Lubed guide rods	

See check-sheet on reverse for routine maintenance descriptions

Date 6/13/23
Signature *Kyle Penka*

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

RECEIVED
By Apple at 2:53 pm, Aug 15, 2023

Scheduled Service Check Sheet

Help insure safe and proper operation of your exercise room equipment. Reduce frequency of repairs and repair costs by having LLOYD's identify potential problems before they develop into a breakdown.

Treadmills:

- / Check electrical and wiring connections
- / Check frame integrity and tighten loose hardware
- / Check motor belt condition and adjustment
- / Check the motor brushes
- / Check walking belt board condition, belt tracking and tension
- / Clean walk platform and lubricate as recommended by manufacturer
- / Remove dust and shoe debris from inside motor hood
- / Reset service prompts and error messages
- / Perform a test run to check overall operation
- / * Detail exterior

Exercise Bikes, Ellipticals, and Steppers:

- / Check electrical and wiring connections
- / Check frame integrity and tighten loose hardware
- / Check crank assembly
- / Lubricate pivot points and chain, if needed
- / Perform a test run to check overall operation
- / * Detail Exterior

Multi-Gyms, Circuit, and Weight Machines:

- / Check frame integrity and tighten loose hardware
- / Check bench seats and tighten loose hardware
- / Lubricate seat adjusting mechanism, if needed
- / Lubricate pivot points/chains, if needed
- / Check condition of pulleys and cables
- / Clean and lubricate weight rods, pulleys and cables
- / Perform a test run on all stations to check overall operation
- / * Detail exterior

Upon completion of my "Scheduled Service" visit today, your fitness center is ...
/ In safe and operational order. (Please report any new developments immediately)
/ in need of further service attention. (Repairs beyond this check sheet will be estimated for approval.)

Date

6/13/20

Technician's Signature (Rob Will Danny Levi)

* denotes services not included in basic preventive maintenance; please ask for details

LifeSafe Services LLC

(888) 767-0050
paige@lifesafeservices.com
www.lifesafeservices.com



INVOICE

BILL TO

025-27143
Deer Run - Riverside
Management Services
501 Grand Reserve Dr
Bunnell, FL 32110

SHIP TO

025-27143
Deer Run - Riverside
Management Services
501 Grand Reserve Dr
Bunnell, FL 32110

INVOICE # 111102548

DATE 08/11/2023

DUE DATE 09/10/2023

TERMS Net 30

EQUIPMENT & SERVICES - EMERGENCY USE ONLY

Battery - Onsite AED

QTY	RATE	AMOUNT
1	138.00	138.00

Remit to:
LifeSafe Services LLC
5971 Powers Avenue, #108
Jacksonville, FL 32217

SUBTOTAL

138.00

TAX

0.00

TOTAL

138.00

BALANCE DUE

\$138.00

For invoices, please contact Paige at 888-767-0050 x13

For sales, please contact Julie at 888-767-0050 x21.

Please disregard this invoice if you have already submitted payment.

Woman Owned Small Business Certification WOSB200454
FL Permit #31728 Exp 3/31/2024
Past Due invoices are subject to a monthly 1.5% finance charge.

INVOICE



Dewberry®

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

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

Invoice #: 2322393
Invoice Date: 8/18/2023
Due Date: 9/17/2023
Client #: 327127
Contract #: 50165205
Batch #: 3285410

Work Performed Thru Period Ending 7/28/2023

Job: 50165205 Deer Run CDD 2023 Ann Report

TIME & MATERIAL BILLING

Task ID

Task Description

T001

ANNUAL ENGINEER'S REPORT

CURRENT PERIOD BILLING

Description	Prev Amount Billed	\$	4,647.50	Hours	Rate	Amount
PROFESSIONAL I				.50	105.000	\$ 52.50
				.50		\$ 52.50
				TOTAL FOR	T001	\$ 52.50

TOTAL FOR JOB: 50165205 \$ 52.50

TOTAL INVOICE AMOUNT DUE \$ 52.50
BY 9/17/2023

Please Reference Invoice Number with Payment

RECEIVED

By Apple at 1:24 pm, Aug 22, 2023

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

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


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

PETER NASSIF ARMANS

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



<https://apps2.dewberry.com/timeentry/ProjMan/PMPrintJob.aspx?ipa=true&redact=true&b...> 8/18/2023

From: Indhira Araujo iaraujo@gmscfi.com 
Subject: Fwd: Deer Run-Dewberry Invoice: Fwd: Invoice 2322393
Date: August 18, 2023 at 3:37 PM
To: Lisa Cruz lcruz@gmscfi.com

Begin forwarded message:

From: Howard "Mac" McGaffney <hmcgaffney@gmsnf.com>
Subject: Deer Run-Dewberry Invoice: Fwd: Invoice 2322393
Date: August 18, 2023 at 3:37:07 PM EDT
To: Indhira Araujo <iaraujo@gmscfl.com>
Cc: Tina Kegel <tkegel@Dewberry.com>, Peter Armans <parmans@Dewberry.com>

Hi Indhira,
Approved. Please see attached.

V/R
Mac

Howard "Mac" McGaffney
District Manager
GMS, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Email: hmcgaffney@gmsnf.com
Office: (904) 940-5850 Ext. 415
Cell: (904) 386-0186



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Begin forwarded message:

From: "Kegel, Tina" <tkegel@Dewberry.com>
Subject: Invoice 2322393
Date: August 18, 2023 at 1:42:36 PM EDT
To: Howard "Mac" McGaffney <hmcgaffney@gmsnf.com>

2322393.pdf

Approved 8/22/23 KR
48300

Invoice
093

8/21/2023
NET 15

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 8/14	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
By Apple at 1:24 pm, Aug 22, 2023





License #EC0003177

1150 W MOODY BLVD STE 101
Bunnell, FL 32110-6941

approved 8/22/23 KR

54000

Invoice

Date	Invoice #
7/31/2023	39982

RECEIVED

By Apple at 1:23 pm, Aug 22, 2023

Bill To:

Grand Reserve Amenity Center
c/o The Deer Run CDD
501 Grand Reserve Dr.
Bunnell, FL 32110

Job Address

Grand Reserve Amenity Center
501 Grand Reserve Dr.
Bunnell, FL 32110
Glenn 886-268-7218

P.O. Number	Terms	Job Address	Job #	Tech/JW
G, Reserve		Amenity Ctr		Jason/Donovan
Item Code	Description	Quantity	Price Each	Amount
Service Call	Pickle ball lights not working Found 5 of the lights in question had bad LED's. Was able to order replacements under warranty from supplier. Upon arrival, got lift, and installed and tested new fixtures.	1	0.00	0.00
009050	SA1/SA2 Fixtures-NC	5	0.00	0.00
Journeyman Labor	Journeyman Wireman	5	100.00	500.00
Apprentice Labor	Apprentice Wireman	5	40.00	200.00
Equipment Rental	Tool/Equipment Rental Charges	1	799.70	799.70
We accept Cash, Check, Money Order, Visa, MasterCard, Discover & American Express. Invoices are due within stated terms or late fees may be applied.			Total	\$1,499.70
Phone #	Fax #		Payments/Credits	\$0.00
386-437-3068	386-437-3079	mail@palmettoelectricinc.com	Balance Due	\$1,499.70
Please make note of address change				



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

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

RECEIVED
AUG 24 2023

*DEER RUN COMMUNITY DEVELOPMENT DISTRICT
6200 LEE VISTA BLVD
SUITE 300
ORLANDO, FL 32822*

*Invoice No. 363724
Date 08/20/2023
Client No. 20172*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2023.

Total Invoice Amount \$ 3,535.00

We now accept Visa and MasterCard.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies Practice Section

Member FICPA

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
8/23/2023	10

By Apple at 11:35 am, Aug 24, 2023

Deer Run CDD
C/O GMS

9/22/2023

[illegible]

Balance Due	\$100.00
--------------------	-----------------

tcarter@disclosureservices.info

Tallahassee, FL 32308
2498 Centerville Rd.

Bill to:

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

Invoice

Invoice #: 384626
Invoice Date: 05/22/2023
Completed: 05/22/2023
Terms: Due On Receipt
Bid#:

475 West Town Place

92

HiTechFlorida.com

Description	Qty	Rate	Amount
Grand Reserve Door Run CDD - 50' (also Access to Building, FL)			
ADC-Access-Door-Addon	10.00	\$40.00	400.00
Hi-Tech Commercial Access 1	10.00	\$20.00	200.00
Fire Alarm Inspection	10.00	\$75.00	750.00
Fire System Monitoring	10.00	\$50.00	500.00
Hi-Touch Ultimate Service Plan	10.00	\$25.00	250.00
Fire			
Alarm.com Interactive Automation - Doorbell Video	10.00	\$44.95	449.50
Hi-Touch Ultimate Service Plan	10.00	\$5.00	50.00
Security			
Sales Tax			181.97

Tech Resolution Note:

Pro rated Monthly services 8/1/2022 to 5/31/2023

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

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

Total	\$2,781.47
Payments	\$0.00
Balance Due	\$2,781.47

Approved 8/28/23 KJR
18300

Invoice
094

8/27/2023
NET 15

82

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 8/21	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





"Catch the Fitness Wave!"

Approved 8/28/23 KR
56000

93

Service Invoice

Invoice Date	Invoice #	P.O. No.	Service Date
8/25/2023	T709-6		7/28/2023

Bill To

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

Remit Payment To:

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

Unit/Model Info	Item	Description	Amount
Inspire Cable Unit FTi 4-19-03-267548	Diagnosis	User right cable damaged and need replaced this is a safety issue. Estimate to order and replace the cable.	
	Part(s) For Repair	Cable	60.00
	Labor	Replaced the cable and adjusted; test checked operation.	
	Shipping & Handling		20.00
	Labor/Time On Site		125.00

Thank you for your business.

Subtotal	\$205.00
Sales Tax (0.0%)	\$0.00
Balance Due	\$205.00
Payments/Credits	\$0.00
Balance Due	\$205.00

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

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

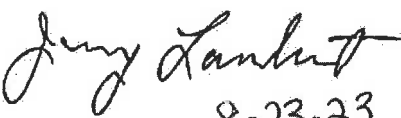
Invoice

Invoice #: 178
Invoice Date: 8/21/2023
Due Date: 8/21/2023

Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies - Special Events ending 8/05/23 Special Events 1.320.53800.59000		682.96	682.96
 8-23-23			

Total \$682.96

Payments/Credits \$0.00

Balance Due \$682.96

SPECIAL EVENTS

Period Ending 8/05/23

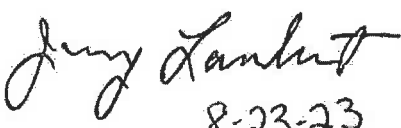
<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	7/8/23	Craft Night	Picture Frames and Sea Glass	305.44	N.C.
	7/11/23	Kids Night Pool Party	Inflatable Limbo	5.75	K.R.
	7/12/23	Kids Night Pool Party	Tablecloths	8.63	K.R.
	7/12/23	Kids Night Pool Party	Streamers	17.25	K.R.
	7/12/23	Kids Night Pool Party	Hanging Party Décor	5.75	K.R.
	7/13/23	Kids Night Pool Party	Paper Lanterns	9.06	K.R.
	7/13/23	Kids Night Pool Party	Goodie Bags	5.58	K.R.
	7/13/23	Kids Night Pool Party	Kool Aid	4.19	K.R.
	7/13/23	Kids Night Pool Party	Tropical Punch	12.54	K.R.
	7/13/23	Kids Night Pool Party	Water	9.04	K.R.
	7/13/23	Kids Night Pool Party	Candy	22.33	K.R.
	7/13/23	Kids Night Pool Party	Wooden Skewers	1.15	K.R.
	7/13/23	Kids Night Pool Party	Party Favors	25.30	K.R.
	7/13/23	Kids Night Pool Party	Straws	9.20	K.R.
	7/13/23	Kids Night Pool Party	Party Décor	24.02	K.R.
	7/13/23	Kids Night Pool Party	Removable Hooks	4.50	K.R.
	7/17/23	Kids Night Pool Party	Toys & Prizes	46.58	K.R.
	7/17/23	Kids Night Pool Party	Glue	13.77	K.R.
	7/17/23	Kids Night Pool Party	Saline	3.98	K.R.
	7/17/23	Kids Night Pool Party	Baking Soda	1.13	K.R.
	7/17/23	Kids Night Pool Party	Teal Food Coloring	2.39	K.R.
	7/17/23	Kids Night Pool Party	Snack Bags	2.58	K.R.
	7/17/23	Craft Night August	Shells	47.61	K.R.
	7/17/23	Craft Night August	Shells	95.22	K.R.
			TOTAL	\$682.96	

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

Invoice

Invoice #: 179
Invoice Date: 8/21/2023
Due Date: 8/21/2023
Case:
P.O. Number:

Bill To:
Deer Run CDD
9145 Narcoossee Rd.
Suite A208
Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
Facility Maintenance July 1 - July 31, 2023		951.43	951.43
Maintenance Supplies		410.87	410.87
 Approved 001.320.53800.43300-\$300.00 Trash Removal 001.320.53800.50000-\$400.00 Facilities Maintenance 001.320.53800.54000-\$662.30 Amenity Repairs & Maintenance Rich Gray			
  8-23-23			

Total \$1,362.30

Payments/Credits \$0.00

Balance Due \$1,362.30

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/6/23	3	R.M.	Removed debris from highway one hundred entrance to highway one, adjusted landscape lighting in front entrance at highway one hundred at middle island, removed debris in amenity center parking lot
7/11/23	3	R.M.	Cleaned off camera lens on mounted camera on pool deck for better viewing and coverage, removed debris in amenity parking lot and front entrance one to on hundred parkway, put rubber mats inside women's restroom. Backwashed pool and checked operations of the system, adjusted float valve in patio refrigerator
7/18/23	4	R.M.	Installed new thermostat in deep end of pool, installed non-slip matting in women's restroom on pool deck, installed two Don't Feed Wildlife signs, fixed downed landscaping light at one hundred entrance, backwashed pool filter and checked operations of pool system, removed debris from one to one hundred entrance
7/26/23	6	R.M.	Reset timer on fountain at amenity center and installed lock, removed debris on ponds by golf maintenance shed and front entrance of highway one hundred, checked and changed trash receptacles on pool deck, blew leaves and debris off patio, pool deck, front entry way, bocce ball and pickleball courts, sprayed pool deck, back patio, sidewalks and pickleball entrance for weeds, installed new rubber mats in women's restroom
7/31/23	4	R.M.	Blew leaves and debris off pool deck, back patio, upstairs patio, front entrance, pickleball court, bocce ball court and dock, removed debris from highway one hundred to highway one entrance, checked and changed all trash receptacles as needed, removed cob webs at bathroom entrance on pool deck and back of amenity building, organized and inventory maintenance closet

TOTAL	<u>20</u>
MILES	<u>565</u>

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	6/21/23	Constant Contact	100.74	K.R.
	7/11/23	Rubber Floor Mats (3)	196.62	K.R.
	7/11/23	Pool Skimmer Nets	26.86	K.R.
	7/11/23	Sheet Protectors	13.10	K.R.
	7/11/23	Air Wick	25.29	K.R.
	7/11/23	Pool Thermometer	11.49	K.R.
	7/11/23	Do Not Feed Wildlife Signs	36.78	K.R.
		TOTAL	<u>\$410.87</u>	



Elite Power Washing

2270 South State Street | Bunnell, Florida 32110
386-631-4610 | elite.powerwashing@aol.com | EliteWashNSeal.com

RECIPIENT:

Deer Run Management

501 Grand Reserve Drive
Bunnell, Florida 32110

Invoice #892

Issued Sep 05, 2023

Due Oct 05, 2023

Total \$1,900.00

Account Balance \$1,900.00

For Services Rendered

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Aug 28, 2023				
Amenity Center Soft Wash	Also cleaning walkways, pool chairs, and pool deck.	1	\$1,800.00	\$1,800.00
Cleaning small paver section on south property		1	\$100.00	\$100.00

1-71
Approved
Facility Maintenance
001.320.53800.5000
Rich Gray

Thank you for your business. Please contact us with any questions regarding this invoice.

Total \$1,900.00

Account balance **\$1,900.00**

Pay Now



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

Invoice # 33686709

Invoice Date: 3/15/2023
Wednesday

Time: 08:49 AM

Time In/Out: 08:49 AM - 09:13 AM

Bill-To: 2692782

Location: 2692782

Technician: Christopher Sloop
Lic: JE332131

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

Deer Run Cdd
501 GRAND RESERVE DR
BUNNELL, FL 32110-3430

Service Description	Quantity	Price
---------------------	----------	-------

PEST CONTROL MAINTENANCE	1.00	\$80.00
--------------------------	------	---------

SUBTOTAL \$80.00

TAX \$5.60

AMT PAID \$0.00

TOTAL ~~\$85.60~~ 80.00

AMOUNT DUE ~~\$85.60~~ 80.00

Approved
Pest Control
001.320.53800.48400
Rich Gray

1-66

Today's service consisted of treating and inspecting the exterior of the structure. This includes putting a liquid and granular barrier treatment around the exterior of the structure to prevent pest entry.

Payment Receipt. Please Return with Payment Remittance

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

Account #: 2692782

Date: 3/15/2023

PO Number:

Invoice #: 33686709

Terms: NET 30

Technician: Christopher Sloop

Amount Paid: _____

Check No.: _____

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

Invoice may reflect a small increase based on the annual increase in service cost



PO BOX 740608
CINCINNATI OH 45274-0608

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

Page 1 of 1

Bill To Number	Invoice Date	Amount Due
2692782	8/2/2023	80.00

INVOICE# 50251323 DEER RUN CDD

Message: Is your home protected from termites? These destructive pests can cause significant structural damage which is rarely covered by homeowner's insurance. We can help protect your home. Call for a FREE Termite Inspection today!



INVOICE DETAIL

Thank you for allowing us to provide the following services:

PEST CONTROL MAINTENANCE

Deer Run Cdd

501 GRAND RESERVE DR

BUNNELL, FL ON 8/2/2023

80.00

Approved
Pest Control
001.320.53800.48400
Rich Gray

RECEIVED

By Apple at 3:37 pm, Aug 15, 2023

1-66

Payment Receipt. Please Return with Payment Remittance



PO Box 13848
Reading, PA 19612-3848

RECEIVED

AUG 11 2023

Bill To #: 2692782	Date: 8/2/2023
Due Date: 9/1/2023	Invoice #: 50251323
Amount Due: 80.00	Amount Paid: _____
	Check No.: _____



4645 1 AB 0.537 20 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

002692782000000000050251323000008000202309010005

approved 8/6/23 (KR)
48300

182

Invoice

095

9/3/2023

NET 15

Dear Run Amenity Center

Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 8/28	200.00
Total Due:	200.00

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

Thank you,

Jason & Gretchen Sandoval

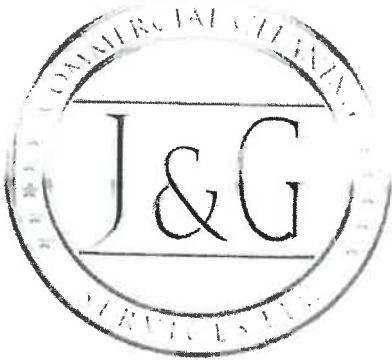
Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164



RECEIVED

SEP 6 2023

deducted \$100 due to storm Idalia. J&G did not
clean on Wednesday, August 30th

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 31, 2023

1-85

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3268498

Client Matter No. 6023-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Deer Run CDD

Governmental Management Services-CF, LLC

Suite A206

9145 Narcoossee Rd.

Orlando, FL 32827

Invoice No. 3268498

6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

07/26/23	K. Buchanan	4.50	1,350.00	Prepare for and attend board meeting
07/27/23	K. Buchanan	0.80	240.00	Perform meeting follow up; confer with Gray regarding maintenance agreement proposal

TOTAL HOURS 5.30

TOTAL FOR SERVICES RENDERED \$1,590.00

DISBURSEMENTS

Meals	5.51
Travel Expenses	92.27

TOTAL DISBURSEMENTS 97.78

TOTAL CURRENT AMOUNT DUE \$1,687.78

RECEIVED

SEP 1 2023

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

LifeSafe Services LLC

(888) 767-0050

paige@lifesafeservices.com

www.lifesafeservices.com

INVOICE

BILL TO

025-27143

Deer Run - Riverside
Management Services

501 Grand Reserve Dr
Bunnell, FL 32110

SHIP TO

025-27143

Deer Run - Riverside
Management Services

501 Grand Reserve Dr
Bunnell, FL 32110

INVOICE # 111103038

DATE 09/01/2023

DUE DATE 10/01/2023

TERMS Net 30

EQUIPMENT & SERVICES - EMERGENCY USE ONLY

Basic Service for Client-Owned Automated External
Defibrillator (AED)
Annual Billing

Remember... LifeSafe Services offers on-site safety
training. Please contact us for more information!

QTY	RATE	AMOUNT
1	206.00	206.00

Remit to:

LifeSafe Services LLC

5971 Powers Avenue, #108
Jacksonville, FL 32217

SUBTOTAL

206.00

TAX

0.00

TOTAL

206.00

BALANCE DUE

\$206.00

For invoices, please contact Paige at 888-767-0050 x13

For sales, please contact Julie at 888-767-0050 x21.

Please disregard this invoice if you have already
submitted payment.

RECEIVED

SEP 6 2023

Woman Owned Small Business Certification WOSB200454

FL Permit #31728 Exp 3/31/2024

Past Due invoices are subject to a monthly 1.5% finance charge.



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

Invoice

Date

9/1/2023

Invoice #

111295606171

Terms	Net 20
Due Date	9/21/2023
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,339.20
WM-XPC Upgrade	XPC System Upgrade	1	ea	25.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00
<div>1-59</div> <div>Approved Pool Chemicals 001.320.53800.48100 Rich Gray</div>				

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

Remittance Slip

Customer
11DEE025
Invoice #
111295606171

Amount Due \$1,364.20

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



111295606171

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

Invoice

Invoice #: 180
Invoice Date: 9/1/2023
Due Date: 9/1/2023
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - September 2023		5,936.83	5,936.83
<p>RECEIVED</p> <p>SEP 6 2023</p> <p>1-56</p> <p>Jerry Lambert</p> <p>9-6-23</p>			

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



Sunshine State
HEATING & AIR CONDITIONING
ALWAYS SUNNY!

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

Invoice 40995401
Invoice Date 8/31/2023
Completed Date 8/31/2023
Customer PO
Payment Term Due Upon Receipt
Due Date 8/31/2023
Job Address
Deer Run CDD - Amenity Center
501 Grand Reserve Drive
Bunnell, FL 32110 USA

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

Approved
Facilities Maintenance
001.320.53800.50000
Rich Gray

Description of Work

** Commercial Maintenance 4 systems - service time 4 hours **

Service every 3 months at \$425 per-visit

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

* All parts replaced will come with a 20% discount applied at time of purchase, as well as each replaced part will come with a lifetime warranty.

* (2) Newly installed capacitors on the upper units will be covered under the lifetime warranty being offered at start of this contract. (*paid in full*)

* Discounted service call fee will be \$49.99 7days a week 365 days a year including no additional fees for holidays, and weekends.

Always Sunny Club includes:

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

Filters: 16 3/8 x 21 1/2 x 1 , (3) 19.5 x 21.5 x 1

Issues:

-Mini split is not cooling at this time and requires further troubleshooting and inspection.

-Recommended condensate line P-traps on the downstairs units.

-upstairs unit didn't have a filter during inspection and condensate drain line prevents easy access to replace and a tech will be out to replace with an available filter and reroute the drain line.

-Recommended UV light protection to prevent further microorganism growth.

Task #	Description	Quantity	Your Price	Your Total
ASC101	Always Sunny Club Maintenance	1.00	\$425.00	\$425.00
SCD103	Service call & diagnosis (a/c & heat)	1.00	\$49.00	\$49.00

Sub-Total \$474.00

Tax \$0.00

Total Due \$474.00

Balance Due \$474.00

Thank you for choosing Sunshine State Heating and Air Conditioning

This amount of \$474.00 is agreed and acknowledged. Payment is due upon receipt. A service fee of 5% will be charged for any payment received after 30 days.

RECEIVED

SEP 6 2023

A handwritten signature in cursive script, appearing to read "Kayla".

8/31/2023

I find and agree that all work performed by Sunshine State Service Call has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

A handwritten signature in cursive script, appearing to read "Kayla".

8/31/2023

**Bill To:**

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

Property Name: Deer Run CDD

INVOICE

INVOICE #	INVOICE DATE
PC 576927	8/22/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 21, 2023

Invoice Amount: \$359.78

Description	Current Amount
-------------	----------------

Irrigation Inspection Repairs 7-23

Irrigation Repairs

\$359.78

Approved 1-42
Irrigation Repairs
001.320.53800.46200
Rich Gray

RECEIVED

By Apple at 1:24 pm, Aug 22, 2023

Invoice Total \$359.78

Excellence
IN COMMERCIAL LANDSCAPING

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

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



Proposal #335615
Date: 07/31/2023
From: Antonio Perez-Mejia

Proposal For

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

main: 407-841-5524
mobile:

Location

400 Grand Reserve Dr
Bunnell, FL 32110

Property Name: Deer Run CDD

Irrigation Inspection Repairs 7-23

Terms: Net 30

The repair and replacement of any nonfunctional or broken pipes or heads.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	2.50	\$75.000	\$187.50
Rotors	6.00	\$28.713	\$172.28

Client Notes

Signature

Approved
Rich Gray

x

SUBTOTAL	\$359.78
SALES TAX	\$0.00
TOTAL	\$359.78

*Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.*

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Antonio Perez-Mejia
Office:
aperez@yellowstonelandscape.com



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
PC 576928	8/22/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Deer Run CDD

Invoice Due Date: September 21, 2023

Invoice Amount: \$708.00

Description	Current Amount
652 Grand Reserve Drive Back Woodline Clearing	

Landscape Enhancement

\$708.00

Approved
Landscape Contingency
001.320.53800.46100
Rich Gray

1-42

RECEIVED

By Apple at 1:24 pm, Aug 22, 2023

Invoice Total \$708.00

Excellence
IN COMMERCIAL LANDSCAPING

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

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

PAYMENT COUPON

/4115006401063000160342180043428930000090200

1800434289 1 of 1

4,1,1500,640106,3000160342,1800434289,3,0000090200

Please mail this portion with your check

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

Cust. No.: 3000160342	Inv. No.: 1800434289
This Month's Charges	Amount Due
Past Due After	This Invoice
10/01/2023	\$ 902.00

RECEIVED

SEP 08 2023

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

FPL
General Mail Facility
Miami FL 33188-0001

27
3205343

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

Invoice

Customer Name and Address

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

Customer Number: 3000160342

Invoice Number: 1800434289

Invoice Date: 09/01/2023

4,1,1500,640106,3000160342,1800434289,3,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 3000160342 Invoice No: 1800434289

Description	Amount
PREMIUMLIGHTING	902.00
For Inquiries Contact: PREMIUM LIGHTING	Total Amount Due \$902.00 This Month's Charges Past Due After 10/01/2023

Wire & ACH Payments

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

Check Payments

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

General Mail Facility
Miami FL 33188-0001

1800434289 1 of 1

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 352**Invoice Date:** 9/1/23**Due Date:** 9/1/23**Case:****P.O. Number:****Bill To:**Deer Run CDD
9145 Narcoossee Rd
Suite A206
Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
Management Fees - September 2023 310 513 34		2,868.42	2,868.42
Website Administration - September 2023 352		54.58	54.58
Information Technology - September 2023 351		91.25	91.25
Dissemination Agent Services - September 2023 313		208.33	208.33
Office Supplies 51		0.66	0.66
Postage 42		103.41	103.41
Copies 425		191.10	191.10

RECEIVED

SEP 11 2023

Total \$3,517.75**Payments/Credits** \$0.00**Balance Due** \$3,517.75

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 353**Invoice Date:** 9/1/23**Due Date:** 9/1/23**Case:****P.O. Number:****Bill To:**

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

#1

Description	Hours/Qty	Rate	Amount
Field Management - September 2023 320 S 38 12		2,784.83	2,784.83

RECEIVED

SEP 11 2023

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

approved 9/11/23 KR
48300 82

Invoice

092

8/14/2023

NET 15

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 8/7	300.00
Total Due:	300.00

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

Thank you,

Jason & Gretchen Sandoval

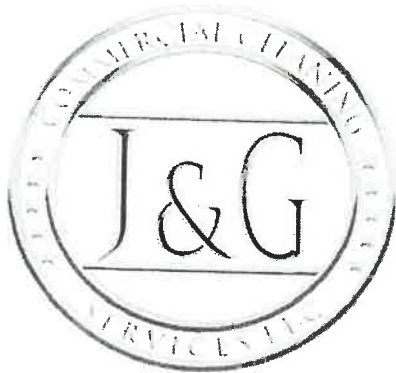
Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164



RECEIVED

SEP 11 2023

approved 9/11/23 KB 82
48300

Invoice

096

9/8/2023

NET 15

Dear Run Amenity Center

Attn: Kayla

Service	Cost
Week of 9/4	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

SEP 11 2023

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

Invoice

Invoice #: 181
Invoice Date: 8/31/2023
Due Date: 8/31/2023
Case:
P.O. Number:

Bill To:

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

56

Description	Hours/Qty	Rate	Amount
Assistant Manager through August 2023 320.53800.12100	79.69	25.00	1,992.25
RECEIVED SEP 8 2023			
Jury Lambert 9-8-23			

Total	\$1,992.25
Payments/Credits	\$0.00
Balance Due	\$1,992.25

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
79.69	Assistant Manager	\$ 25.00	\$ 1,992.25

Covers Period: August 2023

GL # 320.53800.12100

TOTAL DUE:

\$ 1,992.25

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/23	5.62	N.C.	Event - Set Up, Assist and Clean Up
8/3/23	3.4	N.C.	Bingo Night - set up, assist and clean up
8/6/23	4.52	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
8/9/23	3.72	N.C.	Event - Prep assistance
8/11/23	3.97	N.C.	Event - Prep assistance
8/12/23	5.95	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
8/13/23	4.87	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
8/18/23	8.32	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
8/19/23	6.12	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
8/20/23	5.2	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
8/22/23	2.55	N.C.	Event - Set Up, Assist and Clean Up
8/23/23	3.42	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
8/24/23	2.97	N.C.	Event - Prep assistance
8/26/23	6.52	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
8/27/23	4.77	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
8/28/23	3.72	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
8/31/23	4.05	N.C.	Assisted with planning, completed daily checklist, returned calls and emails

79.69



PO BOX 740608
CINCINNATI OH 45274-0608

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

Page 1 of 1

Bill To Number	Invoice Date	Amount Due
2692782	9/1/2023	80.00

INVOICE# 51336304 DEER RUN CDD

Message: Is your home protected from termites? These destructive pests can cause significant structural damage which is rarely covered by homeowner's insurance. We can help protect your home. Call for a FREE Termite Inspection today!



INVOICE DETAIL

Thank you for allowing us to provide the following services:

PEST CONTROL MAINTENANCE

80.00

Deer Run Cdd

501 GRAND RESERVE DR

BUNNELL, FL ON 9/1/2023

Approved
Pest Control
001.320.53800.48400
Rich Gray

RECEIVED

SEP 12 2023

Payment Receipt. Please Return with Payment Remittance



PO Box 13848
Reading, PA 19612-3848

RECEIVED

SEP 12 2023

Bill To #: 2692782	Date: 9/1/2023
Due Date: 10/1/2023	Invoice #: 51336304
Amount Due: 80.00	Amount Paid: _____
	Check No.: _____



4491 1 AB 0.537 20 Return Service Requested
Deer Run Cdd
t 200 Lee Vista Blvd Ste 300
Attn Indhira Araujo
Orlando, FL 32822-5149

FLORIDA PEST CONTROL
PO BOX 740608
CINCINNATI OH 45274-0608

002692782000000000051336304000008000202310010006

Approved 9/15/23 KLR #1-92



Hi-Tech System
ASSOCIATES INC.

51000

Invoice

Tallahassee, FL 32308
2498 Centerville Rd.

Bill to:

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

Invoice #: 70428
Invoice Date: 09/14/2023
Completed: 09/14/2023
Terms: Due On Receipt
Bid#:
Service Ticket: 70428
475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
AS50-0181 Fire System Grand Reserve Deer Run CDD 501 Grand Reserve Dr Bunnell, FL	1.00	\$39.00	39.00
12v-7 AH Back Up Battery	1.00	\$95.00	95.00
Minimum Service Call Charge			0.00
Sales Tax			

RECEIVED

SEP 15 2023

Tech Resolution Note:

WCT Installed other 12 v 7 amp battery.

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

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

Total	\$134.00
Payments	\$0.00
Balance Due	\$134.00

Approved 9/18/23 *AKK* * 82
48300

Invoice

097

9/18/2023

NET 15

Dear Run Amenity Center
Attn: Kayla

Service	Cost
Week of 9/11	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

SEP 18 2023





Signature
Service

INVOICE

Page 1 of 2

CUSTOMER NO.: 59688227
DATE: 8/14/2023
INVOICE NO.: F10000091491

Grand Reserve Amenity Center
DUE: 9/13/2023
PLEASE PAY PROMPTLY

ACCOUNT SUMMARY

BUILDING ADDRESS

GRAND RESERVE AMENITY CEN 501 GRAND RESERVE DR
BUNNELL FL 32110
CONTRACT: 110428 | TAJ65057

Logistics and fuel impact fee

Letter of explanation enclosed within

\$100.00

Approved
Amenity Repairs and Maintenance
001.320.53800.54000
Rich Gray

NET SERVICE CONTRACT AMOUNT

Sales Tax

\$100.00

\$0.00

TOTAL SERVICE CONTRACT AMOUNT DUE

\$100.00

IMPORTANT MESSAGES

We are pleased to offer the convenience and flexibility of paperless billing and e-payment options! To automate your payment, opt in to paperless billing, or to change your billing address, please visit our e-payment site at <https://otis.payinvoicedirect.com>.

QUESTIONS?

Invoice Questions: 1-844-636-6847

OTIS LINED: 1-800-233-6847

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.
PAYMENTS NOT RECEIVED WITHIN 30 DAYS OF THE DATE OF THE INVOICE SHALL INCUR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH (18% PER ANNUM) OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

DETACH DOCUMENT ALONG PERFORATION, ENCLOSE AND RETURN THIS COUPON WITH YOUR PAYMENT.

OTIS

11760 US Hwy 1 Suite W600 Palm Beach Gardens FL 33408

AB 01 011005 87788 H 34 A



DEER RUN
Narcoossee Road
6200 Lee Vista Blvd Suite 300
ORLANDO FL 32822

CUSTOMER NO.: 59688227

DATE: 8/14/2023

INVOICE NO.: F10000091491

TOTAL SERVICE CONTRACT AMOUNT:

\$100.00

MAKE CHECK PAYABLE TO:

Otis Elevator Company
PO Box 73579
Chicago IL 60673-3579

RECEIVED

SEP 06 2023



F10000091491 0000010000 5



YELLOWSTONE
LANDSCAPE

Bill To:

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

Property Name: Deer Run CDD

INVOICE

INVOICE #	INVOICE DATE
PC 579237	8/29/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 28, 2023

Invoice Amount: \$127.50

Description	Current Amount
Waterfall Potable Water Leak Repair	
Irrigation Repairs	\$127.50

42
Approved
Irrigation Repair
001.320.53800.46200
Rich Gray

Invoice Total \$127.50

Excellence
IN COMMERCIAL LANDSCAPING

RECEIVED

SEP 9 2023

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

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

**Bill To:**

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

Property Name: Deer Run CDD

INVOICE

INVOICE #	INVOICE DATE
PC 579238	8/29/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 28, 2023

Invoice Amount: \$391.50

Description	Current Amount
-------------	----------------

Irrigation Inspection Repairs 8-23

Irrigation Repairs

\$391.50

42
Approved
Irrigation Repair
001.320.53800.46200
Rich Gray

Invoice Total \$391.50

Excellence

IN COMMERCIAL LANDSCAPING

RECEIVED

SEP 9 2023

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

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



YELLOWSTONE
LANDSCAPE

Bill To:

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

Property Name: Deer Run CDD

INVOICE

INVOICE #	INVOICE DATE
PC 590766	9/15/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 15, 2023

Invoice Amount: \$10,066.53

Description	Current Amount
Monthly Landscape Maintenance September 2023	\$10,066.53

42
Approved
Landscape Main
001.320.53800.46000
Rich Gray

Invoice Total **\$10,066.53**

Excellence

IN COMMERCIAL LANDSCAPING

RECEIVED

SEP 14 2023

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

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

P O Box 594
Flagler Beach, FL 32136

Date	Invoice #
7/1/2023	18420

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

PAST DUE

1-81

P.O. No.	Terms	Due Date	Project
	Net 30	7/31/2023	

Quantity	Description	Rate	Amount
1	Commercial Pool Service Approved Pool Maintenance 001.320.53800.48000 Rich Gray	975.00	975.00

RECEIVED

SEP 25 2023

RECEIVED

SEP 25 2023

		Total	\$975.00
		Payments/Credits	\$0.00
		Balance Due	\$975.00

Flagler Beach, FL 32136

Date	Invoice #
8/1/2023	18788

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

PAST DUE

181

P.O. No.	Terms	Due Date	Project
	Net 30	8/31/2023	

Quantity	Description	Rate	Amount
1	Commercial Pool Service	975.00	975.00

Approved
Pool Maintenance
001.320.53800.48000
Rich Gray

RECEIVED
SEP 25 2023

RECEIVED

SEP 25 2023

Total	\$975.00
--------------	-----------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$975.00
--------------------	-----------------

Phone #	Fax #
(386) 225-9085	

P O Box 594
Flagler Beach, FL 32136

Date	Invoice #
9/1/2023	19168

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

1-81

P.O. No.	Terms	Due Date	Project
	Net 30	10/1/2023	

Quantity	Description	Rate	Amount
1	Commercial Pool Service Approved Pool Maintenance 001.320.53800.48000 Rich Gray	975.00	975.00

RECEIVED

SEP 25 2023

RECEIVED

SEP 25 2023

		<table><tr><td>Total</td><td>\$975.00</td></tr><tr><td>Payments/Credits</td><td>\$0.00</td></tr><tr><td>Balance Due</td><td>\$975.00</td></tr></table>	Total	\$975.00	Payments/Credits	\$0.00	Balance Due	\$975.00
Total	\$975.00							
Payments/Credits	\$0.00							
Balance Due	\$975.00							
<table><tr><td>Phone #</td><td>Fax #</td></tr><tr><td>(386) 225-9085</td><td></td></tr></table>	Phone #	Fax #	(386) 225-9085					
Phone #	Fax #							
(386) 225-9085								

INVOICE

1-43



Dewberry

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

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

Invoice #: 2334931
Invoice Date: 9/13/2023
Due Date: 10/13/2023
Client #: 327127
Contract #: 50147438
Batch #: 3293542

Work Performed Thru Period Ending 8/25/2023

Job: 50147438 Deer Run CDD WA 2022-1

TIME & MATERIAL BILLING

Task ID	Task Description	CURRENT PERIOD BILLING			
T001	GENERAL ENGINEERING				
	<u>Description</u>	<u>Prev Amount Billed</u>	<u>\$</u>	<u>22,087.50</u>	
	ENGINEER V			<u>Hours</u>	<u>Rate</u>
	PROFESSIONAL I			4.50	195.000 \$ 877.50
				1.50	105.000 \$ 157.50
				<u>TOTAL HOURLY LABOR</u>	<u>6.00 \$ 1,035.00</u>
				<u>TOTAL FOR</u>	<u>T001 \$ 1,035.00</u>

TOTAL FOR JOB: 50147438 \$ 1,035.00

RECEIVED

SEP 20 2023

TOTAL INVOICE AMOUNT DUE \$ 1,035.00
BY 10/13/2023

Please Reference Invoice Number with Payment

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

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

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

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



WEEK ENDING

EMPLOYEE NO.

NAME (Last, First, M.I.)

HOME B.U.

P.C.

WEEKLY

WEEKLY TIMESHEET

7/29/2023

8/4/2023

957610

ARMANS, PETER N.

2705

2

[illegible]



WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.	NAME (Last, First, M.I.)	HOME B.U.	P.C.	WEEKLY						
8/5/2023		8/11/2023		957610	ARMANS, PETER N.	2705	2	TIMESHEET						
PAY WORK	JOB/BU	COST	WORK	DESCRIPTION/CREW INFO			SAT SUN MON TUES WED THURS FRI TOTALS							
TYPE STATE		CODE	ORDER											
1	FL	50147438	T0010000	respond to e-mails by 2 board members and field management; Info requested by Mac Deer Run CDD WA 2022-1									1.0	1.0
<div>PETER ARMANS 8/11/2023 EMPLOYEE SIGNATURE</div> <div>LISA KELLEY 8/11/2023 APPROVED BY</div>														



WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.	NAME (Last, First, M.I.)	HOME B.U.	P.C.	WEEKLY						
8/12/2023		8/18/2023		957610	ARMANS, PETER N.	2705	2	TIMESHEET						
PAY WORK	JOB/BU	COST	WORK	DESCRIPTION/CREW INFO			SAT	SUN	MON	TUES	WED	THURS	FRI	TOTALS
TYPE STATE		CODE	ORDER											
1	FL	50147438	T0010000	respond to e-mails; update report; review draft Agenda Deer Run CDD WA 2022-1							1.0			1.0
PETER ARMANS 8/18/2023						LISA KELLEY 8/18/2023								
EMPLOYEE SIGNATURE						APPROVED BY								



WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.	NAME (Last, First, M.I.)	HOME R.U.	P.C.	WEEKLY							
8/12/2023		8/18/2023		786127	RECTOR, MORGAN P.	2530	2	TIMESHEET							
PAY WORK	JOB/BU	COST	WORK	DESCRIPTION/CREW INFO			SAT SUN MON TUES WED THURS FRI TOTALS								
TYPE STATE		CODE	ORDER												
1	FL	50147438	T0010000	General Engineering: review of CDD Inspection Deer Run CDD WA 2022-1								1.5			1.5
MORGAN RECTOR 8/18/2023						NICOLE GOUGH 8/18/2023									
EMPLOYEE SIGNATURE						APPROVED BY									



WEEK BEGINNING

WEEK ENDING

EMPLOYEE NO.

NAME (Last, First, M.I.)

HOME B.U.

P.C.

WEEKLY
TIMESHEET

8/19/2023

8/25/2023

957610

ARMANS, PETER N.

2705

2

PAY WORK
TYPE STATE

JOB/BU

COST
CODE

WORK
ORDER

DESCRIPTION/CREW INFO

SAT SUN MON TUES WED THURS FRI TOTALS


1	FL	50147438	T0010000		e-mails about SJRWMD; Board Meeting; Flooding question Deer Run CDD WA 2022-1								1.0	0.5			1.5

PETER ARMANS 8/25/2023

EMPLOYEE SIGNATURE

LISA KELLEY 8/25/2023

APPROVED BY

From: Indhira Araujo iaraujo@gmscfl.com 
Subject: Fwd: Deer Run-Dewberry Fwd: Invoice 2334931
Date: September 20, 2023 at 3:06 PM
To: Lisa Cruz lcruz@gmscfl.com

approved 9/25/23 KP
48300

Invoice

098

9/24/2023

NET 15

Dear Run Amenity Center
Attn: Kayla

1-82

<u>Service</u>	<u>Cost</u>
Week of 9/18	300.00

Total Due:	300.00
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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

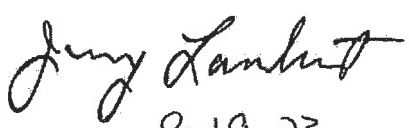


Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 182
Invoice Date: 9/14/2023
Due Date: 9/14/2023
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2023		1,724.70	1,724.70
Maintenance Supplies		2,041.94	2,041.94
<div>15</div> <div>Approved Facilities Maintenance-\$1,724.70- 001.320.53800.5000 Office Supplies-\$673.23- 001.320.53800.57000 Operating Supplies-\$673.23- 001.320.53800.53000 Pool Supplies-\$147.11- 001.320.53800.55000 Holiday Decor-\$548.37- 001.320.53800.59100 Rich Gray 09/15/2023</div> <div> 9-19-23</div>			

RECEIVED

SEP 19 2023

Total	\$3,766.64
Payments/Credits	\$0.00
Balance Due	\$3,766.64

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/8/23	6	R.M.	Installed temp control covers on entry rails at pool, installed new clock in amenity center, blew leaves and debris off patio, pickleball court, bocce court, entryway and parking lot, sprayed pool deck and parking lot for weeds, reattached door vent in women's restroom, removed debris from highway one hundred to highway one, cleaned out outfall structure free of debris
8/10/23	3	R.M.	Made adjustments to entryway door lock for better security, checked and changed all trash receptacles, sprayed weeds in pool pack area, cleaned up broken glass in roadway off Grande Reserve Drive, removed debris from highway one to highway one hundred
8/15/23	7	R.M.	Hung no smoking signs around amenity center and pool deck, straightened and organized chairs, blew leaves and debris off pool deck, sprayed pool deck and pool pack for weeds, hung clock in amenity center, made adjustments to amenity center lock, changed blown lightbulb in men's restroom, removed debris from highway one to highway one hundred
8/15/23	5	M.C.	Removed debris along road in and out of the community and around amenity center, fixed 1/4 round at bottom of doors leading to pool and painted, removed cobwebs from second floor
8/22/23	3	R.M.	Changed batteries on pool deck clock, removed debris in parking lot, around amenity building, ponds and from highway one to highway one hundred, reset landscape lighting at highway one entrance
8/28/23	8	R.M.	Removed debris from one hundred entrance to US1 entrance, shut off fountain on US1 for storm prep, storm prep for incoming storm, stacked chairs, secured tables, removed umbrellas
8/31/23	7.22	M.C.	Assessed property after storm for damage, rehung clocks and televisions, turned gas back on and secured door, restarted fountain at amenity center and waterfall on US1, returned tables, chairs and umbrellas from storage after storm

TOTAL	<u><u>39.22</u></u>
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MILES	<u><u>791</u></u>
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*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	7/21/23	Constant Contact	114.60	K.R.
	7/25/23	Paper Towels	55.15	K.R.
	7/25/23	Parking Violation Stickers	25.29	K.R.
	7/26/23	Paper Towels	9.58	K.R.
	7/26/23	Air Wick	25.28	K.R.
	7/26/23	Antibac Wipes for Gym	149.44	K.R.
	7/26/23	Hand Soap	17.46	K.R.
	7/26/23	Multipurpose Lighters for Grills	19.54	K.R.
	8/4/23	Indoor Clock	21.84	K.R.
	8/4/23	6' Pool Rail Covers	43.68	K.R.
	8/4/23	4' Pool Rail Covers	34.48	K.R.
	8/4/23	Water Delivery	102.94	K.R.
	8/10/23	Bleach	20.15	K.R.
	8/10/23	Simple Green	15.24	K.R.
	8/14/23	Pole Holders	9.19	K.R.
	8/14/23	Patio Umbrella	218.45	K.R.
	8/14/23	Floor Squeegee	22.99	K.R.
	8/15/23	Rug Doctor Cleaner	170.20	K.R.
	8/15/23	Rug Doctor Floor Cleaner Chemicals	34.43	K.R.
	8/21/23	Constant Contact	114.60	K.R.
	8/21/23	Paper Towels	55.15	K.R.
	8/21/23	Pool Rail Covers	68.95	K.R.
	8/21/23	Outdoor Trash Bags	32.17	K.R.
	8/21/23	3M Mounting Tape	10.34	K.R.
	8/21/23	Water Dispenser Cups	19.65	K.R.
	8/21/23	Coffee Creamer	19.68	K.R.
	8/22/23	Outdoor Rug - Holiday Décor	17.53	K.R.
	8/24/23	Holiday Décor for Facility	510.71	K.R.
	8/25/23	Holiday Décor for Facility	20.13	K.R.
	9/4/23	Pandora Subscription	63.12	K.R.
		TOTAL	<u>\$2,041.94</u>	

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

Invoice

Bill To:

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

Invoice #: 183
Invoice Date: 9/14/2023
Due Date: 9/14/2023
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Maintenance Supplies - Special Events ending 8/31/23 Special Events 1.320.53800.59000		1,946.57	1,946.57
<div>RECEIVED</div> <div>SEP 19 2023</div> <div>1-50</div> <div><i>Jerry Lambert</i> 9-19-23</div>			

Total	\$1,946.57
Payments/Credits	\$0.00
Balance Due	\$1,946.57

SPECIAL EVENTS

Period Ending 9/05/23

DISTRICT
DEER RUN

<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
7/25/23	Back to School Bash	Party Decorations	17.25	K.R.
7/25/23	Back to School Bash	Tablecloths	12.19	K.R.
7/25/23	Back to School Bash	Pencils for Goodie Bags	5.98	K.R.
7/25/23	Back to School Bash	Toys for Prizes	18.29	K.R.
7/25/23	Back to School Bash	Party Décor	4.44	K.R.
7/25/23	Back to School Bash	Food Containers/Trays	5.98	K.R.
7/25/23	Back to School Bash	Candy for Goodie Bags	59.12	K.R.
7/25/23	Back to School Bash	Cheese Balls	7.81	K.R.
7/25/23	Back to School Bash	Brown Paper Bags	2.29	K.R.
7/25/23	Back to School Bash	Plastic Cups	4.36	K.R.
7/25/23	Back to School Bash	Wood Clips for Goodie Bags	13.80	K.R.
7/25/23	Bingo	Prizes for Bingo	57.50	K.R.
7/31/23	Back to School Bash	Paper Cups	11.96	K.R.
7/31/23	Back to School Bash	Napkins	5.98	K.R.
7/31/23	Back to School Bash	Pencils for Goodie Bags	5.98	K.R.
7/31/23	Back to School Bash	Erasers for Goodie Bags	7.46	K.R.
7/31/23	Back to School Bash	Scoop and Tray for Food	2.99	K.R.
7/31/23	Back to School Bash	Donuts	41.09	K.R.
7/31/23	Back to School Bash	Candy for Goodie Bags	27.75	K.R.
7/31/23	Back to School Bash	Strawberry Wafers	11.87	K.R.
7/31/23	Back to School Bash	Goodie Bags	4.46	K.R.
7/31/23	Back to School Bash	2 Liter For Game	1.63	K.R.
7/31/23	Back to School Bash	Mini Waters	8.21	K.R.
8/1/23	Back to School Bash	Swim Noodles	14.38	K.R.
8/1/23	Back to School Bash	Bucket	1.44	K.R.
8/1/23	Back to School Bash	Chalkboard Sign	8.63	K.R.
8/1/23	Back to School Bash	Pencils for Goodie Bags	5.75	K.R.
8/1/23	Back to School Bash	Erasers for Goodie Bags	8.63	K.R.
8/1/23	Back to School Bash	Sunglasses	2.88	K.R.
8/1/23	Back to School Bash	Pool Tubes	23.00	K.R.
8/1/23	Back to School Bash	Wood Clips for Goodie Bags	6.90	K.R.
8/1/23	Back to School Bash	Toys for Prizes	99.10	K.R.
8/4/23	Bingo	Candy	15.81	K.R.
8/4/23	Bingo	Bingo Prizes	23.00	K.R.
8/4/23	Kids Night	Giant Connect Four	24.61	K.R.
8/4/23	Kids Night	Toys	14.74	K.R.
8/4/23	Bingo	Mugs	18.43	K.R.
8/4/23	Bingo	Candy	19.00	K.R.
8/8/23	Craft Night	Décor Napkins	25.73	N.C.
8/11/23	Craft Night	Paint	166.66	N.C.
8/15/23	Chat with the Chief	Soda & Water	57.59	K.R.
8/15/23	Chat with the Chief	Clear Cups	5.38	K.R.
8/15/23	Chat with the Chief	Forks	2.28	K.R.
8/15/23	Chat with the Chief	Napkins & Plates	6.37	K.R.
8/15/23	Kids Night	Candy for Grab Bags	37.75	K.R.
8/15/23	Kids Night	Cello Bags for Grab Bags	5.58	K.R.
8/15/23	Kids Night	Skewers for Grab Bags	1.12	K.R.
8/15/23	Bingo	Bingo Prizes	86.25	K.R.
8/15/23	Kids Night	Candy	47.73	K.R.
8/22/23	Chat with the Chief	Food Trays	120.59	K.R.
8/28/23	September Craft Night	Ceramic Pumpkin	51.74	K.R.
8/28/23	September Craft Night	Candle Pillars	316.30	K.R.
8/31/23	September Craft Night	Paper Butterfly	24.13	K.R.
8/31/23	Kids Night	Prizes for Kids Night	178.05	N.C.
9/5/23	Kids Night Splash Party	Snacks	35.31	K.R.
9/5/23	Kids Night Splash Party	Bubbles	5.75	K.R.
9/5/23	Kids Night Splash Party	Napkins & Tablecloth	5.75	K.R.
9/5/23	Kids Night Splash Party	Cups	10.06	K.R.
9/5/23	Kids Night Splash Party	Buckets	34.50	K.R.
9/5/23	Kids Night Splash Party	Sponges	18.69	K.R.
9/5/23	Kids Night	Prizes for Kids Night	78.61	N.C.

TOTAL \$1,946.57



The Daytona Beach News-Journal
Daytona Pennysaver

3
310 513 48

ACCOUNT NAME		ACCOUNT #	PAGE #
Deer Run Comm Dev Dist		464637	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005770279	Jul 1- Jul 31, 2023	August 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$373.68	

BILLING ACCOUNT NAME AND ADDRESS	
DEER RUN COMM DEV DIST 219 EAST LIVINGSTON STREET ORLANDO, FL 32801	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: DBN_1007176

Date	Description	Amount
7/1/23	Balance Forward	\$27.54
7/7/23	PAYMENT - THANK YOU	-\$27.54

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/19/23	DTB Flagler/ Palm Coast News Tribune	9046127	Notice of Assessment Hearing		1	3.0000 x 13 in	\$220.28

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
7/12/23	8996587	7-26-23 Board of Supervisors Meeting		\$25.70
7/12/23	9020885	Deer Run CDD - Notice of Rule Development		\$36.74
7/19/23	9011067	Notice of Rulemaking		\$47.38
7/19/23	9011067	Notice of Rulemaking		\$5.00
7/26/23	9011882	Deer Run Community - FY2023/2024		\$38.58

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$373.68
Service Fee 3.99%	\$14.91
*Cash/Check/ACH Discount	-\$14.91
*Payment Amount by Cash/Check/ACH	\$373.68
Payment Amount by Credit Card	\$388.59

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID	
Deer Run Comm Dev Dist		464637		0005770279			
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*	
\$373.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$373.68	
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:		TOTAL CREDIT CARD AMT DUE	
Daytona Beach News-Journal P.O. Box 630476 Cincinnati, OH 45263-0476				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX		\$388.59	
				Card Number _____			
				Exp Date ____ / ____ / ____ CVV Code _____			
				Signature _____ Date _____			

RECEIVED

00004646370000000000000057702790003736867246

SEP 22 2023

PROOF OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Flagler/Palm Coast NEWS-TRIBUNE, published in Flagler County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

07/12/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/12/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$25.70

Order No: 8996587

Customer No: 464637

PO #:

of Copies:
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**NOTICE OF MEETING
DEER RUN
COMMUNITY DEVELOPMENT
DISTRICT**

The meeting of the Board of Supervisors (the "Board") of the Deer Run Community Development District is scheduled to be held on Wednesday, July 26, 2023 at 6:00 p.m. located at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

Each person who decides to appeal any action taken at this meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Howard McGaffney
District Manager
NT#8996587 7/12/2023 11

KAITLYN FELTY
Notary Public
State of Wisconsin

THE FLAGLER/PALM COAST
NEWS-TRIBUNE PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Flagler/Palm Coast NEWS-TRIBUNE, published in Flagler County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

07/12/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/12/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$36.74

Order No: 9020885

Customer No: 464637

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KAITLYN FELTY
Notary Public
State of Wisconsin

**NOTICE OF RULE
DEVELOPMENT BY THE DEER
RUN COMMUNITY
DEVELOPMENT DISTRICT**

In accord with Chapters 120 and 190, Florida Statutes, the Deer Run Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.3146, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, c/o Governmental Management Services, 475 W. Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850

Howard McGaffney,
District Manager
Deer Run Community Development District

Run Date: July 12, 2023

NT#9020885 7/12/23 1t

PROOF OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

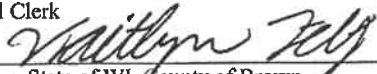
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Flagler/Palm Coast NEWS-TRIBUNE, published in Flagler County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

07/19/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/19/2023


Legal Clerk


Notary, State of WI, County of Brown

3/7/27
My commission expires

Publication Cost: \$52.38

Order No: 9011067

of Copies:

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KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF RULEMAKING
REGARDING THE RULES OF
PROCEDURE OF THE
DEER RUN COMMUNITY
DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors ("Board") of the Deer Run Community Development District ("District") on August 23, 2023 at 6:00 p.m. at The Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Palm Coast News Tribune on July 12, 2023.

The Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedures under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services, and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.3146, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.34, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager's Office at Governmental Management Services, 475 W. Town Place, Suite 114, St. Augustine, Florida 32092 ("District Manager's Office").

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record of the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Deer Run Community Development
District
Howard McGaffney, District Manager
9011067 July 19, 2023 11

PROOF OF PUBLICATION

Deer Run Comm Dev Dist
DEER RUN COMM DEV DIST
219 EAST LIVINGSTON STREET
ORLANDO FL 32801

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Flagler/Palm Coast NEWS-TRIBUNE, published in Flagler County, Florida; that the attached copy of advertisement, being a Classified Tab Legal CLEGL, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

07/19/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/19/2023

Legal Clerk: Matt M...

Notary, State of WI, County of Brown 3/7/27

My commission expires

Publication Cost: \$220.28

Order No: 9046127

of Copies:

Customer No: 464637

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KAITLYN FELTY
Notary Public
State of Wisconsin

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

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

DATE: August 23, 2023
TIME: 6:00 p.m.
LOCATION: The Island Club
501 Grand Reserve
Drive
Bunnell, Florida 32110

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

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

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
40'	444	0.54/1.00	\$1,171.32
50'	338	0.67/1.00	\$1,306.62
75'	61	1.00/1.00	\$1,639.81
Commercial	15	0.5/0	\$504.83
Golf Course	1	1.69/0	\$1,706.32

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Flagler County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

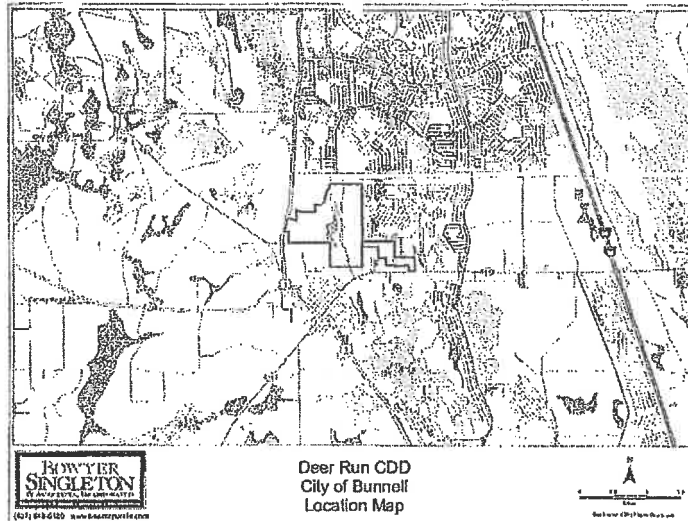
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

Howard McGaffney
District Manager



PROOF OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Flagler/Palm Coast NEWS-TRIBUNE, published in Flagler County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

07/26/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/26/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$38.58

Order No: 9011882

Customer No: 464637

of Copies:

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PO #:

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DEER RUN COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2023/2024
BUDGET(S); AND NOTICE OF
REGULAR BOARD OF SUPERVI-
SORS' MEETING.

The Board of Supervisors ("Board") of the Deer Run Community Development District ("District") will hold a public hearing on August 23, 2023 at 6:00 p.m. at The Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110, for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://deerruncdd.com/>. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Howard McGaffney
District Manager
NT#9011882 7/26/2023

KAITLYN FELTY
Notary Public
State of Wisconsin