

*Deer Run Community
Development District*

Agenda

November 29, 2023

AGENDA

Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.DeerRunCDD.com

November 22, 2023

Board of Supervisors
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for **Wednesday, November 29, 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. Engineer's Report - Remediation of Areas 4 and 11
- IV. Presentation from Flagler County School District Regarding School Bus/Transportation
- V. Consideration of Proposals from M and M Sales-Service
 - A. Irrigation Pump and Control Cabinet Replacement
 - B. Monitoring Service
 - C. Warranty
- VI. Staff Reports
 - A. Attorney
 - B. District Manager
 - C. Operations Manager
 1. Report
 2. Yellowstone Audit Report

- D. Amenity Manager - Report
- VII. Supervisor's Request
- VIII. Public Comments
- IX. Approval of Consent Agenda
 - A. Approval of the Minutes of the October 25, 2023 Meeting
 - B. Balance Sheet as of October 31, 2023 and Statement of Revenues and Expenses for the Period Ending October 31, 2023
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- X. Next Scheduled Meeting: January 24, 2024 @ 6:00 p.m.@ Island Club
- XI. Adjournment

FOURTH ORDER OF BUSINESS



November 14, 2023

Mr. Carl Lilavois,
Chairman, Planning Zoning & Appeals Board
C/O City of Bunnell
604 E. Moody Blvd. Unit 6
P.O. Box 756
Bunnell, Florida 32110

Dear Mr. Lilavois:

As we discussed briefly during the Planning Board meeting of Tuesday, November 7, 2023 this letter is to request the opportunity to address the Community Development District Board of Directors (CDD) regarding the planning for school transportation improvements within future phases of Grand Reserve in the City of Bunnell.

Our desire is to bring a school transportation coordination element to your attention and request an open dialog among the appropriate parties to improve the situation wherever possible. It is our observation that there is a need for discussions regarding the general access of bus routing in the Grand Reserve development (both pickup and drop off) as your community continues to grow. The School District believes that it would be mutually beneficial for us to engage in a coordinated effort to pre-identify the best pick-up and drop off locations for students. In our view this would assist us with the efficiency of public transportation resources and improve compliance with Florida Statutes 1011.68 (FAC Rule 6A-3). This rule basically states that students must be provided access to school bus transportation within a 1.5 mile walk of their home.

In closing, please confirm what the most beneficial opportunities are to have this discussion over the coming days. As always, we look forward to working with you to improve the quality of life for your residents and the future students coming from the Grand Reserve development community.

Sincerely,

A handwritten signature in blue ink, appearing to read 'William R. Whitson'.

William R. Whitson, Intergovernmental
Planner- FCSD

Copy: Gary Masten, Vice Chair- CDD
Mr. Joe Parsons, City of Bunnell

"An Equal Opportunity Employer"

Copies Cont.....

Christine Hancock, City of Bunnell

Adrian Calderin, City of Bunnell

Dave Freeman, Chief of Operations, FCSD

O.J. Walker, Director of School Transportation, FCSD

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	
1527	02/16/2023	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Control Panal Stainless steel panel, two VFD setup all new, full control options	1	38,435.00	38,435.00
	Technician Removal and install of equipment and pump	55	135.00	7,425.00
	Laborer Removal and install of equipment and pump	50	85.00	4,250.00
	Crane Crane with operator	1	4,000.00	4,000.00
	Turbine pump New Turbine pump end	1	27,700.00	27,700.00
	Transport Transport of equipment for service.	1	500.00	500.00
	Discharge cleaning Sand blast and paint old head, install new packing	1	1,000.00	1,000.00
	Drop pipe New pipe section for new pump end	1	1,200.00	1,200.00

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: Deer Run Irrigation pump station	SUBTOTAL	84,510.00
	TAX	0.00
Phase two of started project for upgrade of system	TOTAL	\$84,510.00

- Remove exsiting panal
- Remove old pump #1
- Install new panal VFD controls stainless steel
- Run new power conections and wiring
- Install new turbine pump end and drop pipe, with service old discharge head
- Run and test for proper operation

NOTE: 50% deposit of \$42,225.00 to start project. 12 to 18 week lead time for install. Estimate 8 day install.
 Full panel specs and pump end will be submitted after job completed,
 NOTE: Due to the cost climate, client may be notified of parts cost increases.

Warranty 1yr on parts, 90days on 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.



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	
1532	03/15/2023	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Monitoring online Equipment	1	4,500.00	4,500.00T
	Ceil service 3yr contract	3	2,800.00	8,400.00T

Location: Irrigation pump station

Online monitoring alarms

4 email address location available

Will send major alarms and warnings when issue happens.

SUBTOTAL

12,900.00

TAX

0.00

TOTAL

\$12,900.00

Accepted By

Accepted Date

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

C.



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

SHIP TO

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

PROPOSAL #	DATE	
1581	11/20/2023	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	VFD 5yr Warranty for VFD units in panel	2	4,390.00	8,780.00T

Location: Deer Run CDD

SUBTOTAL 8,780.00

Irrigation pump station

TAX 0.00

5yr warranty on VFD units labor covered 1yr.

TOTAL \$8,780.00

Major coverage for lightning stricks and component failures.
Once VFD is puchased and unit numbers submitted coverage
will begin.

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.

SIXTH ORDER OF BUSINESS

C.

1.

Deer Run

11/29/2023

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

November 29, 2023

To: Board of Supervisors

From: Kayla Rinker
Amenity Manager

Richard Gray
Manager Of Operations

RE: Amenity Management Report – November 29, 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:

- October 27th Meet The Board Picnic
- November 2nd Bingo Night Cancelled
- November 13th Craft Night Cancelled
- November 13th New Resident Orientation
- November 18th Fall Festival

Upcoming Special Events:

- December 7th Bingo Night
- December 9th Ugly Sweater Christmas Party
- December 11th Craft Night
- December 15th Paint Night
- Bourbon Night Date TBD
- Super Bowl Party Date TBD

Classes:

- Aqua Exercise on Wednesday's and Friday's
- Refit on Tuesday's and Thursday's is cancelled until further notice.
- Yoga on Thursdays
- Card Making Class every 2nd and 4th Saturday.
- Scrapbooking Class once a month

Community Organized Events:

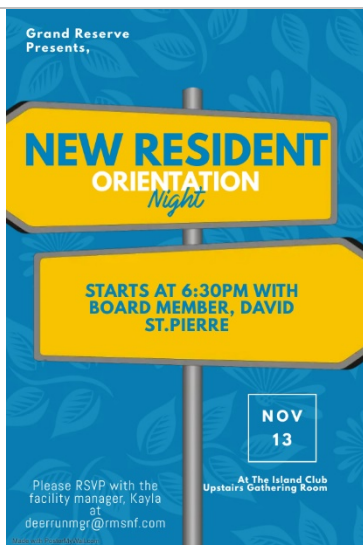
- Ladies Night is the second Tuesday of the month.
- Bunco is the first Monday and second and third Thursday of the month.
- Crochet/Quilting is every Friday.
- Diamond Painting is every Sunday.
- Music with Kurt & Debbie is held on the 1st Friday of the month.
- Poker Night is every third Tuesday, and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

November 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXERCISE NANCY 5:45PM-LADIES POKER 7PM-PICKLEBALL	2 5PM-YOGA IRENE CAN- CELED UNTIL FURTHER NOTICE 6:30PM-BINGO CAN- CELED	3 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR-BYOB 5PM-BROWNSOUND MUSIC 6PM-POKER UPSTAIRS	4 8:30AM-PICKLEBALL 6:30PM-LCR FULL
5 8:30AM-PICKLEBALL 6PM-CARD GAME NIGHT FULL(UPSTAIRS) 7PM-DIAMOND PAINT- ING(DOWNSTAIRS)	6 8:30AM- PICKLEBALL 10AM-BOCCE 3PM-LCR 2 7PM-PICKLEBALL	7 7PM-LADIES NIGHT- TRIVIA	8 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXERCISE NANCY 5:45PM-LADIES POKER 7PM-PICKLEBALL	9 7PM- BUNCO 4	10 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	11 8:30AM-PICKLEBALL 10AM-12PM- SCRAPBOOKING 1PM-3PM-CARD MAKING 6PM-COOKING CLASS
12 8:30AM-PICKLEBALL 6PM-CARD GAME NIGHT FULL(UPSTAIRS) 7PM-DIAMOND PAINT- ING (DOWNSTAIRS)	13 8:30AM- PICKLEBALL 10AM-BOCCE 3PM-LCR 2 6:30PM - NEW RESIDENT ORIENTATION WITH DAVID UPSTAIRS 6:30PM-CRAFT NIGHT CAN- CELED 7PM PICKLEBALL	14 7PM-BUNCO 2	15 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXER- CISE NANCY 5:45PM-LADIES POKER 7PM-PICKLEBALL	16 6:30PM-BUNCO FULL	17 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY CANCELLED 10AM-AQUA EXERCISE NANCY CAN- CELED 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR-BYOB 6PM-POKER UPSTAIRS	18 8:30AM-PICKLEBALL 11AM-2PM FALL FESTIVAL 4:30PM-CHRISTMAS COME TRUE CHARITY POKER TOURNAMENT 6:30PM-LCR FULL CAN- CELED
19 8:30AM-PICKLEBALL 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 7PM-DIAMOND PAINT- ING (DOWNSTAIRS)	20 8:30AM- PICKLEBALL 10AM-BOCCE 3PM-LCR 2 6:30PM FREEDOM POND COMMITTEE MEETING 7PM-PICKLEBALL	21 6:15PM-STONE COLD POKER FULL	22 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXER- CISE NANCY 5:45PM-LADIES POKER 7PM-PICKLEBALL	23 AMENITY OFFICE CLOSED	24 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-AQUA EXERCISE NANCY 1PM-CROCHET/QUILTING 4PM-HAPPY HOUR-BYOB 6PM-POKER UPSTAIRS AMENITY OFFICE CLOSED	25 8:30AM-PICKLEBALL 1PM-CARD MAKING CANCELLED 7PM - PARTY WITH THE RESERVES
26 8:30AM-PICKLEBALL 6PM-CARD GAME NIGHT FULL(UPSTAIRS) 7PM-DIAMOND PAINT- ING (DOWNSTAIRS)	27 8:30AM- PICKLEBALL 10AM-BOCCE 3PM-LCR 2 6PM-SCRAPBOOKING 7PM-PICKLEBALL	28	29 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-AQUA EXER- CISE NANCY 6PM-CDD MEETING 7PM-PICKLEBALL	30 5:45PM-LADIES POKER		

Highlights of Events Held



Amenity Center Maintenance

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

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

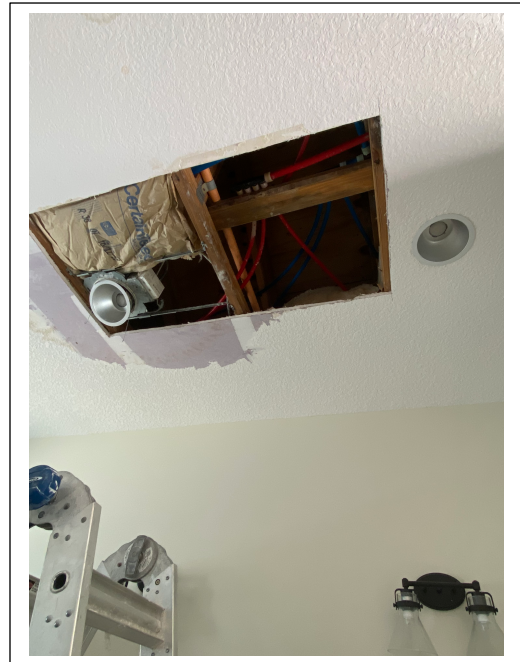
Additional Maintenance Items Completed

- All pool deck signs were cleaned on November 1st.
- Grills are cleaned on an as needed basis.
- All gym equipment is cleaned on a consistent basis going forward.
- Hornet nests are sprayed on a regular basis.
- Both kitchen areas, including refrigerators, were deep cleaned on November 16th. This will be done on a consistent basis going forward.
- Sprayed all weeds on pool deck, pickleball court, and bocce ball.
- Touch up paint has been done around the inside of the facility.
- Yellowstone completed Woodline cutback on Grand Reserve Drive.
- Yellowstone completed mulching at the Amenity Center and around the pool area.
- Yellowstone completed edging around the Amenity Center and Pickleball Courts.
- Yellowstone completed the contractual pine straw on Us 1 and Hwy 100 entrance.
- Roto-rooter repaired the leak in the ceiling in the Women's RR on the pool deck, Drywall install, insulation install, knockdown texture and painting was done by RMS.
- Applied Aquatics installed a new float in the make-up tank for the pool.

Administrative items Completed.

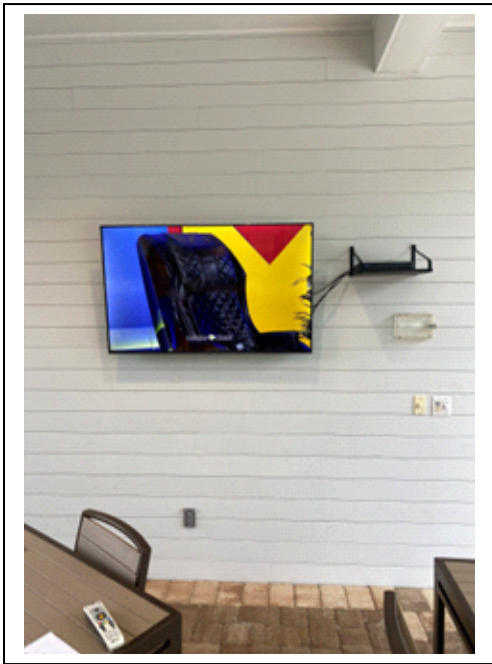
- Office files organized and previous years put into storage.
- Food trucks have been very successful with serving the community. We are now able to introduce more variety to the residents.
- Weekend coverage with staff begins Memorial Day weekend and will continue through Labor Day Weekend only.
- Amenity 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.
- Potential New Groups and Clubs applications presented to the Amenity Activities Committee Monthly.
- Invoices approved and sent over to accounting for payment.

Completed Projects



Leak in women's RR on pool deck was completed by Roto-Rooter insulation, drywall, knockdown, and painting were completed by RMS.

Completed Projects



RMS replaced upstairs and downstairs TV's in sitting area.



Completed Projects



Yellowstone completed Woodline cutback from Hwy100 entrance down Grande Reserve Drive.

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

2.



Antonio Perez
Yellowstone Landscape

DEER RUN SITE AUDIT

site Audit

Wednesday, November 15, 2023

9 Issues Identified



SITE AUDIT

US 1 entrance pin straw installation completed



SITE AUDIT 2

Pine straw installation completed US 1 entrance.



SITE AUDIT 3

Mulch and edging done



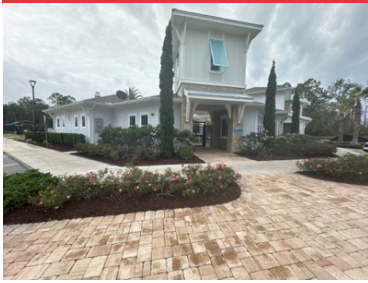
SITE AUDIT 4

Mulch installation done at Deer Run. Yellowstone Complimentary.



SITE AUDIT 5

Mulch done



SITE AUDIT 6

Mulch done



SITE AUDIT 7

Crew onsite mowing, edging and blowing.



SITE AUDIT 8

Wood-line cut back done.



SITE AUDIT 9

100 entrance pine straw done

NINTH 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, October 25, 2023 at 6:01 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

David St. Pierre	Chairman
Andre Poulin	Vice Chairman
Greg Dean	Supervisor
Gary Garner	Supervisor
Shannon Martin	Supervisor

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

A resident stated I have lived here a year and debris is getting in the irrigation water lines and going into the solenoid of everyone's zones. My house has seepage because debris is in the line and driveways are turning black. Is there a filtration system on the pumps that are regularly maintained.

Mr. Dean stated there is a strainer on the discharge of the pump but it is nowhere near small enough to take care of sand and silt that comes out of the pond. The solenoid valve should be able to handle little pieces of grit and sand. The smaller heads have screens in them so the heads don't clog.

A resident stated I went through everything and the filters were all dirty. There are larger particles that cause the solenoid to seep. Whose responsibility is that? Carlos said it was a CDD problem because there are no filters. Baker was making repairs but in August they said this is an endless job. I can change the solenoid but without filters that is going to keep it clean, I will have a problem in two weeks. I don't think the residents should be responsible to maintain something the CDD should do.

Mr. St. Pierre stated I have lived here over three years and never had a problem. I water twice a week in 15- minute zones and my grass looks great.

Mr. McGaffney stated we have had two main line breaks, which doesn't help the situation.

Ms. Marshall stated I recommend Rodney Kimberly to fill the vacancy. The 700 section would feel very represented if he were appointed.

Mr. St. Pierre stated we represent everybody who lives in Grand Reserve. It doesn't matter where we live, we are getting feedback from all over the community. Where the candidates live does not matter, what matters is what they contribute to this community.

Ms. Marshall stated people who live in that section want to be represented by someone in that section.

Mr. Sanchez stated thank you to the girls, you are doing a great job. I think we should change the way we elect CDD board members when someone resigns. We will have board members that were not picked by the owners.

Ms. Buchanan stated the way this board has to operate and fill vacancies is governed by statute. It explicitly says that the existing board members vote to fill an empty seat. They don't have the ability to change the process.

THIRD ORDER OF BUSINESS

Organizational Matters

Mr. St. Pierre stated we individually interviewed each candidate.

Mr. Garner, Mr. Kimberly, Ms. Martin, and Mr. Pillen gave a brief overview of their background and expressed their interest in serving on the board.

Ms. Buchanan stated the state law requires that the seats can only be filled by someone who is at least 18 years of age, is a citizen of the United States, a legal resident of Florida and the

district and who registers to vote with the supervisor of elections in Flagler County. I assume everyone meets those requirements but if you do not or have questions then please let me know.

A. Appointment of Supervisor to Fill Unexpired Term of Office

Mr. Dean nominated Gary Garner and there being no further nominations.

On MOTION by Mr. St. Pierre seconded by Mr. Dean with all in favor Mr. Garner was appointed to fill the unexpired term of office.

Mr. St. Pierre stated Gail resigned and we have one more seat we want to fill tonight. I appreciate everything Gail has done for this board and this community.

On MOTION by Mr. Poulin seconded by Mr. St. Pierre with three in favor Ms. Lambert's resignation was accepted with regrets.

Mr. Poulin nominated Shannon Martin and there being no further nominations, with three in favor Ms. Martin was appointed to fill the unexpired term of office with a term ending November 2024.

Ms. Buchanan stated as CDD board members you are public officials that means you are required to comply with things like the sunshine law. Generally speaking any conversation you have with another board member about matters that have or may come before the board need to be conducted in a publicly noticed meeting. You are also subject to public records laws, someone may request that you provide any emails that you have in connection with your service to the district. I suggest you set up a new email account or a folder and that way you can get in the habit of electronically filing all of your CDD items in one place so if there is a records request you can go to that one place and see if there are any responsive documents and know that you have done your due diligence to produce it. It is very hard if you don't keep it segregated to go back in five years and find an email. You are also responsible for complying with the ethics laws in the State of Florida. At a 10,000 foot level this means that you can't take any board action that disproportionately benefits or harms you or someone you are close to whether that be a relative or an employer. If you ever find yourself in a situation where you think that you might

be edging up on a conflict of interest issue, please reach out to me or Mac and we will help you navigate it.

Mr. McGaffney stated I'm going to highlight a couple things and we will touch base after the meeting on the rest. We will ask you to fill out a couple forms, one is the oath of office as well as a payroll form. Ms. Martin declined the \$200 per meeting. Mr. Garner accepted the compensation.

B. Oath of Office for Newly Appointed Supervisors

Mr. McGaffney being a notary public of the State of Florida administered the oath of office to Ms. Martin and Mr. Garner.

C. Resolution 2024-01 Election of Officers

On MOTION by Mr. Dean seconded by Ms. Martin with all in favor Andre Poulin was elected vice chairman.

On MOTION by Mr. St. Pierre seconded by Mr. Poulin with all in favor Resolution 2024-01 was approved reflecting the following officers: David St. Pierre chairman, Andre Poulin vice chairman, Howard McGaffney secretary and treasurer, Greg Dean, Gary Garner and Shannon Martin assistant secretaries, Marilee Giles, Darrin Mossing, Daniel Laughlin, James Oliver, George Flint and Katie Costa assistant treasurers and assistant secretaries.

FOURTH ORDER OF BUSINESS

Engineer's Report – Work Authorization for General Engineering Services

Mr. Armans stated I want to congratulate the new board members and let you know that the engineer is part of the staff and if there are any engineering requests we would like them to go through the management company because they also track budget.

On the agenda is a work authorization for general services. This is updating our internal paperwork and rates. This is an estimate, not an authorization for a specific task besides what we do on a regular basis, which is respond to board requests, attend meetings. This is on a time and materials basis, meaning the time we spend is the only time we bill for.

On MOTION by Mr. Poulin seconded by Mr. Garner with all in favor work authorization 2024-1 was approved.

Mr. Dean asked where do we stand on the encroachment areas?

Mr. Armans stated the one thing we are waiting on is to have a landscape architect to look at the location and provide a proposal and the cost estimate. I do have someone within our company lined up to do that and he will come out before he next meeting and provide a quote for that work.

Mr. McGaffney asked is that for the consulting or installation?

Mr. Armans stated I'm asking him to do both, he will have cost for the consulting and an estimate for the installation.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

A. Pump Station Improvement Project

Mr. Gray reviewed the proposal from M and M Sales and Service for the second pump repair needed for the irrigation system in the amount of \$34,950 then outlined the control cabinet to upgrade the current system, new wiring, connections, and power in the amount of \$50,910.

On MOTION by Mr. Dean seconded by Mr. Poulin with all in favor the proposal from M and M Sales Service in the amount of \$34,950 and the proposal for the control cabinet in the amount of \$50,910 were approved and district counsel was authorized to draft an agreement for this work.

B. Woodline Cutback (100 Entrance)

Mr. Gray outlined the area of the proposed woodline cutback at the 100 entrance. This proposal is in response to a request by the landscape committee.

On MOTION by Mr. Poulin seconded by Ms. Martin with all in favor the proposal from Yellowstone in the amount of \$3,250 was approved.

C. Mulch & Edging (Amenity Center)

This item tabled.

D. Control Cabinet Irrigation System

This item taken earlier in the meeting.

SIXTH ORDER OF BUSINESS**Ratification of Actions Regarding Binding Insurance with FIA**

Mr. McGaffney stated because of the way the insurance industry and FIA works they weren't able to get their proposal in. They had given us a budget number so we could budget and the end result was that they worked diligently and came back with a quote that was less than Brown and Brown. The board had given me authorization to bind the coverage with Brown and Brown but after having the updated proposal from your current company that came in less, we let them know we would bind that insurance.

On MOTION by Mr. Poulin seconded by Mr. Dean with all in favor staff's actions in binding insurance with FIA were ratified.

SEVENTH ORDER OF BUSINESS**Consideration of Invoice from Power & Pumps, Inc.**

Mr. St. Pierre stated a couple of years ago we didn't like the proposal from D.R. Horton and we looked into this and Peter Sutherland brought in a company from Jacksonville to do the immediate assessment and some work and for one reason or another they never got paid.

On MOTION by Mr. St. Pierre seconded by Mr. Garner with all in favor the invoice from Power & Pumps, Inc. in the amount of \$6,895.00 was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2024-02 Amending the Fiscal Year 2023 General Fund Budget**

Mr. McGaffney stated every year we endeavor to set a good budget and we are trending about \$2,000 over budget and there may be a few more invoices coming in. You will use what you have in reserves to pay for the additional we are asking, which is more than enough to cover the few invoices that we have.

On MOTION by Mr. Poulin seconded by Ms. Martin with all in favor Resolution 2024-02 was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Buchanan stated I have prepared the form of what our traditional acquisition package looks like. D.R. Horton has requested that we move forward and start working on the transfer of the parcels in Phase 4. Essentially there is a tract adjacent to Pinnacle and I know you have had questions in the past on how this process works.

When the district issues bonds it puts in place an improvement plan and it says these are the things that the district is going to own and operate and included in that improvement plan would be things like the stormwater management system and the amenities are the big ticket items and there are other things like utilities that generally go into it. The district then issues the bonds, pays for a portion of the improvement plan but you never have a district issue enough bonds to pay for the entire improvement plan. The balance of that improvement plan is then paid for and completed by the developer. The last bond series was in 20018 so the district has been out of construction funds for years. All the work that D.R. Horton is doing they are funding out of pocket. However, they do want the district to continue to honor its obligations to them, which is to take over the improvements once they have completed them. Horton has identified three tracts in Phase 4 adjacent to Pinnacle and you can see the property appraiser's photos in the back of the package, essentially it is the one triangular stormwater pond and two landscape conservation easement buffer tracts that do not have improvements on them. When we asked the developer to work with us what we always want to do is ensure that we take the property in good condition and that we take it free and clear of all liens and any rights that they have in connection with the construction of the improvements are transferred to us. If we found a defect that was hidden four years after the developer constructed it we want to be able to sue the contractor who did the installation; we want to be able to have him fix it.

Mr. St. Pierre stated the first thing I want to throw back at the developer is the mailboxes. They still haven't fixed the situation over there; they have gone to the City of Bunnell and the city approved the improvements yet they want to drag their feet on the mailboxes. I'm afraid of two things; first is safety and I would like D.R. Horton to fix that situation.

Ms. Buchanan stated my expectation isn't to ask you to authorize this tonight, I'm just walking you through the process because you do have a meeting in November and I want you to take a couple of weeks to look at the property, see if you have any issues and given them a chance to fix them before we actually go through it.

The first thing you get is the affidavit, it acknowledges that the improvements that we are being asked to take are part of that initial project and it confirms that they have paid for the improvements and there are no outstanding liens on the property.

The second thing we do is get an acknowledgement and release from the contractor, essentially, the contractor acknowledges that he has been fully paid and they agree that any warranties or rights under the construction contract transfers from Horton to the district. The next thing is the bill of sale and that describes the improvements and gives ownership to the district. The last thing we receive is a special warranty deed and that transfers the ownership of the real property, the underlying dirt to the district.

The final item in your package isn't something from D.R. Horton, it is actually from the district engineer. We request that the district engineer go out, review the improvements, make sure that they are in good condition, make sure that they are part of the district's improvement plan and that we have permits and files that are necessary to continue to operate and maintain the improvements. We do rely on Peter's office to do some due diligence for us because I am not a field person, I don't know what's out there.

I wanted to explain how it works and give you the paperwork. If you have any thoughts or concerns about our standard package, then please reach out to me and we can update it. We do try to have a process that provides protections for the district.

When I drove out there today, the two buffer tracts are non-issues. Just looking at the pond I didn't see any visible bank deterioration. It has some vegetation in it and I don't know whether that will get better as the weather cools. It is only these three parcels being transferred.

Mr. Dean asked what is going on with the easement for the Masons?

Ms. Buchanan stated the gentleman called me this month and I asked where do you want it and he said we don't really know yet. I don't feel like we are quite ready so we will bring it back.

B. District Manager

Ms. Buchanan stated generally, when we have a suspension and we have only done a few of them here, what we like to do is ask if someone is present and wants to speak to this then once they identify themselves, we request that Alison provide an overview of the incident and give the resident the opportunity to respond. I will reiterate that this of all places is not the ideal situation for audience comments, this is a board decision.

Ms. Rinker stated the amenity privileges were suspended until the next board meeting for the residents who hosted an unauthorized private event at the amenity center. There was no damage done to the facility and the residents were made aware of the fobs/key violation and suspension. Staff recommends lifting the suspension after tonight's meeting.

On MOTION by Mr. St. Pierre seconded by Mr. Dean with all in favor the suspension of the amenity privileges will be lifted after the conclusion of the meeting.

C. Operations Manager

Mr. Gray gave an overview of the operations report, copy of which was included in the agenda package.

D. Amenity Manager

Ms. Rinker reviewed the amenity management report, copy of which was included in the agenda package.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Additional comments: Amenity center group meets here every Wednesday at 6 p.m., a proposed reservations plan will be presented next month, the police department has been enforcing overnight parking, a proposal for limited overnight guest parking at the amenity center will be presented next month.

ELEVENTH ORDER OF BUSINESS

Public Comments

Additional comments: Does the budget meeting have to be in the middle of the summer when 25% of the residents are not here, cars are parking on the sidewalk in my area, contact

board members or staff with concerns between meetings, need representative for underrepresented groups.

TWELFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the August 23, 2023 Meeting**
- B. Ratification of Engagement Letter with Berger Toombs Elam Gaines & 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**

On MOTION by Mr. Dean seconded by Mr. Poulin with all in favor the consent agenda items were approved.
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THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – November 29, 2023 at 6:00 p.m. at the Island Club

Mr. St. Pierre stated the next meeting is scheduled for November 29, 2023 at 6:00 p.m. in the same location.

On MOTION by Mr. Garner seconded by Ms. Martin with all in favor the meeting adjourned at 7:30 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Deer Run
Community Development District

Unaudited Financial Reporting
October 31, 2023



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10	<u>Assessment Receipt Schedule</u>

Deer Run
Community Development District
Combined Balance Sheet
October 31, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 56,534	\$ 42,132	\$ -	\$ -	\$ 98,666
Investments:					
Series 2018					
Reserve	\$ -	\$ -	\$ 324,621	\$ -	\$ 324,621
Revenue	\$ -	\$ -	\$ 154,986	\$ -	\$ 154,986
Interest	\$ -	\$ -	\$ 218,655	\$ -	\$ 218,655
Prepayment	\$ -	\$ -	\$ 97,932	\$ -	\$ 97,932
Sinking Fund	\$ -	\$ -	\$ 351	\$ -	\$ 351
Construction	\$ -	\$ -	\$ -	\$ 23,082	\$ 23,082
Due from Capital Reserve	\$ 16,875	\$ -	\$ -	\$ -	\$ 16,875
Due from General Fund	\$ -	\$ -	\$ 5,387	\$ -	\$ 5,387
Due from Other	\$ 100	\$ -	\$ -	\$ -	\$ 100
Total Assets	\$ 73,509	\$ 42,132	\$ 801,932	\$ 23,082	\$ 940,655
Liabilities:					
Accounts Payable	\$ 43,410	\$ -	\$ -	\$ -	\$ 43,410
Due to Debt Service	\$ 5,387	\$ -	\$ -	\$ -	\$ 5,387
Due to General Fund	\$ -	\$ 16,875	\$ -	\$ -	\$ 16,875
Total Liabilities	\$ 48,797	\$ 16,875	\$ -	\$ -	\$ 65,672
Fund Balance:					
Restricted for:					
Debt Service - Series 2018	\$ -	\$ -	\$ 801,932	\$ -	\$ 801,932
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 23,082	\$ 23,082
Assigned for:					
Capital Reserves	\$ -	\$ 25,257	\$ -	\$ -	\$ 25,257
Unassigned	\$ 24,712	\$ -	\$ -	\$ -	\$ 24,712
Total Fund Balances	\$ 24,712	\$ 25,257	\$ 801,932	\$ 23,082	\$ 874,983
Total Liabilities & Fund Balance	\$ 73,509	\$ 42,132	\$ 801,932	\$ 23,082	\$ 940,655

Deer Run
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
<u>Revenues:</u>				
Assessments	\$ 1,006,746	\$ -	\$ -	\$ -
Golf Course Lake Maintenance Contribution	\$ 4,368	\$ -	\$ -	\$ -
Total Revenues	\$ 1,011,114	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 8,000	\$ 667	\$ -	\$ 667
FICA Expense	\$ 612	\$ 51	\$ -	\$ 51
Engineering	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
Dissemination	\$ 2,500	\$ 208	\$ 208	\$ 0
Attorney	\$ 20,000	\$ 1,667	\$ -	\$ 1,667
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,500	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll Services	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Management Fees	\$ 36,486	\$ 3,041	\$ 3,041	\$ 0
Information Technology	\$ 1,161	\$ 97	\$ 97	\$ (0)
Website Maintance	\$ 694	\$ 58	\$ 58	\$ 0
Telephone	\$ 168	\$ 14	\$ 2	\$ 12
Postage	\$ 650	\$ 54	\$ 108	\$ (54)
Insurance	\$ 7,744	\$ 7,744	\$ 7,040	\$ 704
Printing & Binding	\$ 800	\$ 67	\$ 41	\$ 26
Travel Per Diem	\$ 250	\$ 21	\$ -	\$ 21
Legal Advertising	\$ 4,000	\$ 333	\$ -	\$ 333
Other Current Charges	\$ 2,500	\$ 208	\$ 135	\$ 73
Office Supplies	\$ 100	\$ 8	\$ 1	\$ 7
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 108,290	\$ 18,362	\$ 13,855	\$ 4,508
<u>Operations & Maintenance</u>				
<u>Field Expenditures</u>				
Field Management	\$ 33,418	\$ 2,785	\$ 2,785	\$ 0
Electric	\$ 103,789	\$ 8,649	\$ 7,418	\$ 1,231
Water & Sewer	\$ 16,000	\$ 1,333	\$ 10,973	\$ (9,640)
Landscape Maintenance	\$ 185,400	\$ 15,450	\$ 10,067	\$ 5,383
Landscape Contingency	\$ 3,000	\$ 250	\$ -	\$ 250
Mulch	\$ 5,000	\$ 417	\$ -	\$ 417
Tree Pruning	\$ 4,500	\$ 375	\$ -	\$ 375
Lake Maintenance and Repairs	\$ 24,476	\$ 2,040	\$ -	\$ 2,040
Irrigation Repairs	\$ 20,400	\$ 1,700	\$ 1,350	\$ 350
Sidewalk Repair	\$ 2,500	\$ 208	\$ -	\$ 208
Street Repair	\$ 5,000	\$ 417	\$ -	\$ 417
Subtotal Field Expenditures	\$ 403,483	\$ 33,624	\$ 32,593	\$ 1,031

Deer Run
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Amenity Expenditures				
Amenities Management	\$ 75,000	\$ 6,250	\$ 7,183	\$ (933)
Facilities Assistant	\$ 16,823	\$ 1,402	\$ -	\$ 1,402
Property Insurance	\$ 58,517	\$ 58,517	\$ 32,984	\$ 25,533
Pool Maintenance	\$ 12,342	\$ 1,029	\$ -	\$ 1,029
Pool Chemicals	\$ 11,616	\$ 11,616	\$ 1,360	\$ 10,256
Janitorial Services	\$ 15,643	\$ 1,304	\$ 1,200	\$ 104
Pest Control	\$ 1,100	\$ 92	\$ -	\$ 92
Facilities Maintenance	\$ 17,500	\$ 1,458	\$ -	\$ 1,458
Cable, Internet & Telephone Services	\$ 6,000	\$ 500	\$ 622	\$ (122)
Electric - Amenities	\$ 16,000	\$ 1,333	\$ 1,230	\$ 103
Water & Sewer - Amenities	\$ 23,000	\$ 1,917	\$ 3,525	\$ (1,609)
Gas Service	\$ 950	\$ 79	\$ 35	\$ 44
Security Monitoring	\$ 1,500	\$ 125	\$ -	\$ 125
Access Cards	\$ 500	\$ 500	\$ -	\$ 500
Operating Supplies	\$ 3,000	\$ 250	\$ -	\$ 250
Amenity Repairs & Maintenance	\$ 18,800	\$ 1,567	\$ 4,311	\$ (2,744)
Pool Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 10,208	\$ (208)
Special Events	\$ 15,000	\$ 1,250	\$ 1,447	\$ (197)
Holiday Décor	\$ 2,000	\$ 167	\$ -	\$ 167
Fitness Center Repairs & Maintenance	\$ 1,050	\$ 88	\$ -	\$ 88
Office Supplies	\$ 1,000	\$ 83	\$ -	\$ 83
Elevator Maintenance	\$ 2,000	\$ 167	\$ -	\$ 167
Capital Project	\$ 190,000	\$ 15,833	\$ -	\$ 15,833
Subtotal Amenity Expenditures	\$ 499,341	\$ 115,525	\$ 64,106	\$ 51,419
Total Operations & Maintenance	\$ 902,824	\$ 149,149	\$ 96,699	\$ 52,449
Total Expenditures	\$ 1,011,114	\$ 167,511	\$ 110,554	\$ 56,957
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (110,554)	
Fund Balance - Beginning	\$ -		\$ 135,266	
Fund Balance - Ending	\$ -		\$ 24,712	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Other Financing Sources/(Uses)				
Capital Reserve	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning	\$ 42,132		\$ 25,257	
Fund Balance - Ending	\$ 42,132		\$ 25,257	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Assessments	\$ 648,163	\$ -	\$ -	\$ -
Interest	\$ 100	\$ 8	\$ 3,245	\$ 3,237
Total Revenues	\$ 648,263	\$ 8	\$ 3,245	\$ 3,237
Expenditures:				
Interest - 11/1	\$ 218,900	\$ -	\$ -	\$ -
Principal - 5/1	\$ 210,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 218,900	\$ -	\$ -	\$ -
Total Expenditures	\$ 647,800	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 463		\$ 3,245	
Fund Balance - Beginning	\$ 378,368		\$ 798,687	
Fund Balance - Ending	\$ 378,830		\$ 801,932	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 94	\$ 94
Total Revenues	\$ -	\$ -	\$ 94	\$ 94
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 94	
Fund Balance - Beginning	\$ -		\$ 22,988	
Fund Balance - Ending	\$ -		\$ 23,082	

Deer Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Golf Course Lake Maintenance Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	208
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Assessment Roll Services	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Management Fees	\$ 3,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,041
Information Technology	\$ 97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	97
Website Maintenance	\$ 58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58
Telephone	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2
Postage	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	108
Insurance	\$ 7,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,040
Printing & Binding	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	135
Office Supplies	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 13,855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,855
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 2,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,785
Electric	\$ 7,418	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,418
Water & Sewer	\$ 10,973	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,973
Landscape Maintenance	\$ 10,067	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,067
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Tree Pruning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance and Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,350
Sudewalk Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 32,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,593

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	\$ 7,183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,183
Facilities Assistant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Insurance	\$ 32,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,984
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Chemicals	\$ 1,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,360
Janitorial Services	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,200
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Facilities Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cable, Internet & Telephone Services	\$ 622	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	622
Electric - Amenities	\$ 1,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,230
Water & Sewer - Amenities	\$ 3,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,525
Gas Service	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35
Security Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ 4,311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,311
Pool Repairs & Maintenance	\$ 10,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,208
Special Events	\$ 1,447	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,447
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fitness Center Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Elevator Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Capital Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 64,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	64,106
Total Operations & Maintenance	\$ 96,699	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	96,699
Total Expenditures	\$ 110,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	110,554
Excess (Deficiency) of Revenues over Expenditures	\$ (110,554)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(110,554)

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	\$324,621	
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

C.

Gross Assessments	\$ 1,227,367.82	\$ 780,442.48	\$ 446,925.34
Net Assessments	\$ 1,153,725.75	\$ 733,615.93	\$ 420,109.82

Series 2018

\$ -	Gross Percent Collected
\$ 1,227,367.82	Balance Remaining to Collect

DR Horton

10

D.

Deer Run Community Development District

Summary of Check Register

October 01, 2023 through October 31, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	10/9/23	1907-1915	\$ 61,823.40
	10/24/23	1916	\$ 35.82
	10/31/23	1917	\$ 175.00
Total Amount			\$ 62,034.22

*** CHECK DATES 10/01/2023 - 10/31/2023 ***
 DEER RUN CDD - GENERAL FUND
 BANK A DEER RUN CDD

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/09/23	00081	9/26/23 19408	202309 320-53800-48100	8 GALLONS ACID	*	60.00	
				AQUATIC XPRESS			60.00 001907
10/09/23	00091	9/20/23 0F616396	202309 320-53800-54000	SPRINKLER SYSTEM INSPECT	*	990.92	
				CINTAS FIRE 636525			990.92 001908
10/09/23	00033	9/07/23 19338	202310 310-51300-45000	FY24 ANNUAL INSURANCE	*	40,024.00	
				EGIS INSURANCE ADVISORS, LLC			40,024.00 001909
10/09/23	00027	10/01/23 18004371	202310 320-53800-43000	PREMIUM LIGHTING OCT 23	*	902.00	
				FLORIDA POWER & LIGHT COMPANY			902.00 001910
10/09/23	00082	10/01/23 099	202309 320-53800-48300	CLEANING 9/25/23	*	300.00	
				J&G COMMERCIAL CLEANING SERVICE LLC			300.00 001911
10/09/23	00085	9/29/23 3283114	202308 310-51300-31500	GENERAL COUNSEL AUG 23	*	1,870.17	
				KUTAK ROCK LLP			1,870.17 001912
10/09/23	00059	10/01/23 11129560	202310 320-53800-48100	WATER MANAGEMENT OCT 23	*	1,359.78	
				POOLSURE			1,359.78 001913
10/09/23	00056	10/01/23 184	202310 320-53800-12100	FACILITY MANAGEMENT OCT23	*	6,250.00	
				RIVERSIDE MANAGEMENT SERVICES, INC			6,250.00 001914
10/09/23	00042	10/01/23 PC 59428	202310 320-53800-46000	LANDSCAPE MAINT OCT 23	*	10,066.53	
				YELLOWSTONE LANDSCAPE			10,066.53 001915
10/24/23	00003	9/30/23 00059140	202309 310-51300-48000	NOT FY24 MTG DATE 9/6/23	*	35.82	
				DAYTONA NEWS-JOURNAL			35.82 001916
10/31/23	00041	10/02/23 88983	202310 310-51300-54000	SPECIAL DISTRICT FEE FY24	*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 001917
TOTAL FOR BANK A						62,034.22	
DRUN DEER RUN				IARAUJO			

Approved 9/27/23 *KR* #81
48100

Aquatic Xpress

P O Box 594

Flagler Beach, FL 32136

Invoice

Date	Invoice #
9/26/2023	19408

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

P.O. No.	Terms	Due Date	Project
	Net 30	10/26/2023	

Quantity	Description	Rate	Amount
1	8 Gallons Acid	60.00	60.00

RECEIVED
SEP 27 2023

Total \$60.00

Payments/Credits \$0.00

Balance Due \$60.00

Phone #	Fax #
(386) 225-9085	

Approved

9/27/23 KR

* 91



541000

Service Receipt

Location: CINTAS FIRE 636525
LOC: 00F61
Route: 06
Acct#: 29778
Acct zip: 321103430

Receipt No: 0F61639628
Receipt Date: 09/20/2023
Payment Term: NET 10 DAYS
Customer No: 29778
Receipt Type: CHG-S
PO Number:
Service Visit No: 9376974

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
INSPBF	3	INSPECTION, BACKFLOW	105.00	315.00	N
INSPD	1	INSPECTION, SPRINKLER SYSTEM DRY TYPE	1.15	1.15	N
INSPW	1	INSPECTION, ANNUAL, SPRINKLER SYSTEM WET TYPE	548.27	548.27	N
SC	1	Service Charge	126.50	126.50	N

Sub Total: 990.92

Tax: 0.00

Total: 990.92

Amount Received: 0.00

Balance Due: 990.92

Please pay ==>>

Work Authorized By: Heather Chambliss
Work Signed By: Heather Chambliss

Work Performed By: Wiesehuegel, Daniel
Date Completed: 09/20/2023

Kar

Signature: X _____



RECEIVED

SEP 27 2023

Service Receipt

Location: CINTAS FIRE 636525
LOC: 00F61
Route: 06
Acct#: 29778
Acct zip: 321103430

Receipt No: 0F61639628
Receipt Date: 09/20/2023
Payment Term: NET 10 DAYS
Customer No: 29778
Receipt Type: CHG-S
PO Number:
Service Visit No: 9376974

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 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, EXPENSE, 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. **Dispute.** 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.



Deer Run Community Development District
c/o Governmental Management Services
219 E Livingston St
Orlando, FL 32801

INVOICE

1-33
310 51345

Customer	Deer Run Community Development District
Acct #	257
Date	09/07/2023
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 40,024.00
Payment Amount	
Payment for:	Invoice#19338
100123132	

Thank You

Please detach and return with payment



Customer: Deer Run Community Development District

Invoice	Effective	Transaction	Description	Amount
19338	10/01/2023	Renew policy	Policy #100123132 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/7/2023	40,024.00
				Total
				\$ 40,024.00
				Thank You
FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349				

RECEIVED

OCT 3 2023

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	sclimer@egisadvisors.com	09/07/2023

PAYMENT COUPON

/411500640106300016034218004371710000090200

1800437171 1 of 1

4,1,1500,640106,3000160342,1800437171,0,0000090200

Please mail this portion with your check

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

Cust. No.: 3000160342	Inv. No.: 1800437171
This Month's Charges	Amount Due
Past Due After	This Invoice
10/31/2023	\$ 902.00

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

RECEIVED

OCT 09 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: 1800437171

Invoice Date: 10/01/2023

4,1,1500,640106,3000160342,1800437171,0,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 3000160342 Invoice No: 1800437171

Description	Amount
PREMIUMLIGHTING	902.00
For Inquiries Contact: PREMIUM LIGHTING	Total Amount Due \$902.00 This Month's Charges Past Due After 10/31/2023

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

1800437171 1 of 1

approved 10/4/23 KR 48300

1-82

Invoice

099

10/01/2023

NET 15

Dear Run Amenity Center

Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 9/25	300.00
Total Due:	300.00

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

Thank you,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164



1-85

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 29, 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. 3283114

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. 3283114

6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

08/15/23	K. Buchanan	0.30	90.00	Conference with district manager
08/17/23	K. Buchanan	0.80	240.00	Conference with district manager regarding ongoing issues; prepare appropriation and assessment resolution
08/21/23	K. Buchanan	0.40	120.00	Conference with district manager regarding amenity usage
08/23/23	K. Buchanan	4.00	1,200.00	Prepare for and attend board meeting
08/28/23	K. Buchanan	0.40	120.00	Review meeting minutes
TOTAL HOURS		5.90		

RECEIVED

OCT 3 2023

KUTAK ROCK LLP

Deer Run CDD

September 29, 2023

Client Matter No. 6023-1

Invoice No. 3283114

Page 2

TOTAL FOR SERVICES RENDERED	\$1,770.00
-----------------------------	------------

DISBURSEMENTS

Meals	11.72
Travel Expenses	88.45

TOTAL DISBURSEMENTS	<u>100.17</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$1,870.17</u>
--------------------------	-------------------

Approved 9/25/23 KR #59
poolsure

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

48160

Invoice

Date 10/1/2023

Invoice # 111295606562

Terms	Net 20
Due Date	10/21/2023
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

SEP 19 2023

Subtotal	1,364.20
Shipping Cost (FEDEX GROUND)	0.00
Total	1,364.20
Amount Paid/Credit Applied	4.42
Amount Due	\$1,359.78

Remittance Slip

Customer
11DEE025
Invoice #
111295606562

Amount Due \$1,359.78

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



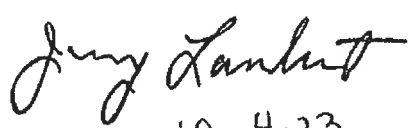
Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

1-56

Invoice #: 184
Invoice Date: 10/1/2023
Due Date: 10/1/2023
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - October 2023		6,250.00	6,250.00
<div>RECEIVED</div> <div>OCT 4 2023</div> <div> 10-4-23</div>			

Total	\$6,250.00
Payments/Credits	\$0.00
Balance Due	\$6,250.00

approved 10/14/23 KR 46000

1-42



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 594288	10/1/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 31, 2023

Invoice Amount: \$10,066.53

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

Invoice Total **\$10,066.53**

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

LOCALiQ

The Daytona Beach News-Journal
Daytona Pennysaver

13
310513 48

ACCOUNT NAME		ACCOUNT #	PAGE #
Deer Run Comm Dev Dist		464637	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005914033	Sep 1- Sep 30, 2023	October 20, 2023	
PREPAY (Memo-Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$415.11	

BILLING ACCOUNT NAME AND ADDRESS	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.
Deer Run Comm Dev Dist 219 E. Livingston St. Orlando, FL 32801-1508 	

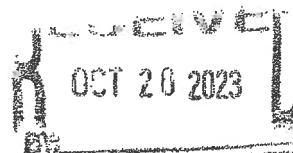
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FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: DBN_1007176

Date	Description	Amount
9/1/23	Balance Forward	\$373.68
9/30/23	Finance Charge	\$5.61

Start-End Date	Order Number	Description	PO Number	Package Cost
9/6/23	9217811	Not of Meetings Deer Run Comm Dev Dist		\$35.82



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	\$415.11
Service Fee 3.99%	\$16.56
*Cash/Check/ACH Discount	-\$16.56
*Payment Amount by Cash/Check/ACH	\$415.11
Payment Amount by Credit Card	\$431.67

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID					
Deer Run Comm Dev Dist		464637		0005914033							
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*					
\$41.43	\$0.00	\$373.68	\$0.00	\$0.00	\$0.00	\$415.11					
REMITTANCE ADDRESS (Include Account# & Invoice# on check)						TOTAL CREDIT CARD AMT DUE					
Daytona Beach News-Journal P.O. Box 630476 Cincinnati, OH 45263-0476						\$431.67					
						<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX					
						Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____					

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THE FLAGLER/PALM COAST
NEWS-TRIBUNE PO Box 631244 Cincinnati, OH 45263-1244

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:

09/06/2023

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 09/06/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$35.82

Order No: 9217811

Customer No: 464637

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

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

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

October 25, 2023

November 29, 2023

January 24, 2024

March 27, 2024

May 29, 2024 (location to be

determined/budget approval)

June 26, 2024

August 28, 2024 (location to be

determined/budget adoption)

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092.

The meetings may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at the meeting. There may be occasions when one or more Supervisors, staff or other individuals will participate by speaker telephone.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Howard McGaffney
Governmental Management
Services - District Manager

NT#9217811 9/6/2023 11

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 88983
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

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

Deer Run Community Development District
Ms. Katie S. Buchanan
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301



2. Telephone: 850-692-7300 Ext:
3. Fax: 850-692-7318
4. Email: Katie.Buchanan@KutakRock.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.deerruncdd.com
8. County(ies): Flagler
9. Special Purpose(s): Community Development
10. Boundary Map on File: 08/14/2007
11. Creation Document on File: 06/14/2007
12. Date Established: 05/15/2007
13. Creation Method: Local Ordinance
14. Local Governing Authority: City of Bunnell
15. Creation Document(s): City Ordinance 2007-17
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/31/2023

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.FloridaJobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, BOTH of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason:

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.