

*Deer Run Community  
Development District*

*Agenda*

*January 24, 2024*

## *AGENDA*

# Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

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

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January 17, 2024

Board of Supervisors  
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for **Wednesday, January 24, 2024 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. Public Hearing Adopting User Rates and Fees for Amenity Rental and Security Deposit, Resolution 2024-03
- V. Consideration of Resolution 2024-04, Amending Amenity Policies
- VI. Consideration of Fence Proposals
- VII. Discussion of Irrigation Guidelines
- VIII. Discussion of Plantings
- IX. Discussion Regarding Flagler County School District – Bus Stop Locations for New Phases
- X. Discussion of Solicitations for Contractual Services for District Vendors
- XI. Staff Reports
  - A. Attorney

- B. District Manager
- C. Operations Manager
  - 1. Report
  - 2. Yellowstone Report
- XII. Supervisor's Request
- XIII. Public Comments
- XIV. Approval of Consent Agenda
  - A. Approval of the Minutes of the November 29, 2023 Meeting
  - B. Balance Sheet as of December 31, 2023 and Statement of Revenues and Expenses for the Period Ending December 31, 2023
  - C. Assessment Receipt Schedule
  - D. Approval of Check Register
- XV. Next Scheduled Meeting: March 27, 2024 @ 6:00 p.m.@ Island Club
- XVI. Adjournment

**Community Interest:**

- A. Amenity Maintenance & Policy – *Supervisor Poulin*
- B. Social Events –*Supervisor Martin*
- C. Contracts – *Supervisor Garner*
- D. Irrigation & Landscape – *Supervisor Dean*

## *FOURTH ORDER OF BUSINESS*

## **RESOLUTION 2024-03**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY FACILITIES POLICIES, RATES, AND FEES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, the Deer Run Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, Chapters 120 and 190, *Florida Statutes*, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) desires to adopt its rules, rates and fees related to the use of the District’s amenity facility and services (“**Amenity Rates**”), which governs the operation of the Amenity Facilities and other properties; and

**WHEREAS**, the Board finds that the Amenity Rates outlined in **Exhibit A** are just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

**WHEREAS**, the Board has complied with applicable Florida law concerning rule development, ratemaking, and rule and rate adoption, including the holding of a public hearing thereon; and

**WHEREAS**, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the Amenity Rates, which are attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application.

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

**SECTION 1.** The Amenity Rates set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

**SECTION 2.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 24<sup>th</sup> day of January, 2024.

ATTEST:

**DEER RUN COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chairman, Board of Supervisors

**Exhibit A:**     Amenity Rates

**Exhibit A:**  
Amenity Rates

Type	Rate
Security Deposit	\$200
Rental Fee	\$50 per hour, maximum of four (4) hours



## *FIFTH ORDER OF BUSINESS*

RESOLUTION 2024-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY  
DEVELOPMENT DISTRICT AMENDING THE AMENITY FACILITIES POLICIES; PROVIDING  
FOR SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, the Deer Run Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District previously adopted its Amenity Facilities Policies, as amended, from time to time ("**Amenity Policies**") and desires to adopt amended Amenity Policies for the efficient operation of the District and its amenities; and

**WHEREAS**, after providing notice pursuant to Florida law, and after a public hearing, the Board of Supervisors desires to amend its Amenity Policies to address certain revisions to the policies of the Amenity Facilities; and

**WHEREAS**, the Board of Supervisors finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the Amenity Policies, as amended ("**Amended Amenity Policies**"), which are attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application.

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

**SECTION 1.** The attached Amended Amenity Policies are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. These Amended Amenity Policies shall stay in full force and effect until such time as the Board of Supervisors may amend these Amended Amenity Policies. The Board of Supervisors reserves the right to approve such amendments by motion.

**SECTION 2.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 24<sup>th</sup> day of January, 2024.

ATTEST:

**DEER RUN COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chairman, Board of Supervisors

# **DEER RUN COMMUNITY DEVELOPMENT DISTRICT**

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## **AMENITIES RULES & POLICIES**

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

### **PART 1: Deer Run Community Development District**

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**In accordance with Chapter 190 of the Florida Statutes, and on July 27, 2022, at a duly noticed public meeting, the Board of Supervisors of the Deer Run Community Development District adopted the**

**following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby superseded on a going forward basis.**

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## **DEFINITIONS**

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

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

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

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

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

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

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

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

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

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

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

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

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

**“Patron” or “Patrons”** – shall mean persons or entities who own real property (or members of the Family) within the District and those persons or entities not owning land within the District who have paid the annual user fee. Tenants shall only be considered “Patrons” if they are renting or leasing a home from persons

owning property in the District pursuant to a current, written lease of not less than six months or if they pay the annual user fee. All other persons shall be considered guests.

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

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

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

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

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

## **AUTHORIZED USERS**

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

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

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

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

1. A Renter who is designated as the beneficial user of the Resident’s rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.
2. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities, unless the owner owns more than one house and resides in one of the houses.
3. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
4. Renters shall be subject to all rules and policies as the Board may adopt from time to time.

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

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

## ACCESS CARDS

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

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

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

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

## COMMUNITY PROGRAMMING

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

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

Amenity Manager by  
Email: [deerrunmgr@rmsnf.com](mailto:deerrunmgr@rmsnf.com) or  
Phone: 386-263-7213

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

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

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

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

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

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

## GENERAL PROVISIONS

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

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

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

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

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

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

1. ***Registration.*** All Patrons must have their assigned Access Card upon entering the clubhouse. Cards are only to be used by the Patron to whom they are issued. Patrons must present their Access Cards upon request by the Amenity Manager.
2. ***Guests.*** Guests must be accompanied by a Patron while using the Amenities, unless the Guest has purchased a Guest Access Card.
3. ***Minors.*** Adult Patrons are responsible for all minor Patrons from their household or visiting Guests, including any minors, at the Amenities; and, to better protect the health, welfare and safety of such minors, a parent/guardian (of at least 18 years of age) must accompany all such minors who are 14 of age and under or who are otherwise unable to govern and look after themselves in an appropriate manner.
4. ***Attire.*** Except for the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Wet bathing suits and wet feet are not allowed indoors.
5. ***Food and Drink.*** Food and drink will be limited to designated areas only. Glass containers will not be permitted on any part of the pool deck or grill area at any time.
6. ***Alcohol.*** Alcoholic beverages shall not be served or sold at the Amenities, except for pre-approved special events. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the Amenity Manager prior to the event. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave.
7. ***No Smoking.*** The use of tobacco products, to include vaping devices, shall not be permitted on or in any Amenity Center Property.
8. ***Pets.*** With the exception of service animals, pets are not permitted in the building or in the fenced in area of the pool deck. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets for the safety and health to others and in accordance with the law.
9. ***Vehicles.*** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, footpath, or in any way which blocks the normal flow of traffic.



10. **Skateboards, Etc.** Bicycles, skateboards, rollerblades, scooters, hover boards and other similar uses are limited to designated outdoor areas only.
11. **Fireworks.** Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.
12. **Service Areas.** Only District employees and staff are allowed in the service areas of the Amenities.
13. **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
14. **Profanity.** Loud, profane or abusive language is prohibited.
15. **Horseplay.** Disorderly conduct and horseplay are prohibited.
16. **Equipment.** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment needs cleaning or maintenance.
17. **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
18. **Solicitation and Advertising.** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.
19. **Firearms and Other Weapons.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
20. **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
21. **Compliance with Laws.** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
22. **Surveillance.** Various areas of all Amenities are under twenty-four (24) hour video surveillance.
23. **Grills.** Grills located in the patio lounge are available under reservation or first come first serve basis. They must be used as instructed and properly turned off after every use.
24. **Bounce Houses.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability insurance acceptable to the District shall also be required.
25. **Cellular Phones.** To prevent disturbance to others, use of cellular telephones is limited while in the clubhouse. Patrons and guests are asked to keep their ringers turned off or on vibrate while in the clubhouse.
26. **Lost Property.** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.
27. **Activities Prohibited inside the building.** **Throwing,** kicking, or punching of any objects is prohibited in the building. No running in the building. Taking anything off property without permission is and unlawful action.
28. **Irrigation.** Playing near or tampering with irrigation equipment is prohibited.
29. **Over Night Parking.** Approved Overnight Parking shall be available to Community members under the following conditions:
  - a Only "private passenger automobiles" and shall mean standard two-door, four-door automobile, pick-up, station wagon or minivan. No truck, pick-up truck (used for commercial purposes), bus, trailer, or other commercial vehicle, mobile home, house trailer, camper, van, boat, boat trailer, horse trailer, utility trailer or trailer of any type, lawn mower, riding lawn mower or motorized lawn equipment or other recreational vehicle or the like shall not be permitted. (this is similar to the HOA rules regarding Vehicular Parking Section 2)
  - b Permits shall be assigned by the Amenity Staff

- c Permits can only be reserved 3 days prior to use.
- d Each community member shall have a total of 14 days available annually for overnight parking at the Amenity Center
- e Permits shall be issued for no more than 4 days per permit
- f Community members shall be able to reserve one parking pass per household.
- g Permits shall be limited to 9pm to 8am. Vehicles will need to be removed during other hours.
- h A limit of 5 spaces is available for parking and will be assigned by the Amenity Center Staff.
- i There is no fee for these Parking Permits.

**30. Civic Group Usage of the Amenity Center.** Civic Groups are not permitted to use the amenity center facilities or meeting space.

**31. Resident Group Room Reservation (Amenity Calendar Events):** Resident formed groups shall complete a Room Reservation Application that shall be reviewed by the Amenity Activity Group during their monthly meeting, for review and approval.

## FITNESS ROOM

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

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

## SWIMMING POOL

The following policies apply to the District's pool:

1. **Swim at Your Own Risk.** The pool areas are not supervised, so all Patrons use the pool at their own risk.
2. **Operating Hours.** The pool areas are open from 7:00 AM to 10:00 PM. No one is permitted in the pool at any other time unless a specific event is scheduled.

3. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades, hover boards, skateboards or other similar items are permitted on the pool deck.
4. **Food and Drink; Alcohol & Smoking.** Patrons are permitted to bring their own snacks and water to the pool; however, no food or beverages are permitted in the pool or the pool wet deck area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted within the fenced area surrounding the pool. Additionally, all General Provisions previously set forth herein apply, including but not limited to the prohibitions on alcohol and smoking set forth as paragraphs 6 and 7 of the General Provisions.
5. **Unsafe Behavior.** No pushing, running, horseplay, sliding down bannisters and rails or other similarly unsafe behavior is allowed in the pool or on the pool deck area.
6. **Diving.** Diving is strictly prohibited at the pool, with the exception of swim team competitions pre-approved by the District.
7. **Noise.** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
8. **Aquatic Toys and Recreational Equipment.** Prohibited items include, but are not limited to, rafts, inner tubes, scuba gear, squirt guns, swim fins, pool balls, frisbees, inflatable objects, or other similar water play items. Exceptions are small personal floatation devices for swimming assistance, kickboards, masks, goggles, pool noodles, dive sticks, snorkels and water wings. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.
9. **Entrances.** Pool entrances, including stairs and ladders, must be kept clear at all times.
10. **Railings.** No swinging, sliding, or climbing on ladders, fences, or railings is allowed.
11. **Pool Furniture.** Pool furniture is not to be removed from the pool area or placed in the pool to include the pool sundeck area.
12. **Chemicals.** Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
13. **Pets.** Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.
14. **Attire.** Family-appropriate swimming attire (swimsuits) must be worn at all times.
15. **Parties.** Parties at the pool are prohibited, and participants may be asked to leave by the Amenity Manager.
16. **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
17. **Swim Diapers.** All persons who are not reliably toilet trained must wear swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty-four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the District.
18. **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
19. **Lap Lanes.** Lap lanes are to be used only by persons swimming laps or water walking or jogging when lap swimmers are present.
20. **Minors.** Adult Patrons are responsible for all minor (one under the age of 18) Patrons from their household or visiting the Amenities as Guests of the Patron, and, to better protect the health, welfare and safety of such minors, a parent/guardian (of at least 18 years of age) must accompany all such minors who are 14 and under or who are otherwise unable to govern and look after themselves in an appropriate manner.

21. **Reservation of Tables or Chairs.** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes unless while swimming in the pool.
22. **Pool Closure.** The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
23. **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
24. **Swim Instruction.** Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
25. **Pool Furniture.** No pool furniture permitted in the pool at any time.

## **PICKLEBALL & BOCCE COURTS**

The following policies apply to the tennis courts:

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

## **OUTDOOR FIRE PIT AND FIREPLACE**

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

## **THUNDERSTORM POLICY**

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

## **PROPERTY DAMAGE**

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

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

## **USE AT OWN RISK; INDEMNIFICATION**

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

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

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

**For purposes of this section, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other**

**activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.**

### **SOVEREIGN IMMUNITY**

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

### **SEVERABILITY**

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

### **AMENDMENTS / WAIVERS**

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

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

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**Secretary/Assistant Secretary**

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**Chairperson, Board of Supervisors**

**ATTACHMENT A: Consent and Waiver Agreement (Community Programming)**

**ATTACHMENT B: Access Card Form**

**ATTACHMENT A**  
**Consent and Waiver Agreement**

**- Deer Run Community Development District -**

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

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

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

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

## ATTACHMENT B: Access Card Form

### ACCEPTANCE

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

Signature of Patron: \_\_\_\_\_ Date: \_\_\_\_\_

### WAIVER:

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

Signature of Parent or Guardian: \_\_\_\_\_ Date: \_\_\_\_\_

### FOR HOMEOWNERS and RENTERS:

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

Signature of Home Owner: \_\_\_\_\_ Date: \_\_\_\_\_

### OFFICE USE ONLY

\_\_\_\_\_  
Date Received

\_\_\_\_\_  
Date Entered in System

\_\_\_\_\_  
Staff Member Signature

### AUTHORIZED ACCESS CARD(S)

Access Card Number: \_\_\_\_\_

Access Card Number: \_\_\_\_\_

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



## PART 2: Deer Run Community Development District

### *Rule for Amenities Rates*

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

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

1. **Definitions.** All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Amenities Rules and Policies of the Deer Run Community Development District, as amended from time to time.
2. **Annual User Fee.** For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.
3. **Non-Clubhouse Rates.** The following non-clubhouse fees apply: TBD when applicable.
4. **Miscellaneous Fees.**

Item	Fee
Access Cards (2 per house hold on first distribution)	Free
Replacement of, Damaged, Lost, or Stolen Access Card	\$10.00-\$25.00
Non-Resident Annual Fee	\$2,500.00
Event Room Rentals	\$50/Hourly (NTE 4 Hours)
*A staff member shall be onsite during all Rentals.	Deposit: \$200

5. **Special Provisions.**
  - a. **Homeowner's Association Meetings.** Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability.
  - b. **Additional Costs.** The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.
6. **Adjustment of Rates.** Not more than once per year, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in paragraphs 4, 5, and 6 by not more than five percent per year to reflect actual costs of operation of the Amenities, to promote use of the Amenities, or

for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.

7. **Prior Rules; Policies.** The District's prior rules setting amenities rates are hereby rescinded. The District's Amenities Policies, as may be amended from time to time, govern all use of the Amenities.
8. **Severability.** The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

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

## PART 3: Deer Run Community Development District

### *Disciplinary & Enforcement Rule*

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

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

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

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

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

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

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

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

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

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

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

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

## *SIXTH ORDER OF BUSINESS*

Proposal

**FLAGLER  
FENCE**

**& Concrete Construction  
(386) 437-4747**

www.flaglerfence.com

**205 OAK AVENUE • BUNNELL, FLORIDA 32110  
TELEPHONE: (386) 437-4747 • FAX: (386) 437-4707**

PROPOSAL SUBMITTED TO

RIVERSIDE MANAGEMENT SERV.

STREET

9655 FLA. MINING BLVD.

CITY, STATE, ZIP

STE. 305 JAX, FL

PHONE

904-759-8890

JOB NAME

ch/link

DATE

12/18/23

JOB LOCATION

DEER RUN / GRAND RESERVE

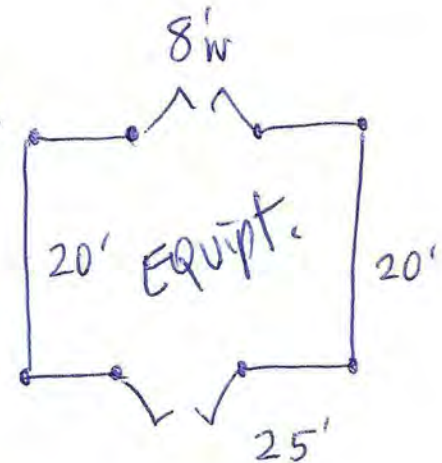
JOB PHONE

E: rgray@rmsnf.com

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

The installation of 90 LF  
of 6' H black vinyl coated  
chain Link fence with 2-8' wide  
double Gates. All posts in  
Concrete. Includes Green  
privacy SLATS all the way  
Around

501 Grand Reserve Dr.



**No Clearing Included. All Prices subject to changes with market values.**

We Propose to hereby furnish all necessary labor and materials, to be completed in accordance with above specifications, for the sum of:

FIVE thousand three Hundred

dollars (\$ 5,300 )

Payment to be made as follows:

**40% DEPOSIT & BALANCE PAID UPON COMPLETION**

All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed upon owner or managers, permission, and will become an extra charge over and above the estimate. We do not guarantee containment of any animal. Product installed below ground except posts will be an extra cost. All agreements contingent upon strikes, accidents, weather conditions or delays beyond our control. Owner to carry fire, tornado, theft and other necessary insurance. Our workers are covered by insurance.

Authorized  
Signature

*Lew Hunter*

This proposal may be withdrawn by us if not accepted in 25 days. Not responsible for underground utilities, including sprinklers, surveys, permits or landscape issues. Also, not responsible for Acts of Nature, including hurricane damage. ALL PRODUCTS INSTALLED REMAIN PROPERTY OF FLAGLER FENCE UNTIL FULLY PAID FOR.

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

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_



# MATANZA FENCE COMPANY

*Building It Better*



## PROPOSAL FORM

Office: 904.295.1474  
Cell: 352.973.8368  
1590 Northwood Dr  
St. Augustine, FL 32084  
matanzafencing@gmail.com  
www.matanzafencecompany.com

### CUSTOMER INFORMATION

Name DEER RUN CDD Date 1-5-24  
Street Address 501 GRAND RESERVE DR.  
City BUNNELL State FL Zip 32110  
Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_ Email RGRAY@BNSNF.COM  
Subdivision \_\_\_\_\_ Phone on Site 904-759-8890 (RICH GRAY)

Tentative Installation Date: \_\_\_\_\_  
The projected installation date is subject to change without prior notice due to uncontrollable variables.

After Matanza Fence Company accepts signed proposal this document becomes a binding contractual agreement between both parties.

### JOB SPECIFICATIONS

Total Footage	Type of Fence List Each	Height
90'	BLACK CHAIN-LINK W/GREEN PRIV. SLATS (COMMERCIAL GRADE)	6'

### GATES

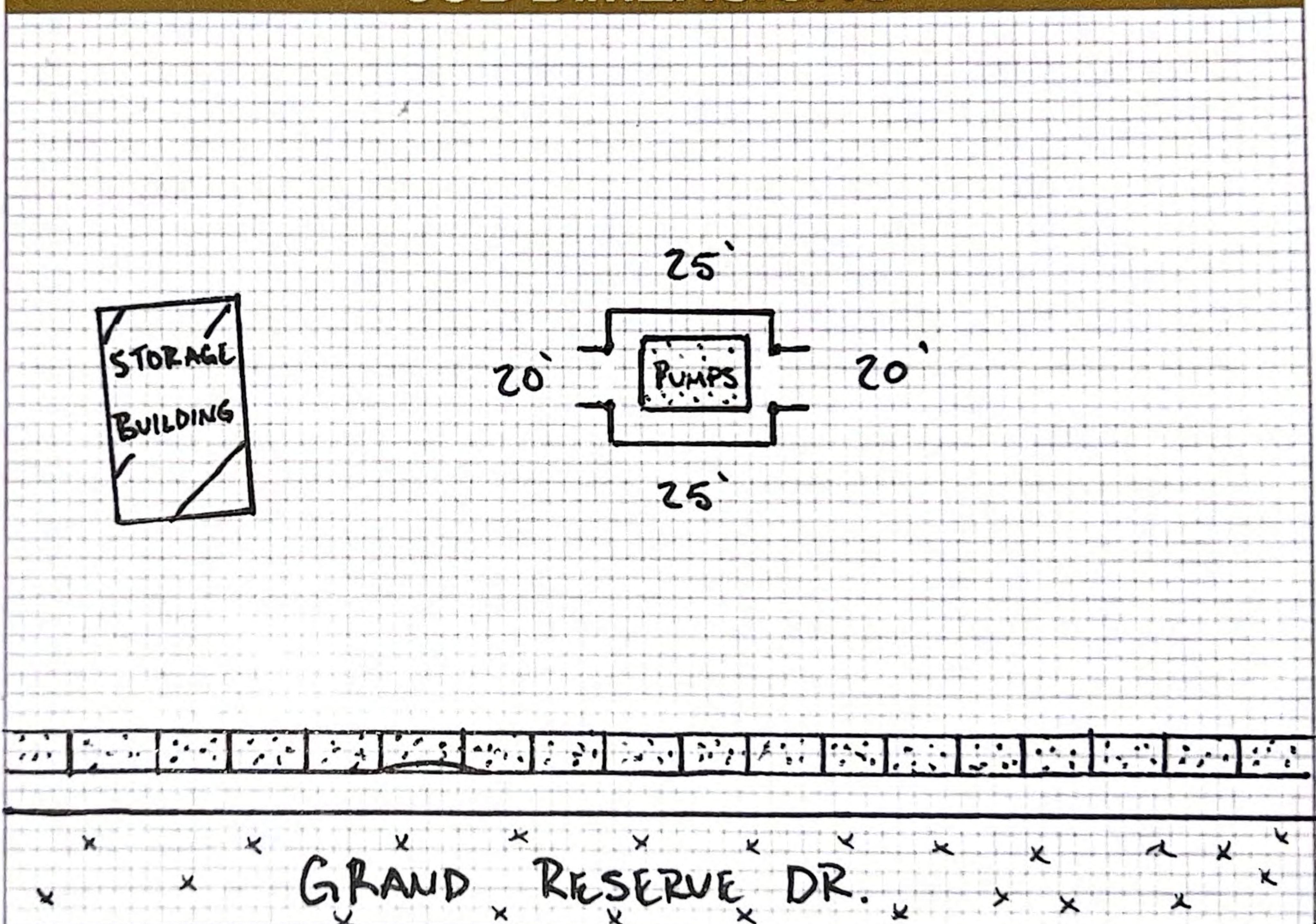
Qty	Type of Gate	Size
2	DOUBLE DRIVE	8' WIDE

### TERRAIN

Removal	FT.	Removal By:
Existing Fence		Owner
Brush		<input type="checkbox"/>
Trees		MFC
Other		<input type="checkbox"/>

### COMMENTS/SPECIAL INST.

### JOB DIMENSIONS



ANY CHANGES TO ORIGINAL PROPOSAL MAY HAVE ADDITIONAL CHARGES

CUSTOMER IS RESPONSIBLE FOR PERMIT FEES, IF REQUIRED

### CONDITION OF AGREEMENT

	Price	Revised
Tax		
Total	\$ 6,700.00	
Deposit	\$ 3,350.00	
Balance (Due Upon Completion)		

Purchaser agrees that final price will be determined by total footage installed, and may be different than estimated. Purchaser also agrees that all product delivered and installed remain the property of Matanza Fence Company until total payment is made. Customer is responsible for location of underground utilities, pipes, cables, ETC... Utility identification service can be contacted at: 1-800-430-4770

Pricing is valid for 5 days from date of Proposal

Customer Signature  
SUBJECT TO CONDITIONS ON REVERSE

*Nicholas Rugani*  
Company Signature





## FENCE ESTIMATE

CONTRACT

(386) 263-7204

Fax (386) 263-7236

oceansfenceandrail@outlook.com

www.oceansfenceandrail.com

801 B North State Street (US1), Bunnell, FL 32110

PROPOSAL SUBMITTED TO:		DATE: 12-15-23
NAME: Deer Run CDD		PHONE: Rich Gray 904-759-8890
STREET: 501 Grand Reserve Dr.		EMAIL: rgray@rment.com
CITY: Bunnell		SPECIAL NOTES:
STATE: FL	ZIP CODE: 32110	

We hereby submit specifications and estimate to:

Furnish & install 90' of 6' high black vinyl  
 "Commercial grade" chain link w/ two 8' wide double  
 drive gate and green privacy slats. All posts  
 set in concrete.

LAYOUT	TERMS
	<p>We hereby propose to furnish labor and materials - complete in accordance with the above specifications, for the sum of \$ <u>8,727.00</u> includes permit. Payment terms as follows: <b>Half Upon Acceptance and Balance Due Upon Completion.</b> Deposit on special order material is non-refundable.</p> <p>Total: \$ _____</p> <p>Deposit: \$ _____</p> <p>Balance Due Upon Completion: \$ _____</p> <p>All materials remain the property of Oceans Fence and Rail, Inc. until fully paid for and can be removed for non-payment.</p>

## COVENANTS and CONDITIONS

**ALL FENCE LINES MUST BE CLEARED by Customer PRIOR to installation.** Customer responsible for showing correct Property or Fence lines. Any hidden obstacles, such as fill concrete, rock or tree stumps, that cannot be determined in advance and results in use of additional labor or equipment, material, may require an extra charge. Jobs will be scheduled on a "first come/first served" basis upon receipt of deposit and availability of material. A Trip Charge may be applied to contract price if crew is unable to start installation and must return at a later date. **WE ARE NOT RESPONSIBLE FOR SPRINKLERS OR LINES.** Customer is responsible for obtaining Homeowner Association approval, and all necessary paperwork for permit. Customer is responsible for the grounding of fence and landscaping, if required. An Oceans Fence sign will be placed on every job site.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. This proposal subject to acceptance within 30 days and it is void thereafter at the option of the undersigned.

Authorized Signature:

## ACCEPTANCE OF CONTRACT

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



250 Palm Coast PKWY NE Unit 607  
PMB 413 Palm Coast, FL 32137

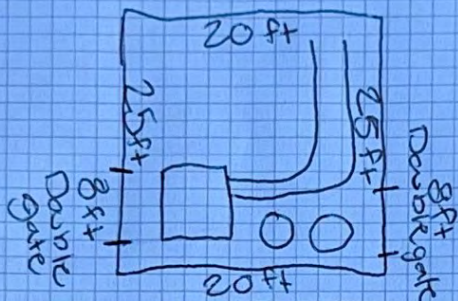


floridasouthernfence@gmail.com  
www.floridasouthernfence.com

*Good Ol' Privacy!*  
386.866.9339  
Licensed & Insured

DATE: 12/20/2023

CUSTOMER NAME <u>Deer Run CDD</u>	FENCE STYLE <u>6ft chainlink/green privacy slats</u>
ADDRESS <u>501 Grand Reserve Drive, Bunnell, FL 32110</u>	LINEAR FOOTAGE <u>96ft</u>
E-MAIL <u>Bgray@rmsnf.com</u>	PHONE # <u>904-759-8890</u>
	GATE(S) <u>2 Double gates 8ft</u>



NOTES: 2 Double gates, 1 in front of control box other  
Directly behind in front of pipes

This form is a contract, not an estimate, once customer signs. By signing, I am agreeing to all terms & agreements. Initial \_\_\_\_\_  
Florida Southern Fence is not responsible for yard damage, underground pipes & utilities, irrigation, septic & drain fields. Initial \_\_\_\_\_  
A 3.5% fee will be applied to all credit transactions. Initial \_\_\_\_\_

Total Job Cost: \$ 3650 Deposit: \$ 1,825 Customer Signature: \_\_\_\_\_

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

## *SEVENTH ORDER OF BUSINESS*

## Deer Run CDD Irrigation

The Grand Reserve CDD Irrigation system pumping station and its controls were upgraded and repaired on Aug 29<sup>th</sup>. The system is being monitored to ensure proper operation.

In an effort to ensure the system continues to operate effectively and efficiently for all residents of Grand Reserve we ask the following of our residents. This may be new information to those of you who have never had an irrigation system before.

The irrigation controller installed in your home needs to be programmed correctly. The rain sensor needs to be working and in service so watering lawns is prevented when there has been an adequate amount of rainfall. There is a bypass switch on the controller that should NOT be bypassed. The controller should be programmed to water each zone for 20-30 minutes two or three times per week during the summer. During the winter the controller should be reprogrammed to water each zone for 10-15 minutes twice a week. The morning hours seems to be the preferred recommendation for watering. The controller has programming instructions inside the door of the controller. If you have questions or need help it is available.

The flow of the sprinklers should be monitored and adjusted and cleaned as needed. If the spray is watering the street or driveway it should be adjusted. If the spray pattern is not full then the screen in the spray head might need to be cleaned.

If this guidance is followed by all residents the irrigation system will fulfill all our needs. If you have any questions or need help programming your controller please ask for help, it is available. Call the Amenity Center and leave your name and number and someone will get back to you.

## *ELEVENTH ORDER OF BUSINESS*

*C.*

*1.*



# Deer Run

1/24/2024

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

January 24, 2024

To: Board of Supervisors

From: Kayla Rinker  
Amenity Manager

Richard Gray  
Manager Of Operations

RE: Amenity Management Report – January 24, 2024

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:**

- December 7<sup>th</sup> Bingo Night
- December 9<sup>th</sup> Christmas Event
- December 11<sup>th</sup> Craft Night
- December 15<sup>th</sup> Paint Night
- January 4<sup>th</sup> Bingo Night
- January 8<sup>th</sup> Craft Night
- January 19<sup>th</sup> Paint Night

## **Upcoming Special Events:**

- January 26<sup>th</sup> Bourbon Night
- February 1<sup>st</sup> Bingo Night
- February 5<sup>th</sup> New Resident Orientation
- February 9<sup>th</sup> Paint Night
- February 11<sup>th</sup> Superbowl Party
- February 12<sup>th</sup> Craft Night
- March 7<sup>th</sup> Bingo Night
- March 11<sup>th</sup> Craft Night
- March 16<sup>th</sup> Easter Event
- March 22<sup>nd</sup> Paint Night

## **Classes:**

- Zumba on Wednesday's and Friday's
- Yogalates on Saturday afternoons
- Refit on Tuesday's and Thursday's is cancelled until further notice.
- Yoga on Thursdays is cancelled until further notice
- Card Making and scrapbooking Class every 2<sup>nd</sup> and 4<sup>th</sup> Saturday has been discontinued

**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.
- Quilting is every Friday.
- Diamond Painting is every Sunday.
- Music with Kurt & Debbie is held on the 1<sup>st</sup> Friday of the month.
- Poker Night is every third Tuesday, and Friday of the month.
- Ladies Poker Night is every Wednesday.
- LRC is every Monday, and the first and third Saturday of the month.
- Lob Wedge Social is the second Friday of the month
- Grand View Potluck is every last 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.
- Euchre is the 2<sup>nd</sup> Saturday of every month

# January 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	<b>1</b> 8:30AM-PICKLEBALL 10AM-BOCCE 3PM-LCR 2 6PM-TURBO POKER OPEN 7PM-BUNCO 2 <del>RESCHEDULED</del> 7PM-PICKLEBALL AMENITY OFFICE CLOSED	<b>2</b>	<b>3</b> 8:30AM-PICKLEBALL 10AM-BOCCE BALL 10:45AM-ZUMBA WITH NANCY 5:45PM-LADIES POKER 7PM-PICKLEBALL	<b>4</b> 5PM-YOGA (IRENE CANCELLED UNTIL FURTHER NOTICE) 6:30PM-BINGO	<b>5</b> 8:30AM-PICKLEBALL 9AM ZUMBA TONE NANCY 10AM ZUMBA WITH NANCY 11:30AM-QUILTING 1PM-BEGINNING CROCHET CANCELLED 4PM-HAPPY HOUR-DYOB 5PM-BROWNSOUND MUSIC CANCELLED 6PM-POKER UPSTAIRS	<b>6</b> 8:30AM-PICKLEBALL 6:30PM-LCR FULL
<b>7</b> 8:30AM-PICKLEBALL 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 7PM-DIAMOND PAINT-	<b>8</b> 8:30AM-PICKLEBALL 10AM-BOCCE 3PM-LCR 2 6PM-TURBO POKER OPEN 9:30PM-CRAFT NIGHT 7PM-PICKLEBALL	<b>9</b> 6:30PM-LADIES NIGHT RESCHEDULED FOR FEBRUARY 7PM-BUNCO 2	<b>10</b> 8:30AM-PICKLEBALL 10AM-BOCCE BALL 10:45AM-ZUMBA WITH NANCY 5:45PM-LADIES POKER 7PM-PICKLEBALL	<b>11</b> 1PM-FREEDOM HOA MEETING 7PM-BUNCO 4	<b>12</b> 8:30AM-PICKLEBALL 9AM ZUMBA TONE NANCY 10AM ZUMBA WITH NANCY 11:30AM-QUILTING 1PM-BEGINNING CROCHET CANCELLED 4PM-HAPPY HOUR-DYOB 6PM-POKER UPSTAIRS 6PM-LOB WEDGE LANE SOCIAL	<b>13</b> 8:30AM-PICKLEBALL 1PM-CARD MAKING CLASS CANCELLED 6PM-EUCHRE
<b>14</b> 8:30AM-PICKLEBALL 4PM-6PM-GRAND VIEW POTLUCK 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 7PM-DIAMOND PAINTING (DOWNSTAIRS)	<b>15</b> 8:30AM-PICKLEBALL 10AM-BOCCE 3PM-LCR 2 6PM-TURBO POKER OPEN 7PM-PICKLEBALL	<b>16</b> 6:15PM-STONE COLD POKER FULL	<b>17</b> 8:30AM-PICKLEBALL 10AM-BOCCE BALL 10:45AM-ZUMBA WITH NANCY 5:45PM-LADIES POKER 7PM-PICKLEBALL	<b>18</b> 6:30PM-BUNCO FULL	<b>19</b> 8:30AM-PICKLEBALL 9AM ZUMBA TONE NANCY 10AM ZUMBA WITH NANCY 11:30AM-QUILTING 1PM-BEGINNING CROCHET CANCELLED 4PM-HAPPY HOUR-DYOB 6PM-POKER UPSTAIRS 6:30PM-PAINT NIGHT	<b>20</b> 8:30AM-PICKLEBALL 6:30PM-LCR FULL
<b>21</b> 8:30AM-PICKLEBALL 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 7PM-DIAMOND PAINTING (DOWNSTAIRS)	<b>22</b> 8:30AM-PICKLEBALL 10AM-BOCCE 3PM-LCR 2 6PM-TURBO POKER OPEN 7PM-PICKLEBALL	<b>23</b>	<b>24</b> 8:30AM-PICKLEBALL 10AM-BOCCE BALL 10:45AM-ZUMBA WITH NANCY 6PM-CDD MEETING 7PM-PICKLEBALL	<b>25</b> 5:45PM-LADIES POKER	<b>26</b> 8:30AM-PICKLEBALL 9AM ZUMBA TONE NANCY 10AM ZUMBA WITH NANCY 11:30AM-QUILTING 1PM-BEGINNING CROCHET CANCELLED 4PM-HAPPY HOUR-DYOB 6PM-POKER UPSTAIRS	<b>27</b> 8:30AM-PICKLEBALL 1PM-CARD MAKING CLASS CANCELLED 7PM-PARTY WITH THE RESERVES
<b>28</b> 8:30AM-PICKLEBALL 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 7PM-DIAMOND PAINTING (DOWNSTAIRS)	<b>29</b> 8:30AM-PICKLEBALL 10AM-BOCCE 3PM-LCR 2 6PM-TURBO POKER OPEN 7PM-PICKLEBALL	<b>30</b>	<b>31</b> 8:30AM-PICKLEBALL 10AM-BOCCE BALL 10:45AM-ZUMBA WITH NANCY 5:45PM-LADIES POKER 7PM-PICKLEBALL			

# Highlights of Events Held



# *Amenity Center Maintenance*

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

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

## *Additional Maintenance Items Completed*

- All pool deck signs were cleaned on November 1<sup>st</sup>.
- 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 16<sup>th</sup>. 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 started their fall cutback around the amenity center.
- RMS is continuing to work on the Stormwater issues that were presented in the districts report.
- J&J Aquatics will be going to (2) site visits a month starting this month Jan until Oct 2024.

## *Administrative items Completed.*

- Deer Run Website will continue to be updated on a regular basis.
- An overnight parking policy has been enforced.
- 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
- 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.

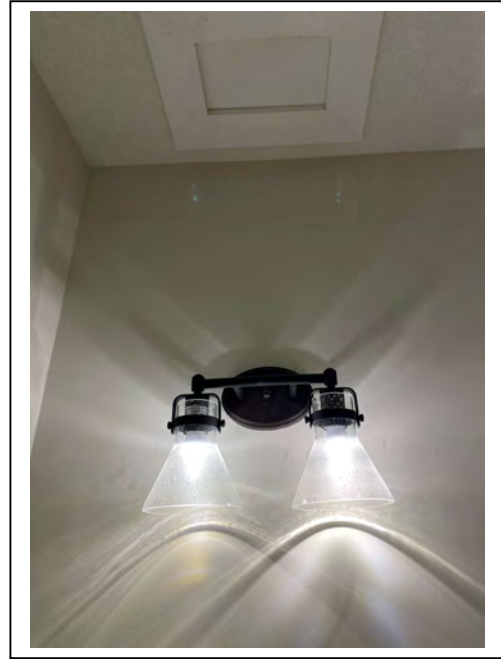
## Completed Projects



Yellowstone replanted and staked down  
Magnolia Tree (At no-cost to the district)



RMS rehung gym rules sign on  
entrance door.



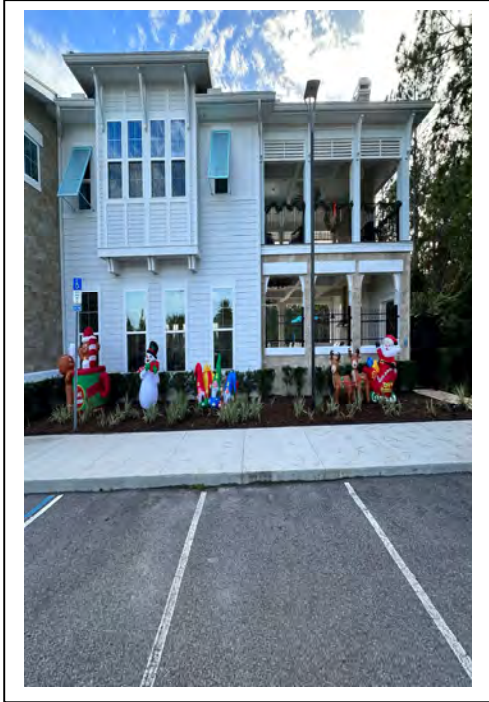
RMS replaced lightbulb that was out in Men's RR at Amenity Center



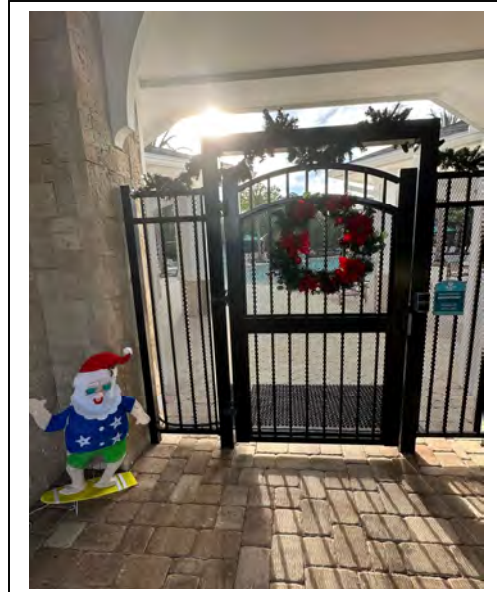
Yellowstone cutback around outfall structure to provide better flow.



## Completed Projects



RMS decorated outside and inside of Amenity Center





## *Conclusion*

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

Kind Regards,

Kayla Rinker  
Amenity Manager

Richard Gray  
Manager Of Operations

2.



Antonio Perez  
Yellowstone Landscape

# DEER RUN

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Friday, January 5, 2024

7 Issues Identified



### **ISSUE 1**

Across from 621 Grand Reserve Drive debris was dumped in the woodline.



### **ISSUE 2**

Prune 3 palms with dead palm fronds at no cost

---

## **FERT & CHEM**

On 12/27/23 we treated all the turf around the amenity center at Deer Run on a service call visit. We used a combination of fungicide and potassium to control the active fungus and promote a healthy root base. We will be making our next regular scheduled application this January or February which will be our pre and post emergent herbicide treatment.



### **ISSUE 4**

Fallen dead tree removed and disposed of property. At no cost.



### **ISSUE 5**

Staked Magnolia tree that Was Knocked Down By A Vehicle.  
At no cost.



### **ISSUE 6**

Approved proposal for the cutback around the outfall structure  
completed.



### **ISSUE 7**

Pruned both entrances and amenity center.  
Irrigation inspection completed as well.  
Mowing and trash pick up was completed as well.

*FOURTEENTH ORDER OF BUSINESS*

*A.*

MINUTES OF MEETING  
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Run Community Development District was held Wednesday, November 29, 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
Andre Poulin	Vice Chairman
Greg Dean	Supervisor
Gary Garner	Supervisor
Shannon Martin	Supervisor

Also present were:

Howard McGaffney	District Manager
Katie Buchanan	District Counsel by telephone
Kayla Rinker	RMS
Rich Gray	RMS
William Whitson	Flagler County School District
Jay Walker	Flagler County School District

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. St. Pierre called the meeting to order and called the roll.

Mr. Poulin presented a plaque to Gail Lambert in appreciation of her service on the board and in recognition of all the work and everything she has done for the district.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Engineer's Report – Recommendation of  
Areas 4 & 11**

This item tabled.



**FOURTH ORDER OF BUSINESS****Presentation from Flagler County School District Regarding School Bus/Transportation**

Mr. Whitson gave a short presentation on proposed bus stops in Grand Reserve and stated we have hundreds of kids to pick up all over the county and we want to try to be efficient and effective and cut down on fuel. If we need to put together a group to look at other options we will be happy to do that. We want to be proactive as the community and students grow over time.

**FIFTH ORDER OF BUSINESS****Consideration of Proposals From M and M Sales-Service****A. Irrigation Pump and Control Cabinet Replacement****B. Monitoring Service****C. Warranty**

Mr. Gray stated the irrigation pump and control cabinet was approved at the last meeting. The reason I wanted it added to this agenda is because there was a change in price to the benefit of the district. The original total was \$85,860, the new total is \$84,510 with a difference of \$1,350 the district will save from the previously approved price.

This is an online monitoring service where you can have four email addresses onto the account. Basically, any fluctuation within the system we will get an alarm or a warning. Tim would be one, I would be the second and there would be two additional that can be added if needed to get those alerts.

Mr. St. Pierre stated since Greg has maintained the irrigation for this coming year, he would be the next one.

Mr. Dean stated one of the things that Tim and I had not completed the discussion on was the monitoring and I'm not sure monitoring without being able to perform actions is worthwhile. If he gets a trouble alarm or something and he can go in and perform an action to restore it, I'm okay with that. But just saying, it is down, we have more than enough residents that tell us within minutes.

Mr. Gray stated that is my concern in speaking to Tim. If he gets an alert he will call me. He will be onsite within one or two hours to look at the system. If it is something he can put back into service immediately, he will do it. There will be a service fee attached to that. The monitoring service does not include any work that needs to be done.

Mr. St. Pierre asked what is the charge for the monitoring service?

Mr. Gray stated \$2,800 per year and for three years it is \$8,400 but the reason it had to be proposed before we do the install is he has to buy the components to put into the control cabinet so he needs to know beforehand when he assembles it.

Mr. Dean asked does that include the cellphone charge?

Mr. Gray stated I will find out. He didn't mention anything about a cellphone charge.

Mr. McGaffney stated I think his proposal said cell service \$2,800.

Mr. Dean stated we still need to get together and sit down with him and go over all the details.

Mr. Gray stated yes and I was going to get together with you after the meeting on the date he provided to see if it work for you.

The monitoring component was tabled.

Mr. Gray stated the VFD drives have a one-year manufacturing warranty; the additional five-year warranty is going to cover major lightning strikes or any kind of component failures which does not come standard under the manufacturing warranty. If it is placed under insurance purposes then if we can prove it was done by a lightning strike then possibly we can recover the money back through the insurance. However, if nothing is on the insurance per se and the lightning strike happens the current manufacturer specs for the one-year will not cover it. We would have full replacement of two VFD drives if they both went down totaling about \$17,000.

On MOTION by Mr. Poulin seconded by Mr. Garner with all in favor the extended five-year warranty in the amount of \$8,780 was approved.
---

Mr. Gray stated this approval will extend the 90-days on the labor to one-year. This will cover the labor for one-year on the VFD and 5-years on the warranty of the VFD itself.

### **Fence Proposals**

This item tabled.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Buchanan stated I'm continuing to be thoughtful about the easement that was requested, but there is no urgency and the more I think about it the more questions I have. If you have any thoughts on the easement itself, feel free to contact me, otherwise I am going to continue to put together a list of issues that I think need to be resolved before the board takes any action on it.

Mr. St. Pierre stated I think whatever we agree to this easement we should agree to some kind of payment into our funds from those people to help pay some of the costs of keeping up with the property on that street.

Ms. Buchanan stated that is something that I considered as well.

## **B. District Manager**

There being none, the next item followed.

## **D. Operations Manager**

### **1. Report**

Mr. Gray stated J&J Aquatics will be here next week. He was here Monday and told me a lot of the grounds were wet and I told him to pull off I didn't want him to do turf damage so he will be back next week to spray the ponds and algae.

Sunshine A.C. Company will be onsite December 7<sup>th</sup> for the quarterly maintenance and I will keep you informed on what happens after that inspection.

I did hear back from D.R. Horton on an update on the mail kiosks, they will start construction by the end of next week; staking and layout has been done and it will be a 30-day on the install.

On phase 5, which is where Grand Reserve Drive dead ends into the woods, the phase 5 clearing crew is starting to mobilize today, residents can anticipate clearing operations and earthwork to begin soon. There will be no import hauling for at least the next couple of months, however, most of the traffic going in and out of that site will be the workers, no personal vehicles and no equipment daily. Hours of operation are Monday through Friday 7 to 7 and Saturday will be 10 – 5. No work on Sundays.

Mr. St. Pierre stated remind them that the speed limit is 25 mph, speed limit on speed bumps is 15 mph, we expect it to be strictly enforced by them, they also need to clean up the

roads every day. Find out when the mailboxes will be moved. D.R. Horton promised us a speed bump into the Links and they would fix the first one.

Mr. McGaffney stated they are also getting ready to do the pavement on the intersections to repave that area because we are patching it now. As part of that initiative that speed bump was going to be addressed.

## **2. Yellowstone Audit Report**

A copy of the Yellowstone monthly report was included in the agenda package.

### **E. Amenity Manager**

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

## **SEVENTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Additional comments: The interested resident's subgroups have been redone: Andre will take the amenity center maintenance, Shannon will take over the amenity center social, Gary has contracts, Greg is going to take on irrigation and landscaping, resident comments at the top of the meeting may be redundant, resident comments at the beginning of the meeting should be for items not on the agenda, as we go through the agenda give them another opportunity to comment, is there a way to get these presentations such as the one this evening on the bus stops on television, potentially livestream the meetings, the amenities group did away with the rental of the hall, we would like to bring it back: limit rentals to this room only and only for four hours, at \$50 per hour with a \$200 refundable deposit, pay a staff member to be present during rentals, pros and cons and cost of having staff available, notice rulemaking with the maximum amount for r

On MOTION by Mr. Poulin seconded by Mr. Garner with all in favor staff was authorized to notice the rulemaking process for room rentals of \$75 per hour with a four-hour limit with a \$200 refundable deposit.
--

Additional comments: Item 19 of amenity center rules dealing with overnight parking change to permitting system for three-day use for guest parking for a total of 14-days for the year, signage, agreement with tow company,

On MOTION by Mr. Poulin seconded by Ms. Martin with all in favor staff was authorized to work with Mr. Poulin and district counsel on enforcement of overnight parking.

Additional comments: Need for signage for no parking areas and enter agreement with tow company, stormwater drainage inspections should be on punch list for Phase 4, is there a local company that can do sprinkler and fire extinguisher, put letter on door of owner who has trailer in the cu-de-sac that it needs to be removed, on Fairway the BMW is parked next to a fire hydrant, adopt policy for watering and violations,

On MOTION by Mr. Garner seconded by Ms. Martin with all in favor Supervisor Dean will work with staff to prepare a policy for irrigation times and violations.

## **EIGHTH ORDER OF BUSINESS**

### **Public Comments**

Additional comments: Put times irrigation can be used or turn off the system between 10 and 4, how do you enforce parking rules in amenity parking lot, 18 wheelers making deliveries to wrong streets, need signage, notify D.R. Horton.

## **NINTH ORDER OF BUSINESS**

### **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**

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

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting January 24, 2024 at  
6:00 p.m. at the Island Club**

Mr. St. Pierre stated the next meeting will be held January 24, 2024 at 6:00 p.m. at the same location.

On MOTION by Mr. Garner seconded by Ms. Martin with all in favor the meeting adjourned at 7:31 p.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***November 30, 2023***





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9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>

**Deer Run**  
**Community Development District**  
**Combined Balance Sheet**  
**November 30, 2023**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Operating Account	\$ 152,797	\$ 25,257	\$ -	\$ -	\$ 178,054
<b>Investments:</b>					
Series 2018					
Reserve	\$ -	\$ -	\$ 325,994	\$ -	\$ 325,994
Revenue	\$ -	\$ -	\$ 219,459	\$ -	\$ 219,459
Interest	\$ -	\$ -	\$ 682	\$ -	\$ 682
Prepayment	\$ -	\$ -	\$ 3,346	\$ -	\$ 3,346
Sinking Fund	\$ -	\$ -	\$ 352	\$ -	\$ 352
Construction	\$ -	\$ -	\$ -	\$ 23,179	\$ 23,179
Due from General Fund	\$ -	\$ -	\$ 42,412	\$ -	\$ 42,412
Due from Other	\$ 100	\$ -	\$ -	\$ -	\$ 100
<b>Total Assets</b>	<b>\$ 152,897</b>	<b>\$ 25,257</b>	<b>\$ 592,245.99</b>	<b>\$ 23,180</b>	<b>\$ 793,579</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 14,511	\$ -	\$ -	\$ -	\$ 14,511
Accrued Expense Payable	\$ 9,997	\$ -	\$ -	\$ -	\$ 9,997
Due to Debt Service	\$ 42,412	\$ -	\$ -	\$ -	\$ 42,412
FICA Payable	\$ 92	\$ -	\$ -	\$ -	\$ 92
<b>Total Liabilities</b>	<b>\$ 67,012</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 67,012</b>
<b>Fund Balance:</b>					
Restricted for:					
Debt Service - Series 2018	\$ -	\$ -	\$ 592,246	\$ -	\$ 592,246
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 23,179	\$ 23,179
Assigned for:					
Capital Reserves	\$ -	\$ 25,257	\$ -	\$ -	\$ 25,257
Unassigned	\$ 85,885	\$ -	\$ -	\$ -	\$ 85,885
<b>Total Fund Balances</b>	<b>\$ 85,885</b>	<b>\$ 25,257</b>	<b>\$ 592,246</b>	<b>\$ 23,180</b>	<b>\$ 726,567</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 152,897</b>	<b>\$ 25,257</b>	<b>\$ 592,246</b>	<b>\$ 23,180</b>	<b>\$ 793,579</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<b><u>Revenues:</u></b>				
Assessments	\$ 1,006,746	\$ 142,108	\$ 142,108	\$ -
Golf Course Lake Maintenance Contribution	\$ 4,368	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 1,011,114</b>	<b>\$ 142,108</b>	<b>\$ 142,108</b>	<b>\$ -</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 8,000	\$ 1,333	\$ 1,200	\$ 133
FICA Expense	\$ 612	\$ 102	\$ 92	\$ 10
Engineering	\$ 12,000	\$ 2,000	\$ 2,730	\$ (730)
Dissemination	\$ 2,500	\$ 417	\$ 417	\$ 0
Attorney	\$ 20,000	\$ 3,333	\$ 4,825	\$ (1,492)
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	\$ 6,081	\$ 6,081	\$ 0
Information Technology	\$ 1,161	\$ 193	\$ 194	\$ (0)
Website Maintance	\$ 694	\$ 116	\$ 116	\$ 0
Telephone	\$ 168	\$ 28	\$ 2	\$ 26
Postage	\$ 650	\$ 108	\$ 165	\$ (57)
Insurance	\$ 7,744	\$ 7,744	\$ 7,040	\$ 704
Printing & Binding	\$ 800	\$ 133	\$ 41	\$ 93
Travel Per Diem	\$ 250	\$ 42	\$ -	\$ 42
Legal Advertising	\$ 4,000	\$ 667	\$ 331	\$ 336
Other Current Charges	\$ 2,500	\$ 417	\$ 270	\$ 147
Office Supplies	\$ 100	\$ 17	\$ 1	\$ 16
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 108,290</b>	<b>\$ 25,856</b>	<b>\$ 26,627</b>	<b>\$ (771)</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b><u>Field Expenditures</u></b>				
Field Management	\$ 33,418	\$ 5,570	\$ 5,570	\$ 0
Electric	\$ 103,789	\$ 17,298	\$ 14,857	\$ 2,442
Water & Sewer	\$ 16,000	\$ 2,667	\$ 2,469	\$ 198
Landscape Maintenance	\$ 185,400	\$ 30,900	\$ 20,133	\$ 10,767
Landscape Contingency	\$ 3,000	\$ 500	\$ 3,250	\$ (2,750)
Mulch	\$ 5,000	\$ 833	\$ -	\$ 833
Tree Pruning	\$ 4,500	\$ 750	\$ -	\$ 750
Lake Maintenance and Repairs	\$ 24,476	\$ 4,079	\$ 4,078	\$ 2
Irrigation Repairs	\$ 20,400	\$ 3,400	\$ 1,350	\$ 2,050
Sidewalk Repair	\$ 2,500	\$ 417	\$ -	\$ 417
Street Repair	\$ 5,000	\$ 833	\$ -	\$ 833
<b>Subtotal Field Expenditures</b>	<b>\$ 403,483</b>	<b>\$ 67,247</b>	<b>\$ 52,232</b>	<b>\$ 15,015</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<b>Amenity Expenditures</b>				
Amenities Management	\$ 75,000	\$ 12,500	\$ 13,713	\$ (1,213)
Facilities Assistant	\$ 16,823	\$ 2,804	\$ -	\$ 2,804
Property Insurance	\$ 58,517	\$ 58,517	\$ 32,984	\$ 25,533
Pool Maintenance	\$ 12,342	\$ 2,057	\$ 1,950	\$ 107
Pool Chemicals	\$ 11,616	\$ 11,616	\$ 2,724	\$ 8,892
Janitorial Services	\$ 15,643	\$ 2,607	\$ 2,600	\$ 7
Pest Control	\$ 1,100	\$ 183	\$ 90	\$ 94
Facilities Maintenance	\$ 17,500	\$ 2,917	\$ 1,712	\$ 1,205
Cable, Internet & Telephone Services	\$ 6,000	\$ 1,000	\$ 1,245	\$ (245)
Electric - Amenities	\$ 16,000	\$ 2,667	\$ 2,723	\$ (56)
Water & Sewer - Amenities	\$ 23,000	\$ 3,833	\$ 7,522	\$ (3,689)
Gas Service	\$ 950	\$ 158	\$ 73	\$ 85
Security Monitoring	\$ 1,500	\$ 250	\$ 119	\$ 131
Access Cards	\$ 500	\$ 500	\$ -	\$ 500
Operating Supplies	\$ 3,000	\$ 500	\$ 400	\$ 100
Amenity Repairs & Maintenance	\$ 18,800	\$ 3,133	\$ 5,157	\$ (2,024)
Pool Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 10,458	\$ (458)
Special Events	\$ 15,000	\$ 2,500	\$ 3,438	\$ (938)
Holiday Décor	\$ 2,000	\$ 333	\$ -	\$ 333
Fitness Center Repairs & Maintenance	\$ 1,050	\$ 175	\$ -	\$ 175
Office Supplies	\$ 1,000	\$ 167	\$ 443	\$ (276)
Elevator Maintenance	\$ 2,000	\$ 333	\$ -	\$ 333
Capital Project	\$ 190,000	\$ 31,667	\$ -	\$ 31,667
<b>Subtotal Amenity Expenditures</b>	<b>\$ 499,341</b>	<b>\$ 150,418</b>	<b>\$ 87,443</b>	<b>\$ 62,974</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 902,824</b>	<b>\$ 217,665</b>	<b>\$ 139,676</b>	<b>\$ 77,989</b>
<b>Total Expenditures</b>	<b>\$ 1,011,114</b>	<b>\$ 243,521</b>	<b>\$ 166,303</b>	<b>\$ 77,217</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (24,196)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 110,081</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 85,885</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Other Financing Sources/(Uses)</b>				
Capital Reserve	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 42,132</b>		<b>\$ 25,257</b>	
<b>Fund Balance - Ending</b>	<b>\$ 42,132</b>		<b>\$ 25,257</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<b>Revenues:</b>				
Assessments	\$ 648,163	\$ 100,567	\$ 100,567	\$ -
Interest	\$ 100	\$ 17	\$ 6,615	\$ 6,598
<b>Total Revenues</b>	<b>\$ 648,263</b>	<b>\$ 100,583</b>	<b>\$ 107,182</b>	<b>\$ 6,598</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 218,900	\$ 218,900	\$ 218,623	\$ 278
Special Call - 11/1	\$ -	\$ -	\$ 95,000	\$ (95,000)
Principal - 5/1	\$ 210,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 218,900	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 647,800</b>	<b>\$ 218,900</b>	<b>\$ 313,623</b>	<b>\$ (94,723)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 463</b>		<b>\$ (206,441)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 378,368</b>		<b>\$ 798,687</b>	
<b>Fund Balance - Ending</b>	<b>\$ 378,830</b>		<b>\$ 592,246</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 192	\$ 192
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 192</b>	<b>\$ 192</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 192</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 22,988</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 23,179</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments	\$ -	\$ 73,843	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,843
Golf Course Lake Maintenance Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 142,108</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
FICA Expense	\$ -	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92
Engineering	\$ 2,535	\$ 195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,730
Dissemination	\$ 208	\$ 208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Attorney	\$ 3,745	\$ 1,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,825
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Assessment Roll Services	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Management Fees	\$ 3,041	\$ 3,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,081
Information Technology	\$ 97	\$ 97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194
Website Maintenance	\$ 58	\$ 58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116
Telephone	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Postage	\$ 108	\$ 57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165
Insurance	\$ 7,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,040
Printing & Binding	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 303	\$ 28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 331
Other Current Charges	\$ 135	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270
Office Supplies	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 20,437</b>	<b>\$ 6,190</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,627</b>
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Field Management	\$ 2,785	\$ 2,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,570
Electric	\$ 7,418	\$ 7,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,857
Water & Sewer	\$ 975	\$ 1,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,469
Landscape Maintenance	\$ 10,067	\$ 10,067	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,133
Landscape Contingency	\$ -	\$ 3,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Pruning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance and Repairs	\$ 2,039	\$ 2,039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,078
Irrigation Repairs	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Sudewalk Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ 527	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 527
<b>Subtotal Field Expenditures</b>	<b>\$ 24,634</b>	<b>\$ 27,598</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 52,232</b>



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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Expenditures</b>													
Amenities Management	\$ 7,183	\$ 6,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,713
Facilities Assistant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Insurance	\$ 32,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,984
Pool Maintenance	\$ 975	\$ 975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,950
Pool Chemicals	\$ 1,360	\$ 1,364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,724
Janitorial Services	\$ 1,200	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,600
Pest Control	\$ -	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	90
Facilities Maintenance	\$ 1,712	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,712
Cable, Internet & Telephone Services	\$ 622	\$ 622	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,245
Electric - Amenities	\$ 1,230	\$ 1,492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,723
Water & Sewer - Amenities	\$ 3,284	\$ 4,238	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,522
Gas Service	\$ 35	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	73
Security Monitoring	\$ 119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	119
Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Operating Supplies	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400
Amenity Repairs & Maintenance	\$ 5,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,157
Pool Repairs & Maintenance	\$ 10,208	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,458
Special Events	\$ 3,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,438
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fitness Center Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ 443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	443
Elevator Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Capital Project	\$ -	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	92
<b>Subtotal Amenity Expenditures</b>	<b>\$ 70,351</b>	<b>\$ 17,093</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>87,443</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 94,985</b>	<b>\$ 44,691</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>139,676</b>
<b>Total Expenditures</b>	<b>\$ 115,422</b>	<b>\$ 50,881</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>166,303</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (115,422)</b>	<b>\$ (50,881)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(24,196)</b>

# Deer Run

## Community Development District

### Long Term Debt Report

Series 2018, Special Assessment Revenue and Refunding Bonds		
Interest Rate:	5.40%, 5.50%	
Maturity Date:	5/1/2044	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$322,969	
Reserve Fund Balance	\$325,994	
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)
Less: Special Call - 11/01/23		(\$95,000)
<b>Current Bonds Outstanding</b>		<b>\$7,950,000</b>

*C.*

**DEER RUN**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

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

**ON ROLL ASSESSMENTS**

									<b>Series 2018</b>		
									63.59%	36.41%	100.00%
DATE	Check#	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS		O&M Portion	DSF Portion	Total
11/30/23	65980	10/01/23-11/12/23	\$123,571.13	\$ 2,370.00	\$ 5,071.18	\$ -	\$ 116,129.95	\$	73,843.18	\$ 42,286.77	\$ 116,129.95
			\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$ -	\$ -
<b>TOTAL</b>			<b>\$123,571.13</b>	<b>\$ 2,370.00</b>	<b>\$ 5,071.18</b>	<b>\$ -</b>	<b>\$ 116,129.95</b>		<b>\$ 73,843.18</b>	<b>\$ 42,286.77</b>	<b>\$ 116,129.95</b>

<b>10%</b>	<b>Gross Percent Collected</b>
<b>\$ 1,103,796.69</b>	<b>Balance Remaining to Collect</b>

**DIRECT ASSESSMENTS**

DR Horton						
			Net Assessments	\$ 506,177.92	\$ 273,057.92	\$ 233,120.00
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2018
11/8/23	10/1/23	1784208	\$ 126,544.48	\$ 126,544.48	\$ 68,264.48	\$ 58,280.00
	12/1/23		\$ 126,544.48		\$ 68,264.48	\$ 58,280.00
	2/1/24		\$ 126,544.48		\$ 68,264.48	\$ 58,280.00
	5/1/24		\$ 126,544.48		\$ 68,264.48	\$ 58,280.00
			\$ 506,177.92	\$ 126,544.48	\$ 273,057.92	\$ 233,120.00

*D.*

# Deer Run Community Development District

## Summary of Check Register

November 01, 2023 through November 30, 2023

Fund	Date	Check No.'s		Amount
General Fund	11/6/23	1918-1920	\$	15,470.03
	11/7/23	1921-1933	\$	44,901.25
	11/13/23	1934-1935	\$	7,432.80
	11/17/23	1936-1946	\$	77,618.15
	11/28/23	1947-1948	\$	5,102.50
Total Amount			\$	150,524.73

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/06/23	00098	10/11/23 12937	202310 320-53800-55000		*	9,712.40	
		FILTER MEDIA REPLACEMENT					
		10/11/23 13057	202310 320-53800-55000		*	76.00	
		INSTALL PRESSURE GAUGE					
		10/16/23 13064	202310 320-53800-55000		*	420.00	
		INSTALL STRAINER BASKET					
				BIG Z POOL SERVICE, LLC			10,208.40 001918
11/06/23	00035	11/06/23 11062023	202311 300-20700-10100		*	3,545.78	
		TSFR TAX RCTPS SER2018					
				DEER RUN CDD C/O REGIONS BANK			3,545.78 001919
11/06/23	00035	11/06/23 11062023	202311 300-20700-10100		*	1,715.85	
		TSFR EXCESS FEES					
				DEER RUN CDD C/O REGIONS BANK			1,715.85 001920
11/07/23	00036	10/19/23 6149-10-	202310 310-51300-31200		*	450.00	
		ARBITRAGE SER18 FY23					
				AMTEC			450.00 001921
11/07/23	00091	10/06/23 0F611731	202310 320-53800-54000		*	2,672.29	
		SPRINKLER REPAIR					
				CINTAS FIRE 636525			2,672.29 001922
11/07/23	00043	10/20/23 2348343	202309 310-51300-31100		*	292.50	
		ENGINEER SVCS SEPT 23					
				DEWBERRY ENGINEERS INC.			292.50 001923
11/07/23	00027	11/01/23 30001603	202311 320-53800-43000		*	902.00	
		PREMIUM LIGHTING NOV 23					
				FLORIDA POWER & LIGHT COMPANY			902.00 001924
11/07/23	00001	9/30/23 356	202310 310-51300-31700		*	2,500.00	
		ASSESSMENT ROLL CERT FY24					
		10/01/23 354	202310 310-51300-34000		*	3,040.50	
		MANAGEMENT FEES OCT 23					
		10/01/23 354	202310 310-51300-35200		*	57.83	
		WEBSITE ADMIN OCT 23					
		10/01/23 354	202310 310-51300-35100		*	96.75	
		INFORMATION TECH OCT 23					
		10/01/23 354	202310 310-51300-31300		*	208.33	
		DISSEMINATION SVC OCT 23					
		10/01/23 354	202310 310-51300-51000		*	1.02	
		OFFICE SUPPLIES OCT 23					
		10/01/23 354	202310 310-51300-42000		*	108.23	
		POSTAGE OCT 23					

DRUN DEER RUN IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		10/01/23 354	202310 310-51300-42500		*	40.80	
		COPIES OCT 23					
		10/01/23 354	202310 310-51300-41000		*	1.52	
		TELEPHONE OCT 23					
		10/01/23 355	202310 320-53800-12000		*	2,784.83	
		FIELD MANAGEMENT OCT 23					
			GOVERNMENTAL MANAGEMENT SERVICES				8,839.81 001925
11/07/23 00082		10/09/23 100	202310 320-53800-48300		*	300.00	
		CLEANING 10/2/23					
		10/15/23 101	202310 320-53800-48300		*	300.00	
		CLEANING 10/9/23					
		10/21/23 102	202310 320-53800-48300		*	300.00	
		CLEANING 10/16/23					
		10/31/23 103	202310 320-53800-48300		*	300.00	
		CLEANING 10/23/23					
		11/04/23 104	202311 320-53800-48300		*	300.00	
		CLEANING 10/30/23					
			J&G COMMERCIAL CLEANING SERVICE LLC				1,500.00 001926
11/07/23 00085		10/30/23 3297584	202309 310-51300-31500		*	95.50	
		GENERAL COUNSEL SEPT 23					
			KUTAK ROCK LLP				95.50 001927
11/07/23 00087		8/31/23 7166995	202308 320-53800-46200		*	6,895.00	
		INSTALL IRRIGATION SYSTEM					
			POWER & PUMPS INC				6,895.00 001928
11/07/23 00104		10/13/23 1243	202310 320-53800-54000		*	1,638.85	
		NEW BURNERS FOR GRILLS					
			PRO TECH GAS SERVICES, LLC				1,638.85 001929
11/07/23 00059		11/01/23 11129560	202311 320-53800-48100		*	1,364.20	
		WATER MANAGEMENT NOV 23					
			POOLSURE				1,364.20 001930
11/07/23 00034		10/30/23 110036	202309 310-51300-32300		*	3,500.00	
		TRUSTEE FEE SER218 FY23					
			REGIONS BANK				3,500.00 001931
11/07/23 00056		9/30/23 185	202309 320-53800-12100		*	1,051.25	
		ASSISTANT MANAGER SEPT 23					
		10/18/23 186	202310 320-53800-59000		*	1,447.22	
		SPECIAL EVENTS OCT 23					
		10/18/23 187	202309 320-53800-59100		*	781.62	
		HOLIDAY DECOR SEPT 23					

DRUN DEER RUN IARAUJO





CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/17/23	00066	11/01/23 53726543	202311 320-53800-48400	PEST CONTROL NOV 23	*	89.60	
FLORIDA PEST CONTROL & CHEMICAL CO							89.60 001940
11/17/23	00001	11/01/23 357	202311 310-51300-34000	MANAGEMENT FEES NOV 23	*	3,040.50	
		11/01/23 357	202311 310-51300-35200	WEBSITE ADMIN NOV 23	*	57.83	
		11/01/23 357	202311 310-51300-35100	INFORMATION TECH NOV 23	*	96.75	
		11/01/23 357	202311 310-51300-31300	DISSEMINATION SVC NOV 23	*	208.33	
		11/01/23 357	202311 310-51300-51000	OFFICE SUPPLIES NOV 23	*	.03	
		11/01/23 357	202311 310-51300-42000	POSTAGE NOV 23	*	56.72	
		11/01/23 358	202311 320-53800-12000	FIELD MANAGEMENT NOV 23	*	2,784.83	
		11/01/23 358	202311 320-53800-49000	BEST BUY NOV 23	*	526.63	
GOVERNMENTAL MANAGEMENT SERVICES							6,771.62 001941
11/17/23	00092	10/18/23 70767	202310 320-53800-51000	NETWORK EQUIPMENT	*	118.75	
HI-TECH SYSTEM ASSOCIATES INC							118.75 001942
11/17/23	00102	10/08/23 POY89206	202310 320-53800-47000	POND MAINTENANCE OCT 23	*	2,038.93	
		11/10/23 POY89290	202311 320-53800-47000	POND MAINTENANCE NOV 23	*	2,038.93	
J & J AQUATICS SPECIALIST LLC							4,077.86 001943
11/17/23	00082	11/13/23 105	202311 320-53800-48300	CLEANING 11/6/23	*	300.00	
J&G COMMERCIAL CLEANING SERVICE LLC							300.00 001944
11/17/23	00093	9/19/23 2023-9S7	202309 320-53800-56000	GYM EQUIPMENT MAINT	*	175.00	
LLOYDS EXERCISE EQUIPMENT							175.00 001945
11/17/23	00056	11/10/23 190	202310 320-53800-53000	OPERATING SUPPLIES OCT 23	*	400.09	
		11/10/23 190	202310 320-53800-54000	AMENITY R&M OCT 23	*	846.00	
		11/10/23 190	202310 320-53800-57000	OFFICE SUPPLIES OCT 23	*	442.94	

DRUN DEER RUN IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/10/23	190		202310 320-53800-50000		*	1,195.00	
		FACILITY MAINT OCT 23					
11/10/23	191		202310 320-53800-59000		*	1,991.14	
		SPECIAL EVENT 11/5/23					
RIVERSIDE MANAGEMENT SERVICES, INC							4,875.17 001946
11/28/23	00082	11/18/23 106	202311 320-53800-48300		*	300.00	
		CLEANING 11/13/23					
J&G COMMERCIAL CLEANING SERVICE LLC							300.00 001947
11/28/23	00089	2/25/23 1797	202302 320-53800-46200		*	4,802.50	
		REMAINING BALANCE PUMP					
M&M SALES SERVICE							4,802.50 001948
TOTAL FOR BANK A						150,524.73	
TOTAL FOR REGISTER						150,524.73	



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

Invoice 12937

1-98

RECEIVED

OCT 12 2023

**BILL TO**

Deer Run CDD (Grand  
Reserve)  
501 Grand Reserve Drive  
Bunnell, FL 32110 USA

Approved  
Pool Repairs & Main  
001.320.53800.55000  
Rich Gray

DATE  
10/11/2023

PLEASE PAY  
\$9,712.40

DUE DATE  
10/21/2023

PRODUCT/SERVICE	QTY	RATE	AMOUNT
RE: Filter media replacement Approved via email 9/11/23 by Rich Gray Commencement: 10/10/23 Completed: 10/11/23			
<b>Job Material:Services</b> To shut down the system, remove the sand filter opening, and have a septic company remove and dispose of the existing sand media. Once it has all been removed, we will inspect the laterals in the bottom of the tank.	1	2,700.00	2,700.00
If they need replaced, we will notify the community immediately before re-adding media. We do not believe at this time that they are damaged as there is no visible signs of sand filter media in the pool.			
<b>Job Material:Materials</b> Gravel, for even balanced backwash 8/16 grade - 50# bags	40	39.51	1,580.40
<b>Job Material:Materials</b> NSF Glass Media to 5 micron filtration levels (40lb bags)	100	34.82	3,482.00
This media @ 5 microns is almost as good as DE filtration. and it has a 10-year life expectancy.			
<b>Labor Rates:Labor</b> Labor to install the new media, fill the filter with water removing all the air in the filter, and seal the sand filter along with start up of the system.	1	1,950.00	1,950.00

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

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355

Thank you for your business!

For work outside of monthly cleaning services, accepted forms of payment are check, cash or a credit card however the credit card is subject to a 3.5% processing fee.

---

TOTAL DUE

**\$9,712.40**

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THANK YOU.

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

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355



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

Invoice 13057

**BILL TO**

Deer Run CDD (Grand  
Reserve)  
501 Grand Reserve Drive  
Bunnell, FL 32110 USA

1-9 P

Approved  
Pool Repairs & Main  
001.320.53800.55000  
Rich Gray

DATE  
10/11/2023

PLEASE PAY  
\$76.00

DUE DATE  
10/21/2023

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Job Material: Materials	2	38.00	76.00

Gauges: 10/11/23

Installed (1) of each: vacuum and pressure  
gauges that are liquid filled and 2"

Thank you for your business!

For work outside of monthly cleaning services, accepted forms  
of payment are check, cash or a credit card however the credit  
card is subject to a 3.5% processing fee.

TOTAL DUE

\$76.00

THANK YOU.

RECEIVED

OCT 12 2023

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

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355



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

Invoice 13064

1-98

**BILL TO**

Deer Run CDD (Grand  
Reserve)  
501 Grand Reserve Drive  
Bunnell, FL 32110 USA

DATE  
10/16/2023

PLEASE PAY  
\$420.00

DUE DATE  
10/26/2023

PRODUCT/SERVICE	QTY	RATE	AMOUNT
<b>Job Material:Materials</b> Strainer Basket, for pool pump Completed: 10/13/23	1	245.00	245.00
<b>Labor Rates:Labor</b> Labor, to deliver, install and check impeller.	1	175.00	175.00

Thank you for your business!

For work outside of monthly cleaning services, accepted forms  
of payment are check, cash or a credit card however the credit  
card is subject to a 3.5% processing fee.

**TOTAL DUE \$420.00**

THANK YOU.

Approved  
001.320.53800.55000  
Pool Maintenance & Repairs

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

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355

**CHECK REQUEST FORM**

---

**DISTRICT/ASSOCIATION:** Deer Run CDD **DATE:** 11/6/23

**PAYABLE TO:** Deer Run c/o Regions Bank

**AMOUNT REQUESTED:** \$3,545.78

**REQUESTED BY:** Indhira Araujo

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

**DESCRIPTION OF NEED:** Txfer Tax Rctps S18



## DEER RUN

TOTAL	\$962,733.67	\$18,433.49	\$37,184.63	\$360.26	\$907,475.81	\$538,444.15	\$369,031.66	\$907,475.81
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	100%	Gross Percent Collected
		Balance Remaining to Collect
		(\$4,219.33)

## DIRECT ASSESSMENTS

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

**CHECK REQUEST FORM**

---

**DISTRICT/ASSOCIATION:** Deer Run CDD **DATE:** 11/6/23

**PAYABLE TO:** Deer Run c/o Regions Bank

**AMOUNT REQUESTED:** \$1,715.85

**REQUESTED BY:** Indhira Araujo

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

**DESCRIPTION OF NEED:** TXFER EXCESS FEES

## DEER RUN

\$389,793.55  
\$366,405.94  
**Series 2018**

## DIRECT ASSESSMENTS

DR Horton

\$ 799,163.38



# AMTEC

American Municipal Tax-Exempt Compliance

1-36  
310 513 312

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

**Client:** Deer Run Community Development District  
c/o Ms. Katie Costa  
Director of Operations – Accounting Division  
Government Management Services – CF, LLC  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

**Invoice No.** 6149-10-23

**Date:** October 19, 2023

For Professional Services:

Issue	Service	Fee
\$11,175,000 Deer Run Community Development District, (City of Bunnell, Florida), Special Assessment Revenue and Refunding Bonds, Series 2018	Rebate Report & Opinion	\$450
Total		\$450

RECEIVED  
OCT 19 2023

**PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK ACCOUNT NUMBER.**

**Please remit the total due to AMTEC (Tax ID: 06-1308917):**

ACH/Wiring Instructions : Webster Bank  
ABA Routing Number : 211170101  
AMTEC Account Number : 4776372200

Please notify AMTEC at [info@amteccorp.com](mailto:info@amteccorp.com) upon completing the transaction.

approved 10/17/23 KB  
54000 1-91



Location : CINTAS FIRE PROTECTION

\*\*\* INVOICE CUSTOMER COPY \*\*\*

Invoice # : 0F61173164 Inv Date : 10/06/2023  
Customer : 29778 Loc : F61  
Type : CHG-S Route : 75  
PO Number : Acct # : 29778  
WO Number : Acct Zip : 32110  
Service Visit : 9563289

Remit to:  
CINTAS FIRE 636525  
P.O. BOX 636525  
CINCINNATI, OH 452636525  
(904)562-7000

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	Tx
LABOR73	1	LABOR, ENG SPR REPAIR REBUILD KITS ON 6" WILKINS 350ADA FIRE BE: 3/4" WILKINS 950XLD FIRE BYPASS	1350.00	1,350.00	N
PART73	1	PARTS, ENG SPR REPAIRS	1145.78	1,145.78	N
REPTBF	2	CITY INSPECTION SUBMITTAL FEE BACKFLOW TEST & INSPECTION REPORT FEE	25.00	50.00	N
SC	1	SERVICE CHARGE	126.51	126.51	N
SUB-TOTAL :				2,672.29	
TAX :				.00	
TOTAL :				2,672.29	

CINTAS FIRE PROTECTION  
#98454000012007  
#98452300012007  
#502087000199  
EF20000072



Location : CINTAS FIRE PROTECTION

\*\*\* INVOICE

CUSTOMER COPY \*\*\*

Invoice # : 0F61173164 Inv Date : 10/06/2023  
Customer : 29778 Loc : F61  
Type : CHG-S Route : 75  
PO Number : Acct # : 29778  
WO Number : Acct Zip : 32110  
Service Visit : 9563289

Remit to:  
CINTAS FIRE 636525  
P.O. BOX 636525  
CINCINNATI, OH 452636525  
(904)562-7000

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 Tx
PLEASE PAY FROM THIS INVOICE				
PLEASE INCLUDE INVOICE NUMBER WHEN MAILING PAYMENT				
TO MAKE PAYMENT OR FOR ANY QUESTIONS				
PLEASE CALL 570 891-0469				
OR EMAIL EVANSM2@CINTAS.COM				
WE ACCEPT VISA/MC/AMEX DISCOVER AND CHECK BY PHONE				



## 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.

15. **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 ANYWAY, 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.** 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. If Customer wishes to increase the limitation of liability, Cintas and Customer may negotiate a supplemental written agreement to increase the limit of Cintas's liability, but no such agreed upon increase to the limit of Cintas's liability shall 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 administered by the American Arbitration Association under its Commercial Arbitration Rules. The number of arbitrators shall be three. The parties shall each choose an arbitrator, with those two arbitrators to agree upon a third arbitrator. The place of arbitration shall be Warren County, Ohio and Ohio law shall apply. Judgment on the award rendered by the arbitrators may be entered in any court having jurisdiction. 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. 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.

# INVOICE



# Dewberry

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

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

1-43  
310 513 311

Invoice #: 2348343  
Invoice Date: 10/20/2023  
Due Date: 11/19/2023  
Client #: 327127  
Contract #: 50147438  
Batch #: 3304503

Work Performed Thru Period Ending 9/29/2023

Job: 50147438 Deer Run CDD WA 2022-1

## TIME & MATERIAL BILLING

Task ID	Task Description	CURRENT PERIOD BILLING			
T001	GENERAL ENGINEERING	Prev Amount Billed	\$ 23,122.50	Hours	Rate
	ENGINEER V			1.50	195.000 \$
				1.50	\$ 292.50
				TOTAL FOR T001	\$ 292.50

TOTAL FOR JOB: 50147438 \$ 292.50

TOTAL INVOICE AMOUNT DUE \$ 292.50  
BY 11/19/2023

Please Reference Invoice Number with Payment

RECEIVED

OCT 20 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...> 10/6/2023



WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.	NAME (Last, First, M.I.)	HOME B.U.	P.C.	WEEKLY TIMESHEET					
9/16/2023		9/22/2023		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		Irrigation Report (Dean's) Coordination Deer Run CDD WA 2022-1							0.5	0.5
PETER ARMANS 9/22/2023						LISA KELLEY 9/22/2023							
EMPLOYEE SIGNATURE						APPROVED BY							



<https://apps2.dewberry.com/timeentry/ProjMan/PMPrintJob.aspx?ipa=true&redact=true&b...> 10/6/2023

**From:** Indhira Araujo iaraujo@gmscfl.com  
**Subject:** Fwd: Deer Run: Fwd: Invoice 2348343  
**Date:** October 20, 2023 at 10:39 AM  
**To:** Lisa Cruz lcruz@gmscfl.com

Begin forwarded message:

**From:** Howard "Mac" McGaffney <hmcgaffney@gmsnf.com>  
**Subject:** Deer Run: Fwd: Invoice 2348343  
**Date:** October 20, 2023 at 9:44:54 AM EDT  
**To:** Indhira Araujo <iaraujo@gmscfl.com>  
**Cc:** Tina Kegel <tkegel@Dewberry.com>, Peter Armans <parmans@Dewberry.com>

Hi Indhira, please see the approved invoice for processing for the District Engineer.

Ty.

V/R  
Mac

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



**CONFIDENTIALITY NOTICE:** This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system. For District Management Services: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.

Begin forwarded message:

**From:** "Kegel, Tina" <tkegel@Dewberry.com>  
**Subject:** Invoice 2348343  
**Date:** October 20, 2023 at 9:24:15 AM EDT  
**To:** Howard "Mac" McGaffney <hmcgaffney@gmsnf.com>

2348343.pdf  
411 KB

PAYMENT COUPON

1800440449 1 of 1

/411500640106300016034218004404490000090200

4,1,1500,640106,3000160342,1800440449,0,0000090200  
Please mail this portion with your check

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

Cust. No.:3000160342	Inv. No.:1800440449
This Month's Charges	Amount Due
Past Due After	This Invoice
12/01/2023	\$ 902.00

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

RECEIVED  
NOV 06 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:** 1800440449

**Invoice Date:** 11/01/2023

4,1,1500,640106,3000160342,1800440449,0,0000090200

Please retain this portion for your records

**CURRENT CHARGES AND CREDITS**

Customer No: 3000160342 Invoice No: 1800440449

Description	Amount
PREMIUMLIGHTING	902.00
<b>For Inquiries Contact:</b> PREMIUM LIGHTING	<b>Total Amount Due \$902.00</b> This Month's Charges Past Due After 12/01/2023

**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**

1001 Bradford Way  
Kingston, TN 37763

**Invoice #: 356**  
**Invoice Date: 9/30/23**  
**Due Date: 10/1/23**  
**Case:**  
**P.O. Number:**

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

1-1  
310 513 317

OCT 19 2023

<b>Total</b>	<b>\$2,500.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$2,500.00</b>

**GMS-Central Florida, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice****Invoice #:** 354**Invoice Date:** 10/1/23**Due Date:** 10/1/23**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 - October 2023 310 513 34		3,040.50	3,040.50
Website Administration - October 2023 252		57.83	57.83
Information Technology - October 2023 351		96.75	96.75
Dissemination Agent Services - October 2023 313		208.33	208.33
Office Supplies 51		1.02	1.02
Postage 42		108.23	108.23
Copies 425		40.80	40.80
Telephone 41		1.52	1.52

RECEIVED

OCT 12 2023

<b>Total</b>	<b>\$3,554.98</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,554.98</b>





approved 10/10/23 KR  
48300

1-82

**Invoice**

100

10/09/2023

NET 15

**Dear Run Amenity Center**

Attn: Kayla

Service

Cost

Week of 10/2

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**

**OCT 10 2023**



1.82 approved 10/17/23 KR  
48300

**Invoice**  
101

10/15/2023  
NET 15

**Dear Run Amenity Center**  
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 10/9	300.00
<b>Total Due:</b>	<b>300.00</b>

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

Thank you,

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



approved

10/23/23

KR

82

218300

**Invoice**

102

10/21/2023

NET 15

**Dear Run Amenity Center**

Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 10/16	300.00
<b>Total Due:</b>	<b>300.00</b>

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

Thank you,

**Jason & Gretchen Sandoval**

**Owners**

**J&G Commercial Cleaning Services LLC**

**386-986-7445**

**22 Prince Anthony Ln.**

**Palm Coast FL, 32164**

**RECEIVED**

**OCT 24 2023**



approved 11/2/23 KR  
48300

1-82

**Invoice**  
103

10/31/2023  
NET 15

**Dear Run Amenity Center**  
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 10/23	300.00
<b>Total Due:</b>	<b>300.00</b>

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

Thank you,

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



approved 11/6/23 KR  
48300

1-82

**Invoice**

104

11/4/2023

NET 15

**Dear Run Amenity Center**

Attn: Kayla

<u>Service</u>	<u>Cost</u>
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Week of 10/30	300.00
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<b>Total Due:</b>	<b>300.00</b>
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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**



1-85

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 30, 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. 3297584

Client Matter No. 6023-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. George Flint

Deer Run CDD

Governmental Management Services-CF, LLC

Suite A206

9145 Narcoossee Rd.

Orlando, FL 32827

Invoice No. 3297584

6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

09/02/23	L. Whelan	0.10	38.50	Testa Research
09/15/23	J. Gillis	0.10	19.00	Confer with staff regarding overnight parking policies
09/19/23	J. Gillis	0.20	38.00	Review overnight parking policies and confer with staff regarding same

TOTAL HOURS 0.40

TOTAL FOR SERVICES RENDERED

TOTAL CURRENT AMOUNT DUE

**RECEIVED**

\$95.50

**OCT 30 2023**

\$95.50



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

## RECEIVED

1-87

OCT 2 2023

Approved  
 Irrigation Repair  
 001.320.53800.46200  
 Rich Gray

ORIGINAL



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 480V 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.

ORIGINAL





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](mailto:ar@powerandpumps.com) or Phone: 904-356-5881

ORIGINAL

Pro Tech Gas Services , LLC

386-559-7466

# INVOICE

P.O. Box 311

386 931 0975

Barberville, Fl 32105

[gastechpro@gmail.com](mailto:gastechpro@gmail.com)

License # LI34772

Date

Invoice #

10/13/2023

1243

**Bill To**

Dear Run CDD- Grande Reserve  
9655 Florida Mining Blvd.  
Jacksonville, Fl. 32247

**Job Address**

Grande Reserve Clubhouse  
501 Grand Reserve Dr  
Bunnell, Fl 32110

[protechgasservices.com](http://protechgasservices.com)

Quantity	Description	Rate	Amount
8	new burners for grills	85.00	680.00T
1	appliance regulators	110.00	110.00T
5.5	Labor hours 2 trips	145.00	797.50
<div>1 104</div> <div>Approved Amenity Repairs &amp; Maintenance 001.320.53800.54000 Rich Gray</div> <div>RECEIVED</div> <div>OCT 23 2023</div>			
Payments/Credits			\$0.00
Sales Tax (6.5%)			\$51.35

WE APPRECIATE YOUR BUSINESS

**Total** \$1,638.85

**Balance Due** \$1,638.85

approved 10/24/23 KR 59  
poolsure

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

Invoice

Date

11/1/2023

Invoice #

111295606892

Terms	Net 20
Due Date	11/21/2023
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  
OCT 24 2023

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

Remittance Slip

Customer  
11DEE025  
Invoice #  
111295606892

Amount Due \$1,364.20

Amount Paid

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



111295606892



1-34  
310 513 323

Invoice # 110036

BI # 9101

10/30/2023

DEER RUN COMMUNITY DEVELOPMENT  
135 CENTRAL BLVD., STE 320  
ORLANDO FL 32801

DEER RUN COMMUNITY DEVELOPMENT  
DISTRICT (CITY OF BUNNELL, FL)  
SPECIAL ASSESSMENT REVENUE AND  
REFUNDING BONDS, SERIES 2018  
BI # 9101

Please remit the following for Trustee, Paying Agent, Registrar, Custodial or Escrow Agent Fee.

Due Date 09/01/2023

ANNUAL FEE

\$3,500.00

RECEIVED

OCT 30 2023

Total Due: \$3,500.00

Detach and remit with payment to the address below. If paying by wire, please remit to the following instructions.

Thank you for choosing Regions Bank

9101

Wire ABA # 121000248 or ACH ABA # 026012881  
Wells Fargo  
Account # 2020050839788  
Account Name: SEI Private Tr Co ACF Regions Bank  
FFC: G067Z08  
Reference Invoice # 110036

Due Date 09/01/2023  
Amount Due \$3,500.00

Please contact your administrator with any questions or concerns.

JANET RICARDO  
904-565-7973

Regions Bank Corporate Trust Operations, 250 Riverchase Parkway East 4th Floor, Birmingham Alabama 35244

# Invoice

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

1-56

RECEIVED  
OCT 10 2023

Jerry Lambert  
10-9-23

<b>Total</b>	<b>\$1,051.25</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,051.25</b>

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
42.05	Assistant Manager	\$ 25.00	\$ 1,051.25

Covers Period: September 2023

GL # 320.53800.12100

TOTAL DUE:

\$ 1,051.25

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/2/23	4.02	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
9/3/23	6.33	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
9/4/23	8	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
9/5/23	4.08	N.C.	Event - Set Up, Assist and Clean Up
9/7/23	2.82	N.C.	Bingo Night - set up, assist and clean up
9/8/23	7.05	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
9/11/23	4.5	N.C.	Craft Night - set up, assist and clean up
9/29/23	5.25	N.C.	Craft Night - set up, assist and clean up

42.05

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

# Invoice

Invoice #: 186  
Invoice Date: 10/18/2023  
Due Date: 10/18/2023  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies - Special Events ending 10/5/23 Special Events 1.320.53800.59000 1-56		1,447.22	1,447.22
<div>RECEIVED</div> <div>OCT 23 2023</div> <div><i>Jerry Landolt</i> 10-23-23</div>			

Total	\$1,447.22
Payments/Credits	\$0.00
Balance Due	\$1,447.22



**SPECIAL EVENTS**

Period Ending 10/05/23

**DISTRICT**  
**DEER RUN**

<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
9/7/23	Bingo	Bingo Prizes	258.75	K.R.
9/8/23	Craft Night	Paint	41.01	K.R.
9/8/23	Craft Night	Floral	111.12	K.R.
9/8/23	Craft Night	Paint	15.50	K.R.
9/8/23	Craft Night	Floral	14.46	K.R.
9/18/23	Resident Appreciation Breakfast	Juice	12.87	K.R.
9/18/23	Resident Appreciation Breakfast	Sugar	4.59	K.R.
9/18/23	Resident Appreciation Breakfast	Coffee Creamer	11.48	K.R.
9/21/23	Resident Appreciation Breakfast	Plates	11.50	K.R.
9/21/23	Resident Appreciation Breakfast	Napkins	8.63	K.R.
9/21/23	Resident Appreciation Breakfast	Coffee Cups	4.31	K.R.
9/21/23	Resident Appreciation Breakfast	Serving Utensils	4.31	K.R.
9/21/23	Resident Appreciation Breakfast	Muffins	20.01	K.R.
9/21/23	Resident Appreciation Breakfast	Donuts	11.18	K.R.
9/21/23	Resident Appreciation Breakfast	Soda	14.70	K.R.
9/21/23	Resident Appreciation Breakfast	Yogurt	6.13	K.R.
9/21/23	Resident Appreciation Breakfast	Danish	12.05	K.R.
9/21/23	Resident Appreciation Breakfast	Cinnamon Rolls	11.45	K.R.
9/21/23	Resident Appreciation Breakfast	Cupcakes	10.30	K.R.
9/21/23	Resident Appreciation Breakfast	Fruit	12.81	K.R.
9/21/23	Resident Appreciation Breakfast	Fruit	31.03	K.R.
9/21/23	Resident Appreciation Breakfast	Pumpkin Loaf Cake	5.97	K.R.
9/21/23	Resident Appreciation Breakfast	Pastries	6.89	K.R.
9/22/23	Resident Appreciation Breakfast	Bagels	106.47	K.R.
9/26/23	Halloween Event	Candy and Snacks	127.18	K.R.
9/26/23	Halloween Event	Halloween Party Décor	185.15	K.R.
9/26/23	Halloween Event	Halloween Party Cups and Plates	54.23	K.R.
9/28/23	Paint Night	Easel	25.40	K.R.
9/28/23	Paint Night	Paint	145.51	K.R.
9/28/23	Paint Night	Paint Brushes	39.08	K.R.
9/28/23	Paint Night	Canvas	59.75	K.R.
9/28/23	Paint Night	Table Covers	8.63	K.R.
9/29/23	Halloween Event	Photo Backdrop	28.74	K.R.
9/29/23	Halloween Event	Photo Props	9.19	K.R.
9/29/23	Halloween Event	Witch Hats	16.85	K.R.

TOTAL \$1,447.22

**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W.  
Building 900, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 187  
Invoice Date: 10/18/2023  
Due Date: 10/18/2023  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance September 1- September 30, 2023		1,331.43	1,331.43
Maintenance Supplies		1,504.67	1,504.67
<div>1-56</div> <div>Approved Holiday Decor 001.320.53800.59100-\$781.62 Facility Maintenance 001.320.53800.50000-\$1,054.48 Pool Repairs &amp; Maintenance 001.320.53800.55000-\$80.49 Amenity Repairs &amp; Maintenance 001.320.53800.54000-\$650.51 Operating Supplies-\$134.50 001.320.53800.53000 Office Supplies-\$134.50 001.320.53800.57000</div> <div><i>Jerry Lambert</i> 10-23-23</div>			

RECEIVED

OCT 23 2023

Total	\$2,836.10
Payments/Credits	\$0.00
Balance Due	\$2,836.10

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/5/23	6	R.M.	Rewired and rehung emergency exit sign in gym, changed out burnt light bulbs in amenity center, amenity office and men's restroom, sprayed pool deck for ants and weeds, blew leaves and debris off pool deck and patio area, sprayed weeds on pool pack area, inspected for debris from highway one to highway one hundred entrance
9/12/23	6	R.M.	Blew leaves and debris off pool deck, bocce area and front of amenity center, fixed lights that were out on pool deck, pulled weeds on pool pack area and switch over acid barrel, removed debris from US1 to highway one hundred entrance, organized maintenance closet and took inventory of supplies needed, tightened all ladders and rails on pool deck
9/14/23	3	R.M.	Blew leaves and debris off pool deck, bocce area and front of amenity center, adjusted autofill valve in pool pack area to adjust height in pool, scrubbed pool tiles/grates at zero entry of pool, removed debris around amenity building and US1 entrance
9/19/23	6	R.M.	Fixed leak on pool front inside of pool pack, sprayed weeds on pool deck, sidewalks, parking lot, bocce ball and pickleball courts, cleaned out box drains at courts, removed debris from highway one to highway one hundred, blew leaves and debris off pool deck, sidewalks, amenity center building and all courts
9/26/23	6	R.M.	Blew leaves and debris off pool deck, amenity center, pickleball courts, parking lot and sidewalks, pulled weeds on pool deck, reset pool deck lights at breaker, scrubbed pool tiles and depth markers, backwashed pool and checked all filters, checked acid and ORP levels

**TOTAL**      27

**MILES**      565

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

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 10/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	8/29/23	Pool Test Kit	80.49	K.R.
	8/29/23	Toilet Paper	58.14	K.R.
	8/31/23	Amazon Prime Membership	18.87	K.R.
	8/31/23	Toilet Paper	58.14	K.R.
	9/6/23	Light Bulbs	102.87	K.R.
	9/6/23	Toner	93.08	K.R.
	9/6/23	Water Delivery	50.85	K.R.
	9/7/23	Holiday Décor	554.30	K.R.
	9/12/23	Clipboards	20.64	K.R.
	9/12/23	Air Wick Refills	25.29	K.R.
	9/12/23	AAA Batteries	14.98	K.R.
	9/12/23	AA Batteries	17.66	K.R.
	9/12/23	Copy Paper	16.49	K.R.
	9/18/23	Smoke Machine	80.50	K.R.
	9/18/23	Liquid for Smoke Machine	32.20	K.R.
	9/19/23	Storage Bins	117.29	K.R.
	9/19/23	Keurig Cleaning Pods	11.44	K.R.
	9/19/23	Fall Signs	6.89	K.R.
	9/21/23	Pumpkin Décor	4.31	K.R.
	9/21/23	Pumpkin Décor	103.42	K.R.
	9/29/23	Signs	28.73	K.R.
	9/29/23	Spectracide	8.08	K.R.
		<b>TOTAL</b>	<b><u>\$1,504.67</u></b>	

**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 609751	10/25/2023
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** November 24, 2023

**Invoice Amount:** \$1,350.00

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

10" Mainline Break Repair 10-23

Irrigation Repairs

\$1,350.00

Approved  
Irrigation Repair  
001.320.53800.46200  
Rich Gray

**Invoice Total** **\$1,350.00**

*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

**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 610190	11/1/2023
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

**Invoice Amount:** \$10,066.53

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

1-42  
Approved  
Landscape Maintenance  
001.320.53800.46000  
Rich Gray

**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

approved 11/9/23 KR

Aquatic Xpress

P O Box 594

Flagler Beach, FL 32136

~~48000.00~~  
55000

# Invoice

Date	Invoice #
11/8/2023	20083

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

RECEIVED

NOV 13 2023

P.O. No.	Terms	Due Date	Project
	Net 30	12/8/2023	

Quantity	Description	Rate	Amount
1	New Auto fill tank assembly	250.00	250.00

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

Phone #	Fax #
(386) 225-9085	

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


# Invoice

Invoice #: 188  
Invoice Date: 11/1/2023  
Due Date: 11/1/2023  
Case:  
P.O. Number:

**Bill To:**

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

1-50

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - November 2023		6,250.00	6,250.00
<div>RECEIVED</div> <div>NOV 7 2023</div> <div> 11-7-23</div>			

**Total** \$6,250.00

**Payments/Credits** \$0.00

**Balance Due** \$6,250.00



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

# Invoice

Invoice #: 189  
Invoice Date: 10/31/2023  
Due Date: 10/31/2023  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through October 2023 320.53800.12100	35.2	26.50	932.80
<div>RECEIVED</div> <div>NOV 7 2023</div> <div><i>Jerry Lambert</i> 11-7-23</div>			

<b>Total</b>	<b>\$932.80</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$932.80</b>

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
35.2	Assistant Manager	\$ 26.50	\$ 932.80

Covers Period: October 2023

GL # 320.53800.12100

TOTAL DUE:

\$ 932.80

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/2/23	3.43	N.C.	Event - Prep assistance
10/5/23	7.87	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
10/6/23	7.3	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
10/9/23	4.3	N.C.	Craft Night - set up, assist and clean up
10/18/23	2.35	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
10/20/23	4.25	N.C.	Craft Night - set up, assist and clean up
10/21/23	3.37	N.C.	Event - Set Up, Assist and Clean Up
10/25/23	2.33	N.C.	Assisted with planning, completed daily checklist, returned calls and emails
	<u>35.2</u>		



**NATIONALLY KNOWN LOCALLY OWNED**

Email: orders@crownjacksonville.com

Phone: 904-260-4871

11792 San Jose Blvd  
Jacksonville, FL 32223

*approved 11/17/23*  
*KR*

Invoice No.

60326

Date

11/15/2023

Business Name

GMS

Bill TO

GMS

Ship TO

GMS

Sarah Sweeting

904-940-5850 x 402

*59200*

*1-96*

**RECEIVED**

NOV 16 2023

P.O. NO.

Terms

Payment Due Date

Order Complete

11/22/2023

Quantity	Item	Description	Rate	Amount	Tax
1.00	RW600	8" x 10" Rosewood Plano Finish Plaque with Metal Frame, Black/Gold Metal Engraved Plate  ENGR: Gail Lambert was elected by her peers during the Covid Crisis in November 2020.  During her time on the Deer Run CDD Board, she devoted time to numerous projects, including: -Street Lighting upgrades -Pool Maintenance and Improvements -Landscaping Improvements -and review of the Roads within the CDD developments and acceptance.  The District and Residents present this plaque to Supervisor Lambert in recognition of her service as a Supervisor on the Deer Run Community Development District	75	75.00	Non
1.00	Engraving-Plq/Acryl c/Glass	Engraving Charge on Plaques	10%	7.50	Non
1.00	SHIPPING OUTBOUND	SHIP TO: ATTN: Sarah Sweeting Governmental Management Services, LLC 475 West Town Place, Suite 114 St. Augustine, Florida 32092	9.95	9.95	Non
1.00	Proof	Proof Design Emailed for Approval to ssweeting@gmsnf.com	0	0.00	Non

Sub Total	92.45
Sales Tax 7.5% 2021	0.00
Total	92.45
Payment Applied	0.00
Balance Due	92.45


Memo: 8x10 Plaque\_Lambert Memorial Plaque\_Sweeting

# LOCALiQ

The Daytona Beach News-Journal  
Daytona Pennysaver

1-3  
310 173 48

ACCOUNT NAME		ACCOUNT #	PAGE #
Deer Run Comm Dev Dist		464637	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005994359	Oct 1- Oct 31, 2023	November 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$344.13	

<b>BILLING ACCOUNT NAME AND ADDRESS</b>  Deer Run Comm Dev Dist 219 E. Livingston St. Orlando, FL 32801-1508 	<b>Legal Entity:</b> Gannett Media Corp. <b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. <b>All funds payable in US dollars.</b>
<b>BILLING INQUIRIES/ADDRESS CHANGES</b> 1-877-736-7612 or <a href="mailto:smb@ccc.gannett.com">smb@ccc.gannett.com</a>	
<b>FEDERAL ID</b> 47-2390983	
<b>To sign-up for E-mailed invoices and online payments please contact</b> <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a> . Previous account number: DBN_1007175	

Date	Description	Amount
10/1/23	Balance Forward	\$415.11
10/12/23	PAYMENT - THANK YOU	-\$373.68

Package Advertising:				
Start-End Date	Order Number	Description	PO Number	Package Cost
10/2/23	9335489	10.10 Workshop		\$253.60
10/18/23	9379881	10-25-23 Board of Supervisors		\$28.46
10/18/23	9381323	10/27 workshop		\$20.64

RECEIVED

NOV 17 2023

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	\$344.13
Service Fee 3.99%	\$13.73
*Cash/Check/ACH Discount	-\$13.73
*Payment Amount by Cash/Check/ACH	\$344.13
Payment Amount by Credit Card	\$357.86

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Deer Run Comm Dev Dist		464637		0005994359		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$302.70	\$41.43	\$0.00	\$0.00	\$0.00	\$0.00	\$344.13
<b>REMITTANCE ADDRESS</b> (Include Account# & Invoice# on check)  Daytona Beach News-Journal P.O. Box 630476 Cincinnati, OH 45263-0476				<b>TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:</b>  <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX  Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____		<b>TOTAL CREDIT CARD AMT DUE</b> \$357.86

00004646370000000000000059943590003441367247

**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:

10/18/2023

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 10/18/2023

M. Sweeting  
Legal Clerk

Kaitlyn Felty  
Notary, State of WI, County of Brown

3/7/29  
My commission expires

Publication Cost: \$28.46

Order No: 9379881

# of Copies:

Customer No: 464637

1

PO #:

**THIS IS NOT AN INVOICE!**

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

KAITLYN FELTY  
Notary Public  
State of Wisconsin

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

The meeting of the Board of Supervisors (the "Board") of the Deer Run Community Development District is scheduled to be held on Wednesday, October 25, 2023 at 6:00 p.m. located at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Howard McGaffney  
District Manager

NT#9379881 10/18/2023 11

**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:

10/18/2023

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 10/18/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$20.64

Order No: 9381323

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 WORKSHOP  
DEER RUN  
COMMUNITY DEVELOPMENT  
DISTRICT**

A public workshop of one or more members of the Board of Supervisors of the Deer Run Community Development District will be held on Friday, October 27, 2023, at 5:00 p.m., located at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110. This workshop is will be held for a Meet the Board Picnic. No final action will be taken at this Workshop. The Workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts.

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

Howard MacGaffney  
District Manager

NT9381323 10/18/2023

THE DAYTONA BEACH  
**NEWS-JOURNAL** 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 News-Journal, published in Volusia and Flagler Counties, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Volusia and Flagler Counties, Florida, or in a newspaper by print in the issues of, on:

10/02/2023

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 10/02/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$253.60

Order No: 9335489

Customer No: 464637

PO #:

# of Copies:  
1

**THIS IS NOT AN INVOICE!**

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KAITLYN FELTY  
Notary Public  
State of Wisconsin

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

A public workshop of one or more members of the Board of Supervisors of the Deer Run Community Development District will be held on Tuesday, October 10, 2023, at 4:30 p.m., located at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110. This workshop is being held to discuss matters related to irrigation pump system. No final action will be taken at this Workshop. The Workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this Workshop may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904)940-5850). This Workshop may be continued to a date, time, and place to be specified on the record at the Workshop. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this Workshop because of a disability or physical impairment should contact the District Office at (904)940-5850 at least two calendar days prior to the Workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at this Workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Howard MacGaffney  
District Manager

L#9335489 10/2/2023 1T



# CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Deer Run CDD DATE: 11/16/23

PAYABLE TO: Deer Run CDD / Regions Bank ✓ ✱ 35

AMOUNT REQUESTED: \$ 58,280.00

ACCOUNT # 001.300.207.101

DESCRIPTION OF NEED: Direct Assesst 10/1 PMT

RECEIVED

NOV 17 2023

# INVOICE



# Dewberry

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

Invoice #: 2361575  
Invoice Date: 11/9/2023  
Due Date: 12/9/2023  
Client #: 327127  
Contract #: 50168591  
Batch #: 3313000

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

Work Performed Thru Period Ending 10/27/2023

Job: 50168591 Deer Run CDD 2024 Gen Eng

## TIME & MATERIAL BILLING

Task ID	Task Description	CURRENT PERIOD BILLING		
		Prev Amount Billed	Hours	Rate
T001	GENERAL ENGINEERING	\$ .00	13.00	195.000
	ENGINEER V			
TOTAL HOURLY LABOR			13.00	\$ 2,535.00
TOTAL FOR			T001	\$ 2,535.00

TOTAL FOR JOB: 50168591 \$ 2,535.00

**TOTAL INVOICE AMOUNT DUE \$ 2,535.00**  
**BY 12/9/2023**

Please Reference Invoice Number with Payment

RECEIVED

NOV 17 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.



WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.	NAME (Last, First, M.I.)	HOME B.U.	P.C.	WEEKLY	
9/30/2023		10/6/2023		957610	ARMANS, PETER N.	2705	2	TIMESHEET	
PAY WORK		COST	WORK						
TYPE STATE	JOB/BU	CODE	ORDER	DESCRIPTION/CREW INFO				SAT	SUN MON TUES WED THURS FRI TOTALS
1	FL	50168591	T0010000	Deer Run: General Engineering: Irrigation background agreements Deer Run CDD 2024 Gen Eng					1.0 0.5 0.5 2.0





WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.	NAME (Last, First, M.I.)	HOME B.U.	P.C.	WEEKLY							
10/21/2023		10/27/2023		957610	ARMANS, PETER N.	2705	2	TIMESHEET							
PAY WORK	JOB/BU	COST	WORK												
TYPE STATE		CODE	ORDER	DESCRIPTION/CREW INFO				SAT	SUN	MON	TUES	WED	THURS	FRI	TOTALS
1	FL	50168591	T0010000	Deer Run: board Meeting Deer Run CDD 2024 Gen Eng								2.0			2.0



WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.		NAME (Last, First, M.I.)		HOME B.U.		P.C.		WEEKLY				
10/21/2023		10/27/2023		957610		ARMANS, PETER N.		2705		2		TIMESHEET				
PAY	WORK		COST	WORK	DESCRIPTION/CREW INFO				SAT	SUN	MON	TUES	WED	THURS	FRI	TOTALS
TYPE	STATE	JOB/BU	CODE	ORDER												
1	FL	50168591	T0010000		General Engineering: City of Palm Coast Violation Letter to CDD Deer Run CDD 2024 Gen Eng										0.5	0.5
PETER ARMANS 10/27/2023										LISA KELLEY 10/27/2023						
EMPLOYEE SIGNATURE										APPROVED BY						



PO BOX 740608  
CINCINNATI OH 45274-0608

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

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

Page 1 of 1

Approved 11/13/23  
48400

Bill To Number	Invoice Date	Amount Due
2692782	11/1/2023	89.60

1-66

INVOICE# 53726543 DEER RUN CDD



#### INVOICE DETAIL

Thank you for allowing us to provide the following services:

**PEST CONTROL MAINTENANCE**

89.60

Deer Run Cdd

501 GRAND RESERVE DR

BUNNELL, FL ON 11/1/2023

Payment Receipt. Please Return with Payment Remittance



PO Box 13848  
Reading, PA 19612-3848

RECEIVED

Bill To #: 2692782	Date: 11/1/2023
Due Date: 12/1/2023	Invoice #: 53726543
Amount Due: 89.60	Amount Paid: _____
	Check No.: _____



27770 1 AB 0.537 123 Return Service Requested

Deer Run Cdd  
6200 Lee Vista Blvd Suite 300  
Attn Indhira Araujo  
Orlando, FL 32822-5149



FLORIDA PEST CONTROL  
PO BOX 740608  
CINCINNATI OH 45274-0608

002692782000000000053726543000008960202312010004





**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 358**Invoice Date:** 11/1/23**Due Date:** 11/1/23**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 - November 2023		2,784.83	2,784.83
American Express Statement Closing 12/2/22 - Best Buy		526.63	526.63
320 538-12			
RECEIVED			
NOV 6 2023			

**Total** \$3,311.46**Payments/Credits** \$0.00**Balance Due** \$3,311.46



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!](#)

1-92

**Invoice**

**Invoice #:** 70767  
**Invoice Date:** 10/18/2023  
**Completed:** 10/18/2023  
**Terms:** Due On Receipt  
**Bid#:**  
**Service Ticket:** 70767  
475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
1-11885-1-NET-1 - Network Equipment - Grand Reserve Amenity Center - 501 Grand Reserve Dr, Bunnell, FL			
Minimum Service Call Charge	1.00	\$95.00	95.00
Service Labor	0.25	\$95.00	23.75
Sales Tax			0.00

RECEIVED  
NOV 14 2023

**Tech Resolution Note:**

Both devices are out of warranty. WCT called SnapAV one they were able to help me on the 24 POE switch they told me to change static one and two that should help it from going off-line. Both devices are out of warranty since 2021. Switch is functioning now but may need to be replace in the future. WAP needs to be replaced as it is offline.

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

<b>Total</b>	\$118.75
<b>Payments</b>	\$0.00
<b>Balance Due</b>	\$118.75

# INVOICE

1-102

**J & J Aquatics Specialist LLC**  
PO Box 3417  
Lake City, FL 32056

jandjaquatics22@gmail.com  
+1 (386) 898-8649



## 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.: poY89206  
Terms: Net 30  
Invoice date: 10/08/2023  
Due date: 11/10/2023

Approved  
Lake Maintenance  
001.320.53800.47000  
Rich Gray

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Pond Maintenance		1	\$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

**Overdue** 11/10/2023

**RECEIVED**

**NOV 16 2023**

# INVOICE

J & J Aquatics Specialist LLC  
PO Box 3417  
Lake City, FL 32056

jandjaquatics22@gmail.com  
+1 (386) 898-8649

1-102



## 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.: poY89290  
Terms: Net 30  
Invoice date: 11/10/2023  
Due date: 12/10/2023

Approved  
Lake Maintenance  
001.320.53800.47000  
Rich Gray

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Pond Maintenance		1	\$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

### Note to customer

Loving our service? A Google or Facebook review will go far toward helping us help other homeowners and businesses.

**RECEIVED**

**NOV 16 2023**

# Invoice

105

1-82

11/13/2023

NET 15

**Dear Run Amenity Center**

Attn: Kayla

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

Week of 11/6	300.00
--------------	--------

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

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

Thank you,

*Jason & Gretchen Sandoval*

*Owners*

*J&G Commercial Cleaning Services LLC*

*386-986-7445*

*22 Prince Anthony Ln.*

*Palm Coast FL, 32164*



**RECEIVED**

NOV 14 2023

**From:** Deer Run Manager [deerrunmgr@rmsnf.com](mailto:deerrunmgr@rmsnf.com)   
**Subject:** J&G Invoice Deer Run  
**Date:** November 14, 2023 at 9:22 AM  
**To:** Lisa Cruz [lcruz@gmscfl.com](mailto:lcruz@gmscfl.com), Indhira Araujo [iaraujo@gmscfl.com](mailto:iaraujo@gmscfl.com)  
**Cc:** Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)

---

Good morning,

The attached invoice is approved for payment GL48300.

Also, can we please get an update on the status of the below outstanding invoices?

Thank you,

**Kayla Rinker**

Facility Manager  
Grand Reserve – Island Club  
501 Grand Reserve Dr.  
Bunnell, FL 32110  
386-263-7213  
[DeerRunMgr@rmsnf.com](mailto:DeerRunMgr@rmsnf.com)  
Home - Island Club ([constantcontactsites.com](http://constantcontactsites.com))

---

**From:** Gretchen Sandoval <[jgcleaningservices469@gmail.com](mailto:jgcleaningservices469@gmail.com)>  
**Sent:** Monday, November 13, 2023 2:37 PM  
**To:** Deer Run <[deerrunmgr@rmsnf.com](mailto:deerrunmgr@rmsnf.com)>  
**Subject:** Invoice 105

Hello Kayla,

Attached is invoice 105 for cleanings the week of 11/6. Also, invoices 100, 101, 102, 103 and 104 have not yet been paid.

Thanks,

J&G

Dear Run  
105.docx  
148 KB

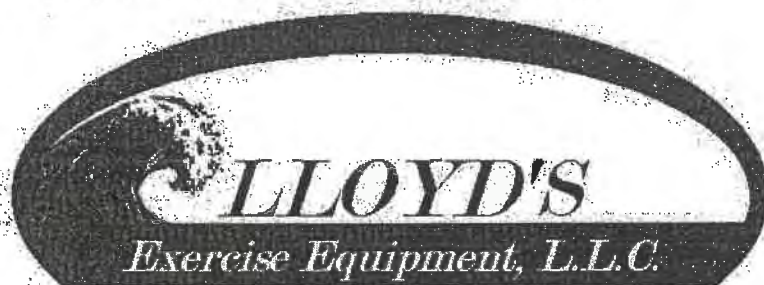


Email

# Scheduled Service Invoice

1-93

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



Customer Bill To:

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

Service Date

Invoice #

P.O. No.

Terms

9/19/23

2023-9S709

Due on receipt

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

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NOV 14 2023

See check-sheet on reverse for routine maintenance descriptions

Date

9/19/23

Signature

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

# Scheduled Service Check Sheet

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

## Treadmills:

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

## Exercise Bikes, Ellipticals, and Steppers:

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

## Multi-Gyms, Circuit, and Weight Machines:

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

Upon completion of my "Scheduled Service" visit today, your fitness center is...

in safe and operational order. (Please report any new developments immediately)

in need of further service attention. (Repairs beyond this check sheet will be estimated for approval.)

Date

9/19/23

Technician's Signature ( Rob Will Danny Levi)

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

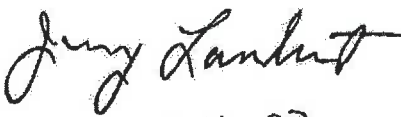
**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 190  
Invoice Date: 11/10/2023  
Due Date: 11/10/2023  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance October 1 - October 31, 2023		1,137.94	1,137.94
Maintenance Supplies		1,746.09	1,746.09
Approved Operating Supplies-\$400.09 001.320.53800.53000			
Amenity Repairs & Maintenance 001.320.53800.54000-\$846.00			
Office Supplies-\$442.94 001.320.53800.57000			
Facility Maintenance 001.320.53800.50000-\$1,195.00			
Rich Gray			
 11-16-23			

RECEIVED

NOV 16 2023

<b>Total</b>	<b>\$2,884.03</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$2,884.03</b>

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/4/23	4	R.G.	Inspected all CDD property for debris, sprayed weeds on pool deck, sidewalks and around amenity center building, blew leaves and debris off pool decks, back patio, upstairs patio and sidewalks around amenity building, straightened and organized chairs on pool deck and put up umbrellas
10/10/23	8.92	M.C.	Cleaned pickleball nets with magic eraser, bucket of water and bleach, painted stairs that led to second story of fitness room, installed door handle on women's second floor bathroom, removed debris at amenity center, pool and parking lot, blew leaves and debris off amenity center, pool and parking lot
10/19/23	4.5	R.G.	Installed Island Club sign back on entrance poles, blew leaves and debris off pool deck, amenity center sidewalk, pickleball court, bocce court and parking lot curbs, removed debris from roadways, replaced AA batteries in firepit at pool deck
10/31/23	6	R.G.	Blew leaves and debris off pool deck, sidewalk and around amenity building, cut out drywall and removed can light to expose leak in women's restroom on pool deck, removed wet installation, placed damp-rid in bathroom to help assist with leak, netted debris out of pool, adjusted chemical output on controller for pool

<b>TOTAL</b>	<u>23.42</u>
--------------	--------------

<b>MILES</b>	<u>452</u>
--------------	------------

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

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 11/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	9/21/23	Water Delivery	31.92	K.R.
	9/21/23	Constant Contact	114.60	K.R.
	9/30/23	Amazon Prime	18.87	K.R.
	9/26/23	Repair Clamp	513.48	R.G.
	10/4/23	Storage Bins	39.08	K.R.
	10/4/23	Scissors	4.91	K.R.
	10/10/23	Disinfectant Wipes	17.22	K.R.
	10/10/23	Disinfectant Spray	6.87	K.R.
	10/10/23	Plastic Spoons	17.47	K.R.
	10/10/23	Coffee Cups	16.78	K.R.
	10/10/23	Printer	114.99	K.R.
	10/10/23	File Organizer	23.91	K.R.
	10/10/23	Pens	5.68	K.R.
	10/10/23	Soap	23.83	K.R.
	10/10/23	Privacy Lever Replacement Door Handle	23.54	R.G.
	10/10/23	Water Delivery	74.52	K.R.
	10/11/23	Pandora Subscription	69.12	K.R.
	10/16/23	Can Light Replacement	126.49	K.R.
	10/18/23	Hanging Light Fixture Replacement	59.57	K.R.
	10/24/23	Airwick PlugIn Refills	17.23	K.R.
	10/24/23	Printer Paper	8.25	K.R.
	10/24/23	Floor Mop Pad	14.50	K.R.
	10/25/23	Constant Contact	114.60	K.R.
	10/27/23	Water Delivery	74.52	K.R.
	10/30/23	Sandwich Bags	9.68	K.R.
	10/30/23	Grill Brushes	42.47	K.R.
	10/30/23	Coffee	38.32	K.R.
	10/30/23	55 Gallon Trash Bags	26.55	K.R.
	10/30/23	Airwick	25.28	K.R.
	10/30/23	Coffee Creamer	20.02	K.R.
	10/30/23	Paper Towels	51.85	K.R.
		<b>TOTAL</b>	<b><u>\$1,746.09</u></b>	




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

# Invoice

Invoice #: 191  
Invoice Date: 11/10/2023  
Due Date: 11/10/2023

Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies - Special Events ending 11/5/23 Special Events 1.320.53800.59000		1,991.14	1,991.14
<div>RECEIVED</div> <div>NOV 16 2023</div> <div> 11-16-23</div>			

**Total** \$1,991.14

**Payments/Credits** \$0.00

**Balance Due** \$1,991.14

**SPECIAL EVENTS**

Period Ending 11/05/23

**DISTRICT**  
**DEER RUN**

<b><u>DATE</u></b>	<b><u>EVENT</u></b>	<b><u>SUPPLIES</u></b>	<b><u>PRICE</u></b>	<b><u>EMPLOYEE</u></b>
9/22/23	Resident Appreciation Breakfast	Dunkin Donuts	56.58	K.R.
10/2/23	Bingo	Bingo Prizes	345.00	K.R.
10/4/23	Craft Night	Pumpkins	205.03	K.R.
10/4/23	Craft Night	Napkins	14.92	K.R.
10/4/23	Craft Night	Napkins	5.52	K.R.
10/9/23	Craft Night	Modpodge	36.16	K.R.
10/9/23	Craft Night	Pumpkins	9.76	K.R.
10/9/23	Craft Night	Tablecloths	8.63	K.R.
10/16/23	Halloween Event	Bounce House Rental	201.91	K.R.
10/17/23	Halloween Event	Halloween Prizes	33.35	K.R.
10/17/23	Halloween Event	Popcorn	17.18	K.R.
10/17/23	Halloween Event	Candy	51.70	K.R.
10/17/23	Halloween Event	Baskets	4.60	K.R.
10/17/23	Halloween Event	Cups	4.36	K.R.
10/17/23	Halloween Event	Jar	6.90	K.R.
10/17/23	Halloween Event	Straws	9.20	K.R.
10/19/23	Halloween Event	Balloons	1.44	K.R.
10/19/23	Halloween Event	Food Serving Sets	7.19	K.R.
10/19/23	Halloween Event	Tablecover	8.63	K.R.
10/19/23	November Craft Night	Tablecovers	8.63	K.R.
10/21/23	Halloween Event	Cookie Cake	22.98	K.R.
10/21/23	Halloween Event	Fruit Salad	19.46	K.R.
10/21/23	Halloween Event	Apples	6.89	K.R.
10/21/23	Halloween Event	Apple Slices	53.94	K.R.
10/21/23	Halloween Event	Vegetable Platter	43.69	K.R.
10/21/23	Halloween Event	Spoons	6.88	K.R.
10/21/23	Halloween Event	Chicken Wings	170.15	K.R.
10/21/23	Halloween Event	Cupcakes	4.59	K.R.
10/21/23	Halloween Event	Soda	20.22	K.R.
10/21/23	Halloween Event	Fruit Punch	20.07	K.R.
10/21/23	Halloween Event	Skewers	3.66	K.R.
10/21/23	Halloween Event	Caramel Dip	23.00	K.R.
10/24/23	November Craft Night	Starfish Charms	14.36	K.R.
10/25/23	Meet the Board Picnic	Drinks	68.90	K.R.
10/25/23	Meet the Board Picnic	Ketchup & Mustard	3.14	K.R.
10/25/23	Meet the Board Picnic	Cheese	4.93	K.R.
10/25/23	Meet the Board Picnic	Buns	22.87	K.R.
10/25/23	Meet the Board Picnic	Hotdogs	24.81	K.R.
10/25/23	Meet the Board Picnic	Hamburgers	77.44	K.R.
10/26/23	November Bingo	Bingo Prizes	230.00	K.R.
10/30/23	November Craft Night	Magnets	11.49	K.R.
10/30/23	November Craft Night	Tea Lights	9.07	K.R.
10/30/23	November Craft Night	Mason Jars	91.95	K.R.

**TOTAL** **\$1,991.14**



approved 11/20/23 KR

48300 #82

11/18/2023  
NET 15

**Invoice**  
106

**Dear Run Amenity Center**  
Attn: Kayla

	Cost
Service	
Week of 11/13	300.00
<b>Total Due:</b>	<b>300.00</b>

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

Thank you,

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



**RECEIVED**

NOV 20 2023



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

# Invoice

1-89

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
1797	02/25/2023	\$9,605.00	03/27/2023	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	50HP Motpr	1	6,075.00	6,075.00
	50HP Vertical Motor			
	Technician	10	135.00	1,350.00
	Crane	1	1,500.00	1,500.00
	Crane with operator			
	Laborer	8	85.00	680.00

Location: Deer Run irrigation pump station

Remove failed motor pump #1  
Install new motor  
Run and test for proper operation  
50% deposit for parts and labor

SUBTOTAL 9,605.00  
TAX 0.00  
TOTAL 9,605.00  
BALANCE DUE \$9,605.00

pd

4802.50  
owe - 4,802.50

3/20/23  
#1762

RECEIVED

FEB 27 2023

03/03/2023 Approved  
Howard McGaffney  
Code to: 320-53800-46200

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