Deer Run Community Development District

Agenda

March 27, 2024

# AGENDA

# Deer Run Community Development District

475 West Town Place Suite 114 St. Augustine, Florida 32092 District Website: www.DeerRunCDD.com

March 20, 2024

Board of Supervisors Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for Wednesday, March 27, 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
- IV. Memorandum Regarding Annual Ethics Training & Annual Form 1 Filing
- V. Consideration of Conveyance of Phase 4 Improvements
- VI. Discussion of Irrigation Guidelines
- VII. Discussion Regarding Ponds
- VIII. Consideration of Remediation Planting in Areas 4 & 11
  - IX. Consideration of State Board Account or Money Market Account for Investment of Excess Funds
  - X. Consideration of LED Lighting Agreement with FPL
  - XI. Staff Reports A. Attorney
    - B. District Manager 2024 General Elections

- C. Operations Manager 1. Report
  - 2. Yellowstone Report
- D. Amenity Manager Report
- XII. Supervisor's Request
- XIII. Public Comments

# XIV. Approval of Consent Agenda A. Approval of the Minutes of the January 24, 2024 Meeting

- B. Balance Sheet as of January 31, 2024 and Statement of Revenues and Expenses for the Period Ending January 31, 2024
- C. Assessment Receipt Schedule
- D. Approval of Check Register
- XV. Next Scheduled Meeting: May 29, 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

#### **KUTAKROCK**



#### District Managers,

As of January 1, 2024, all Board Supervisors of Florida Community special districts are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. The purpose of this email is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Further information regarding the requisite training is available on the Florida Commission on Ethics' ("COE") website.

Please share this information with Board Supervisors or include in the next available agenda package. As always, if you have any questions, please do not hesitate to reach out to your Kutak Rock attorney.

#### Free Training Resources

The COE has produced several free, online training tutorials that will satisfy the ethics component of the annual training. The on-demand videos are available at the link below. Further, the website provides additional links to resources that Supervisors can access to complete the training requirements.

#### Florida Commission on Ethics Training Resources

Please note that the COE-produced content only provides free training for the ethics component of the annual training. However, the Office of the Attorney General of the State of Florida offers a free, twohour online audio course that covers the Sunshine Law and Public Records Act components of the requisite training. The on-demand audio course is available at the link below.

#### Office of the Attorney General Training Resources

#### Compliance

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the ethics training requirements. At this time there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

We have received multiple inquiries as to whether Board Supervisors are required to annually file Form 6 in addition to Form 1. Currently, Board Supervisors continue to be examplificant to file

~ ... .... п то голи т. очителиј, воига одрегивото сопшнае то ве ехетре пош ше теринетели то пе Form 6.

Finally, with respect to the annual filing of Form 1, beginning this year the Commission on Ethics will be requiring electronic submission of Form 1. Filers, including Board Supervisors, should be receiving an email directly from the Commission on Ethics, providing detailed information about the electronic filing process and the upcoming deadline of July 1, 2024. Note the submission of the forms will no longer be handled through county Supervisor of Election's offices.

#### Kutak Rock's Development and Improvement Districts Practice Group

Kutak Rock's Florida Development and Improvement Districts Practice Group



Partner (850) 264-6882

Jonathan Johnson

Joseph Brown

(850) 692-7303

Partner



(850) 692-7308



Katie Buchanan



(850) 294-5184



**Tucker Mackie** 

(850) 692-7300

Alyssa Willson

(850) 661-9973

Bennett Davenport

Associate

Kate John

Associate

(850) 692-7300

Partner

Partner



(850) 566-3413



(850) 556-5947



Jere Earlywine Of Counsel



(850) 692-7300



Ryan Dugan Associate (850) 692-7333



Kyle Magee Associate



(850) 692-7300



(850) 692-7310



Attorney (850) 692-7300



R

Ashley Ligas Attorney (850) 692-7300

**Betty Zachem** Attorney (850) 692-7300



kutakrock.com

Update your preferences | Unsubscribe | Forward to a friend | View Online

This is a publication of Kutak Rock LLP. It is intended to notify our clients and friends of current events and provide general information. This is not intended, nor should it be used, as specific legal advice, and it does not create an attorney-client relationship.

(850) 692-7330





**Cheryl Stuart** 

FIFTH ORDER OF BUSINESS

# **DEVELOPER'S AFFIDAVIT**

### Deer Run – Phase 4

# STATE OF FLORIDA COUNTY OF ST. JOHNS

I, Philip A. Fremento, of **D.R. Horton, Inc. - Jacksonville ("Developer"),** a Delaware corporation, being first duly sworn, do hereby state for my affidavit as follows:

- 1. I have personal knowledge of the matters set forth in this affidavit.
- 2. My name is Philip A. Fremento, and I am Vice President and Division President of the Developer. I have authority to make this affidavit on behalf of Developer.
- 3. The Developer is the developer of certain lands within Deer Run Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
- 4. The Second Supplemental Engineer's Report, dated July 2018, among other applicable reports related to the District's current and future bond series (together, "Engineer's Report") describes certain improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes* ("Improvements").
- 5. Pursuant to the Agreement by and between the District and the Developer regarding the Completion of Certain Improvements, the Developer is obligated to complete the Improvement described in the Engineer's Report. The Developer seeks to convey certain improvements to the District pursuant to the Agreement between the District and the Developer Regarding the Acquisition of Certain Work Product, Improvements and Real Property.
- 6. Developer has expended funds to develop Improvements described in the Engineer's Report. The attached **Exhibit A** accurately identifies the Improvements completed to date.
- 7. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the infrastructure improvements and/or work product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing *Developer's Affidavit* and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this \_\_\_\_\_ day of \_\_\_\_\_\_, 2023.

**D.R. Horton, Inc. - Jacksonville,** a Delaware corporation

Name: Philip A. Fremento Title: Vice President and Division President

# STATE OF FLORIDA COUNTY OF ST. JOHNS

The foregoing instrument was sworn and subscribed before me by means of  $\Box$  physical presence or  $\Box$  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Philip A. Fremento, who [] is personally known to me or [] produced \_\_\_\_\_\_ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped) Notary Public, State of \_\_\_\_\_\_ Commission No. \_\_\_\_\_\_ My Commission Expires: \_\_\_\_\_

Exhibit A: Description of Improvements

# Exhibit A

# **Description of Improvements**

Those stormwater management system improvements and components located in Tracts 4-1, 4-2, and 4-3 of Grand Reserve Phase 4, as recorded in the Flagler County Map Book 40, Page 15.

### ACKNOWLEDGMENT AND RELEASE

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the \_\_\_\_\_ day of \_\_\_\_\_\_, 2023, by Halifax Paving, Inc., having offices located at 814 Hull Road, Ormond Beach, FL 32174 ("Contractor"), in favor of the DEER RUN COMMUNITY DEVELOPMENT DISTRICT, which is a local unit of special-purpose government Flagler, Florida, and having offices located at 475 W. Town Place, Suite 114, St. Augustine, Florida 32092 ("District").

#### RECITALS

WHEREAS, pursuant to that certain *Standard Abbreviated Form of Agreement Between Owner and Contractor*, dated February 8, 2021, between D.R. Horton, Inc. - Jacksonville and Halifax Paving, Inc. ("Improvement Agreement") between Contractor and D.R. Horton, Inc. - Jacksonville ("Developer"), Contractor has constructed for Developer certain improvements, as described in Exhibit A ("Improvements"); and

WHEREAS, Developer desires to convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

**NOW, THEREFORE,** for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

**SECTION 1. GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired from Developer the Improvements constructed by Contractor in connection with the Contract, and accordingly, the District now has the unrestricted right to rely upon the terms of the Contract related to the Improvements for the same. However, the District's acquisition of the Improvements and receipt of rights under the Contract, hereunder or otherwise, does not extinguish or limit the rights and remedies of the Developer under the Contract and is without prejudice thereto. Contractor hereby consents to the assignment, transfer and conveyance (if and as applicable) of the Improvements and the Contract in whole or in part (and any rights thereunder) as more particularly described herein. In the event any assignment of the Contract or rights thereunder is accomplished hereby or otherwise made in connection with the Improvements, Contractor recognizes that the same shall be partially limited to the Contract as it pertains to the Improvements and that the Contract shall otherwise remain in full force and effect as it pertains to any work or improvements not constituting the Improvements.

**SECTION 3.** WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. INDEMNIFICATION.** Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

**SECTION 5. CERTIFICATE OF PAYMENT.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies (to and for the benefit of the District and the Developer) that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

**SECTION 6. EFFECTIVE DATE.** This Release shall take effect upon execution.

# HALIFAX PAVING, INC.

By:\_\_\_\_\_ Its:

# STATE OF FLORIDA ) COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, on its behalf. He [\_\_\_] is personally known to me or [\_\_] produced \_\_\_\_\_\_ as identification.

Notary Public, State of Florida

# Exhibit A

# **Description of Improvements**

Those stormwater management system improvements and components located in Tracts 4-1, 4-2, and 4-3 of Grand Reserve Phase 4, as recorded in the Flagler County Map Book 40, Page 15.

# **CERTIFICATE OF DISTRICT ENGINEER**

\_\_\_\_, 2023

Board of Supervisors Deer Run Community Development District

Re: Deer Run Community Development District (Flagler County, Florida) Acquisition of Phase 4 Improvements

Ladies and Gentlemen:

The undersigned, a representative of Dewberry Engineers, Inc. ("**District Engineer**"), as District Engineer for the Deer Run Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acceptance of certain improvements within the District ("**Improvements**") as identified in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed observable portions of the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.

2. The Improvements are within the scope of the District's capital improvement plan as set forth in the *Supplemental Engineer's Report for the Deer Run Community Development District* dated July 2018 ("Engineer's Report"), and specially benefit property within the District as further described in the Engineer's Report.

3. To the best of our knowledge the Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended.

4. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred to the District for operations and maintenance responsibilities (which transfers the Engineer consents to and ratifies).

5. Engineer further consents to any other partial or complete assignment, conveyance, or transfer of other work product, contracts, interest, rights or remedies associated with the Improvements or other matters contemplated in the Engineer's Report and required by the District in connection with the above referenced capital improvement plan.

6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

# **Dewberry Engineers, Inc.**

By:	
Print _	
Its:	

# STATE OF FLORIDA COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, on its behalf. He [\_\_] is personally known to me or [\_\_] produced \_\_\_\_\_\_ as identification.

Notary Public, State of Florida

# Exhibit A

# **Description of Improvements**

Those stormwater management system improvements and components located in Tracts 4-1, 4-2, and 4-3 of Grand Reserve Phase 4, as recorded in the Flagler County Map Book 40, Page 15.

### **BILL OF SALE**

#### **Deer Run Phase 4**

KNOW ALL MEN BY THESE PRESENTS, that **D.R. Horton, Inc. - Jacksonville**, a Delaware corporation, whose mailing address for purposes hereof is 4220 Race Track Road, Saint Johns, FL 32259 ("Seller") for good and valuable consideration paid by **Deer Run Community Development District**, a unit of special purpose local government established pursuant to Chapter 190, *Florida Statutes*, whose address is 475 W. Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"), the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred and delivered to the District, its successors, heirs, executors, administrators and assigns forever, the following described property, assets and rights, to-wit:

a. Those improvements described in **Exhibit A** ("**Improvements**"), attached hereto and incorporated herein by this reference; and

b. All of the right, title, interest, and benefit of Seller, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the Improvements, by contract and in statute, and without waiving any right to enforcement of latent of patent defects, if any; and

c. All goodwill associated with the foregoing.

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that it is the lawful owner of the above-described Improvements; that said Improvements are free from all liens and encumbrances; that Seller has good right to sell said Improvements; that all contractors, subcontractors and materialmen furnishing labor or materials relative to the production of the Improvements have been paid in full; and that Seller will warrant and defend the sale of its said Improvements hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

The Seller represents that it has no knowledge of any latent or patent defects in the Improvements, and hereby assigns, transfers and conveys to the District any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

By execution of this document, the Seller affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of District's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Signed, sealed and delivered by: **D.R. Horton, Inc. - Jacksonville, a Delaware corporation** 

By: \_

Print Name: Philip A. Fremento Its: Vice President and Division President

# **STATE OF FLORIDA COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me by means of  $\Box$  physical presence or  $\Box$  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_\_, 2023, by Philip A. Fremento. He  $\Box$  is personally known to me or  $\Box$  produced \_\_\_\_\_\_ as identification.

Notary Public, State of Florida

Exhibit A: Description of Improvements

# Exhibit A

# **Description of Improvements**

Those stormwater management system improvements and components located in Tracts 4-1, 4-2, and 4-3 of Grand Reserve Phase 4, as recorded in the Flagler County Map Book 40, Page 15.

This instrument was prepared by and upon recording should be returned to:

Katie S. Buchanan, Esq. Kutak Rock LLP 107 W. College Avenue Tallahassee, Florida 32301

This space reserved for Clerk of Court

#### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2023, by D.R. HORTON, INC. – JACKSONVILLE, a Delaware corporation, with an address of 4220 Race Track Road, St. Johns, Florida 32259 (hereinafter, the "Grantor") to DEER RUN COMMUNITY DEVELOPMENT DISTRICT, a special-purpose unit of local government established under Chapter 190, Florida Statutes, with a mailing address of 475 W. Town Place, Suite 114, St. Augustine, Florida 32092 (hereinafter, the "Grantee").

Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.

#### WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee's successors and assigns, forever, the land lying and being in the County of Flagle, State of Florida, as more particularly described below (hereinafter, the "Property"):

Tracts 4-1, 4-2, and 4-3 of Grand Reserve Phase 4, as recorded in the Flagler County Map Book 40, Page 15.

SUBJECT, HOWEVER, to all matters, restrictions, easements, encumbrances, limitations, reservations and covenants of record, if any, but this reference shall not operate to reimpose the same, together with taxes for 2023 and subsequent years (if any), and all applicable governmental, zoning and land use regulations.

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby specially warrants the title to the Property subject to the above-referenced encumbrances and restrictions and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and seal the day and year first written above.

WITNESSES:

**D.R. HORTON, INC. - JACKSONVILLE**, a Delaware corporation

Print Name:

Philip A. Fremento Vice President and Division President

Print Name:

STATE OF FLORIDA COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  $\Box$  physical presence or  $\Box$  online notarization this \_\_\_\_\_ day of \_\_\_\_\_ 2021, by Philip A. Fremento. He is  $\Box$  personally known to me or  $\Box$  has produced \_\_\_\_\_\_ as identification.

(Signature of Notary Public)
Name:

Note to Examiner: this instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EIGHTH ORDER OF BUSINESS



Proposal For		Location
GMS-CF, LLC		400 Grand Reserve Dr
6200 Lee Vista Blvd	main: 407-841-5524	Bunnell, FL 32110
Suite 300	mobile:	
Orlando, FL 32822		

#### Property Name: Deer Run CDD

#### Conservation Easement Plantings

UNIT PRICE QUANTITY AMOUNT DESCRIPTION General Labor 50.00 \$55.00 \$2,750.00 Slash Pine 2" CAL 122.00 \$250.00 \$30,500.00 30.00 Gallberry, 3 GAL \$15.00 \$450.00 Wax Myrtle, 3 GAL 35.00 \$14.00 \$490.00 Saw Palmetto, 3 GAL 339.00 \$20.00 \$6,780.00 Sand Cordgrass, 3 GAL 6.00 \$7.00 \$42.00 Freight/Delivery 1.00 \$2,500.00 \$2,500.00 Mulch 1.00 \$2,450.00 \$2,450.00

Terms: Net 30

### **Client Notes**

Yellowstone Landscape will install high-quality plant material in the easement as per request. We will install mulch in the planted area to complete the install. We will inspect the planted area weekly to check on the progress and needs of the new plant material. We will also warranty the plant material for the duration of our maintenance contract if watered properly to acclimate the new plantings.

	SUBTOTAL	\$45,962.00
Signature	SALES TAX	\$0.00
x	TOTAL	\$45,962.00

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

Contact	Assigned To
Print Name:	Antonio Perez-Mejia Office: aperez@yellowstonelandscape.com
Date:	

# PROPOSAL



### Mailing Address

Riverside Management Services 9655 Florida Mining Blvd Bldg 300, Suite 305 Jacksonville, FL 32257

Date: February 22, 2024

Opportunity#: 14880

# **Job Address**

Deer Run CDD Grand Reserve Palm Coast, FL 32137

Phone: Jacksonville

#### Job Summary:

### **Restoration Plantings Areas 4 And 11:**

- Install Tree's and Shrubs according to the restoration plan given
- Stake Slash Pine Trees
- Create mulch rings around all new planted material

#### Landscape Enhancement

Quantity	Description	Unit	<b>Unit Price</b>	<b>Ext Price</b>
122.00	Pine, Slash - (e)	30g	\$275.00	\$33,550.00
30.00	Illex Glabra/ Gallberry	3g	\$17.00	\$510.00
35.00	Wax Myrtle - (e)	3g	\$25.00	\$875.00
339.00	Saw Palmetto - (e)	3g	\$35.00	\$11,865.00
6.00	Spartina Grass - (e)	3g	\$17.00	\$102.00
1.00	Mulch Installation	LS	\$3,000.00	\$3,000.00
		Landscape Enhancement Total		\$49,902.00

### Proposal Total: <u>\$49,902.00</u>

#### Note: This proposal includes all labor and material necessary to complete the job.

#### Payment due 30 days after receipt of invoice.

All material is guaranteed for one year as long as proper maintenance and landscape practices are being performed. All work to be completed in a workman-like manner according to standard practices. Any changes or additional work from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimates. Any verbal authorizations given by the customer will be treated the same as a written order even if authorization is not written.

Verdego employees are fully covered by workman's compensation insurance.





# ACCEPTANCE OF PROPOSAL

I/WE have reviewed your proposal and hereby indicate our acceptance of the same, as per the scope, specifications and amounts mentioned in the proposal form. I/We agree to the proposed terms of payment and will release the funds as per agreed herein.

By		By
	Brian Cousino	
Date	2/22/2024	Date
_	VerdeGo	Riverside Management Services



#### LANDSCAPE PROPOSAL

REQUESTOR:	RICH GRAY / RIVERSIDE MANAGEMENT SERVICES
PREPARED BY:	COREY ENTERPRISES LAWN & LANDSCAPE, INC.
PREPARED ON:	MARCH 19, 2024

#### PROJECT : GRAND RESERVE CONSERVASTION EASEMENT PLANT

QTY	SIZE	DESCRIPTION	TOTAL
122 30 35 339 6 170	8' HT 2" CAL CU. YD.	SLASH PINE ILEX GLABRA WAX MYRTLE SAW PALMETTO SAND CORDGRASS SHREDDED HARDWOOD MULCH LANDSCAPE TOTAL	\$137,775.00

ALL CHARGES DUE UPON COMPLETION OF WORK UNLESS OTHERWISE STATED. A 1½ % LATE FEE WILL BE ADDED TO PAST DUE ACCOUNTS MONTHLY. LATE PAYMENT VOIDS ANY AND ALL GUARANTEES. WARRANTY VOID FROM DAMAGE CAUSED BY FLOODING, FIRE, FREEZING TEMPERATURES, IMPROPER WATERING BY OWNER, WINDS OVER 50 MILES PER HOUR, LIGHTENING, VANDALISM, OR NEGLIGENCE ON THE PART OF THE OWNER. IN THE EVENT COLLECTION IS NECESSARY, THE PURCHASER AGREES TO PAY ALL OF THE COSTS OF COLLECTION INCLUDING ATTORNEY'S FEES. IF PAY BY CREDIT CARD THERE WILL BE AN ADDITIONAL 3% CHARGED ADDED TO THE TOTAL

#### NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS

ACCEPTANCE OF PROPOSAL: THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. COREY ENTERPRISES LAWN & LANDSCAPE, INC. AND/OR ITS SUBCONTRACTORS ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

SIGNATURE:

PRINTED NAME:

TITLE:

DATE OF ACCEPTANCE:

TENTH ORDER OF BUSINESS



FPL Account Number: 76669-47044

FPL Work Request Number: 11634553

# LED LIGHTING AGREEMENT

In accordance with the following terms and conditions, <u>DEER RUN COMMUNITY DEVELOPMENT DISTRICT</u> (hereinafter called the Customer), requests on this 20th day of <u>February</u>, <u>2024</u>, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of lighting facilities at (general boundaries) <u>Phase 58</u>, 6, located in <u>Bunnell</u>, Florida.

(a) Installation and/or removal of FPL-owned facilities described as follows:

Fixture Description <sup>(1)</sup>	Watts	Lumens	Color Temperature	# Installed	# Removed
Black/Black Holophane Granville	39	5190	3K	46	

(1) Catalog of available fixtures and the assigned billing tier for each can be viewed at <u>www.fpl.com/led</u>

Pole Description	# Installed	# Removed
18.Black Washington Pole	46	

(b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.

(c) Modification to existing facilities other than described above or additional notes (explain fully):

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

#### FPL AGREES:

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer theelectric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

#### THE CUSTOMER AGREES:

- 2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$189.88 These charges may be adjusted subject to review and approval by the FPSC.
- 3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$<u>0.00</u> prior to FPL's initiating the requested installation or modification.
- 4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
- 5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
- 6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
- 7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessaryfor planning the design and completing the construction of FPL facilities associated with the Lighting System.
- 8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
- 9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal ofstumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trenchlocations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
- 10. For FPL-owned fixtures on customer-owned systems:
  - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
  - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.

c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

#### IT IS MUTUALLY AGREED THAT:

- 11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
  - a. the addition of lighting facilities:
  - b. the removal of lighting facilities; and
  - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer- requested relocation of FPL lighting facilities. Paymentshall be made by the Customer in advance of any relocation.

Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.

13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.

- 14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
- 15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination orbreach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of thefacilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation ratesapproved by the FPSC) plus removal cost.
- 16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supplyelectric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
- 17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreementby reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
- 18. This **Agreement supersedes all previous Agreements** or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
- 19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
- 20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.
- 21. The lighting facilities shall remain the property of FPL in perpetuity.
- 22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

**IN WITNESS WHEREOF,** the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Customer (Print or type name of Organization)

By: \_\_\_\_\_ Signature (Authorized Representative)

(Print or type name)

Title:

**FLORIDA POWER & LIGHT COMPANY** 

Chris Venoy

(Signature)

By:

Chris Venoy

(Print or type name)

Title: FPL LT-1 Representative

ELEVENTH ORDER OF BUSINESS



1.

3/27/2024

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.

### Community Development District <u>Amenity Management Report</u> March 27, 2024

To: Board of Supervisors

From: Kayla Rinker Amenity Manager

> Richard Gray Manager Of Operations

RE: Amenity Management Report – March 27, 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:

- February 1<sup>st</sup> Bingo Night
- ➢ February 3<sup>rd</sup> Kids Craft Night
- February 5<sup>th</sup> New Resident Orientation
- ➢ February 11<sup>th</sup> Super Bowl Party
- ➢ February 12<sup>th</sup> Craft Night
- ➢ February 22<sup>nd</sup> Paint Night
- > March 7<sup>th</sup> Bingo Night
- ➢ March 11<sup>th</sup> Craft Night
- March 19<sup>th</sup> Spring Break Kids Paint Party
- March 23<sup>rd</sup> Easter Bash 2024

#### Upcoming Special Events:

- March 29<sup>th</sup> Paint Night
- > April 4<sup>th</sup> Bingo Night
- > April 8<sup>th</sup> Craft Night
- ➢ April 19<sup>th</sup> Paint Night
- ➢ May 2<sup>nd</sup> Bingo Night
- May 13<sup>th</sup> Craft Night
- ➢ May 24<sup>th</sup> Paint Night
- Adults Pool Party TBD
- School's Out for Summer Pool Party TBD

#### Classes:

- Zumba on Wednesday's and Friday's
- Yogalates on Saturday afternoons
- Yoga on Thursday afternoons

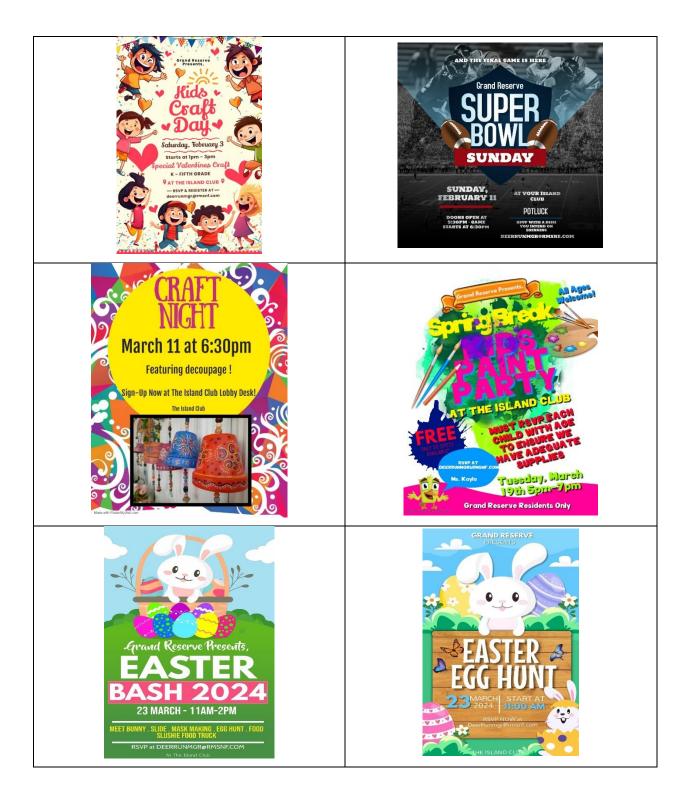
#### Community Organized Events:

- > 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  $1^{st}$  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 every morning.
- > Party with The Reserves is the last Saturday of the month.
- Card Game Night is every Sunday night.
- ➢ Happy Hour is every Friday.
- $\blacktriangleright$  Euchre is the 2<sup>nd</sup> Saturday of every month.



Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 B-BOM-PECKEBALL B-ARJUNA TONE DANCY 1004 2017AB WTH NANCY 1104 QUITTON 4097-4097 HOUR SHO 507 400 WINDOW HOUR 409 400 WINDOW HOUR 400 WINTOW KYLES WAYPANT CLASS CAN- CELLED	2 8:30AM-PICKLEBALL 10AM- YOGALATES WITH ARI 3:30-6:30PM-RENTAL 6:30PM-LCR FULL
3 8:30AM-PICKLEBALL 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 6:30PM-DIAMOND	4 8:30AM-PICKLEBALL 10AM-BOCCE 3PM-LCR 2 FULL 6PM-MONDAY NIGHT TUR- BO OPEN 7PM-BUNCO 2	5 8:30AM-PICKLEBALL	6 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10A-5AM-ZUMBA WITH NANCY 5:30PM-FREEDOM HOA MEETING 5-45PM-LADIES POKER	7 8:30AM-PICKLEBALL 8:30AM-BOCCE EARLY BIRDS 5PM-Y0GA WITH IRENE 6PM-TURBO POKER UP- STAIRS 6:30PM-BINGO	8 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-ZUMBA WITH NANCY 11AM-QUILTING 4PM-HAPPY HOUR-BYOB 6PM-LOB WEDGE LANE SOCIAL	9 8:30AM-PICKLEBALL 10AM- YOGALATES WITH ARI 1-4PM-RENTAL 6PM-EUCHRE
10 8:30AM-PICKLEBALL 6PM-CARD GAME.NIGHT FULL(UPSTAIRS) 6:30PM-DIAMOND PAINTING (DOWNSTAIRS)	11 8:30AM- PICKLEBALL 10AM-BOCCE 3PM-LCR 2 FULL 6:30PM-CRAFT NIGHT 6PM-MONDAY NIGHT TURBO OPEN 7PM-PICKLEBALL	12 8:30AM-PICKLEBALL 7PM-LADIES NIGHT- ANNUAL WINE TASTING	13 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-ZUMBA WITH NANCY 5:45PM-LADIES POKER 7PM-PICKLEBALL	14 8:30AM-PICKLEBALL 8:30AM-BOCCE EARLY BIRDS 5PM-YOGA WITH IRENE 6PM-TURBO POKER UP- STAIRS 6:30PM- BUNCO 4	15 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-ZUMBA WITH NANCY 11AM-QUILTING 4PM-HAPPY HOUR-BYOB	16 8:30AM-PICKLEBALL 10AM- YOGALATES WITH ARI 6:30PM-LCR FULL
17 8:30AM-PICKLEBALL 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 6:30PM-DIAMOND PAINTING (DOWNSTAIRS)	18 8:30AM- PICKLEBALL 10AM-BOCCE 3PM-LCR 2 FULL 6PM-MONDAY NIGHT TURBO OPEN 7PM-PICKLEBALL	19 8:30AM-PICKLEBALL SFM-7PM KIDS PAINT NIGHT 6:15PM -STONE COLD POKER FULL	20 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-ZUMBA WITH NANCY 5:45PM-LADIES POKER 7PM-PICKLEBALL	21 B:30AM-PICKLEBALL B:30AM-PICKLEBALL B:30AM-PICCE EARLY BIRDS SPM-YOGA WITH IRENE 6-30PM-TURD POKER UP- STAIRS 6:30PM-BUNCO FULL	22 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-ZUMBA WITH NANCY 11AM-QUILTING 4PM-HAPPY HOUR-BYOB 6PM-GRAND VIEW POTLUCK	23 8:30AM-PICKLEBALL 10AM- YOGALATES WITH ARI CANCELLED 11-2PM-EASTER EVENT
24 BIOM POCKEDALL GIVETARS) 6-30PP OLIVORD PLATTING (DOWNSTARS) 31 EFIOM POCKEDALL GIVETARS) (1975-TARS) 6-30PP OLIVORD PLATTING (DOWNSTARS)	25 8:30AM- PICKLEBALL 10AM-BOCCE 3PM-LCR 2 FULL 6PM- MONDAY NIGHT TURBO OPEN 7PM-PICKLEBALL	26 8:30AM-PICKLEBALL	27 8:30AM- PICKLEBALL 10AM-BOCCE BALL 1045AM-ZUMBA WITH NANCY 6PM-CDD MEETING 7PM-PICKLEBALL	28 8:30AM-PICKLEBALL 8:30AM-BOCCE EARLY BIRDS 5PM-YOGA WITH IRENE 5:45PM-LADIES POKER 6PM-TURBO POKER UP- STAIRS CANCELLED	29 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-ZUMBA WITH NANCY 11AM-QUILTING 4PM-HAPPY HOUR-BYOB 6:30PM-PAINT NIGHT	30 8:30AM-PICKLEBALL 10AM- YOGALATES WITH ARI CANCELLED 7PM-PARTY WITH THE RESERVES

# 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 are cleaned the first of the month.
- 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, are deep cleaned on a consistent basis.
- Sprayed all weeds on pool deck, pickleball court, and bocce ball.
- > Touch up paint has been done around the inside of the facility.
- Florida Pest Control treated the Amenity Center on 02/02/24 & 03/06/24

### Administrative items Completed.

- > Deer Run Website will continue to be updated on a regular basis.
- > 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 for approval or denial.
- Invoices approved and sent over to accounting for payment.

### **Completed Projects**





Better Barricades installed a new replacement pole and reset.



Remounted overhead fire inspection door and painted new installation hardware.

# **Completed Projects**



Installed new ice machine in kitchen at Amenity Center.



Repainted ceiling speaker covers upstairs on balcony.



Repainted Outdoor Pool Bathroom Vent Door Covers

### **Completed Projects**



Installed No Towing Signs at each entrance of Amenity Parking Lot.



Patched potholes on Grand Reserve Drive and Grand Reserve Blvd.



Inspected all Storm Water structures for debris and proper operation.

# **Completed Projects**



Tim From M&M Pumps removed old Pump. Currently awaiting shipment for new one to be installed.



YS cutback the Woodline on the right side of the Amenity Center at No Additional Cost to the District.

## 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 <u>deerrunmgr@rmsnf.com</u>.

Kind Regards,

Kayla Rinker Amenity Manager

Richard Gray Manager Of Operations FOURTEENTH ORDER OF BUSINESS

*A*.

### MINUTES OF MEETING DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Run Community Development District was held Wednesday, January 24, 2024 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	Assistant Secretary
Gary Garner	Assistant Secretary
Shannon Martin	Assistant Secretary
Also present were:	
Also present were.	
Howard McGaffney	District Manager
Katie Buchanan	District Counsel
Darrin Mossing	GMS/RMS
Kayla Rinker	RMS
Rich Gray	RMS
Alison Mossing	RMS/GMS
Natalie Clem	
Several Residents	

#### FIRST ORDER OF BUSINESS

**Roll Call** 

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

#### SECOND ORDER OF BUSINESS Public Comments

Mr. Dennison stated D.R. Horton pays the same fees we do for the empty lots. When the houses are added to the sprinkler system that is inadequate, what is going to happen when the pumps, etc. fails? What is the solution?

Mr. Poulin stated we have not yet reached a solution. We have different professional opinions that we have to work through. This was originally designed for the development and it is adequate and some empirical data as well as the study saying it is not adequate for the

completed development. Some of the agenda is going through some guidelines to limit who is watering when to help that situation for the interim.

Mr. Dennison stated D.R. Horton needs to cover the irrigation usage when they do a walk through with a new homeowner.

and 11

#### **THIRD ORDER OF BUSINESS**

This item tabled.

### FOURTH ORDER OF BUSINESS

Public Hearing Adopting User Rates and Fees for Amenity Rental and Security Deposit, Resolution 2024-03

**Engineer's Report - Remediation of Areas 4** 

Mr. St. Pierre opened the public hearing on user rates and fees for amenity center rental and security deposit, Resolution 2024-03.

Residents questions the following: the non-resident user fee, access behind the gates of these non-resident users, is there a limit of the number of memberships, ability to increase the non-resident membership fee, rentals on holiday weekends, purpose of the rental fee, liability insurance, rentals will not pre-empt normal meeting usage, capacity of the room, parking availability.

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

On MOTION by Mr. Poulin seconded by Ms. Martin with all in favor Resolution 2024-03 was approved.

#### FIFTH ORDER OF BUSINESS Consideration of Resolution 2024-04 Amending Amenity Policies

Ms. Buchanan stated there are two other items that we have modified in the text of the amenity policy. The first is to clarify the overnight parking policies. We previously had a policy that was a little complicated to enforce. We added clarifications; only private passenger automobiles, which is defined as standard two-door or four-door pick-up, mini-van, things you drive on a normal basis. Permits will be assigned by the amenity staff, they can only be reserved for three days prior to use and our intent is that each lot shall have a total of 14 days available

annually for overnight parking at the amenity center. Permits shall be issued for no more than four days per permit in order to capture long events. Community members shall be able to reserve one-parking pass per household at a time. Permits are limited to the overnight hours between 9 p.m. and 8 a.m. They would need to be somewhere else during the working hours to allow for normal use of the parking lot of the amenity. There is a limitation of only five spaces available for this parking policy and they will be assigned by the amenity center staff and there is no fee associated with these parking permits. District staff has put together some paperwork, there will be a small form you can put on your dashboard so staff can identify and make sure the vehicles here overnight are appropriately permitted. There is a log-in form where they capture the vehicle type, color and tag number.

In previous policies we listed certain holidays when the amenity center could not be rented. If you want to include that I will ask that the resolution be approved as amended and I will list those holidays.

On MOTION by Mr. Poulin seconded by Mr. Dean with all in favor Resolution 2024-04 was approved as amended.

#### SIXTH ORDER OF BUSINESS Consideration of Fence Proposals

Mr. Gray stated this fence is going to go around the irrigation pump located on Grand Reserve Drive then presented the for proposals after which the board took the following action.

On MOTION by Mr. Dean seconded by Mr. Garner with all in favor the proposal from Florida Southern Fence in the amount of \$3,650 was approved.

#### SEVENTH ORDER OF BUSINESS Discussion of Irrigation Guidelines

Mr. Dean gave an overview of the irrigation guidelines to come in line with St. Johns River Water Management District's regulations and to help keep our irrigation system efficient and less taxed than it has been in the past.

#### EIGHTH ORDER OF BUSINESS

**Discussion of Plantings** 

Mr. Gray stated this deals with the mitigation plantings we discussed earlier. We are going to three landscape companies, Yellowstone, the Greenery and Verdigo. It is a substantial amount of plantings and the proposals will take a little bit of time. My goal is to have all these proposals within the next three weeks, review and finalize them to bring to the board in March.

Mr. McGaffney stated St. Johns River Water Management District understands this is not the optimal time to be planting and they are fine if we do it late spring/early summer.

#### NINTH ORDER OF BUSINESS

#### Discussion Regarding Flagler County School District – Bus Stop Locations for New Phases

Mr. McGaffney stated upon direction of this board and the chairman, communications have been sent to D.R. Horton requesting in the new phases that there is concrete for those and maybe some consideration of cover for the kids. They have it, but I have not yet heard back from them.

## TENTH ORDER OF BUSINESSDiscussion of Solicitations for Contractual<br/>Services for District Vendors

Mr. Dean stated as the whole budget process was new to me last year I'm trying to get ahead of it this year. One thing that looked funny to me was a lot of our agreements and contracts are in perpetuity, which means they automatically renew without any discussion. When we go out for bid we try to get a couple bids such as with the fence so why don't we do that with everything. I'm suggesting that in preparation for this budget process that we put together requests for proposals and call them bid specs and send them out and get some different companies to give us some quotes. I'm use to putting everything out to bid.

Mr. Garner stated I agree with Greg. I have been reviewing all the contracts since I was put on the board and we are not reaching out to other vendors to give them an opportunity. We don't know what is out there until you reach out,

Mr. Poulin stated the group we have right now, the amenity center group Rich and Mac and his group, we finally got to a point where things are working really well. Especially, in the amenity center. If we change companies all of a sudden we have to rebuild this whole team again, because they work for GMS. Do we have any complaints or problems with GMS? When I have asked questions, they have been very receptive and answered my questions, tell me what's going on and let me know you can do something or not do something. Everybody knows their price, it is public knowledge and what scares me the most is we will go out to bid, ask for two, three, four or five proposals and get a low bidder in here and who knows what we have bought. I think they are doing a very good job and I think the team is finally working with us, which is different because the board wasn't us it was D.R. Horton. Now we have a great working relationship with this group and our board. The amenity center is firing on all cylinders now, the pool is being taken care of, Rich has been working on filters and doing all that kind of thing. We only pay for 8 hours a week with Rich and we get a lot more and the communication is very good. I'm not in favor of going out to bid. You will look at different pricing and different proposals, maybe postpone it for a year maybe work through this one more time and if the team they have anything they need to see us about or we need to talk to them about let's go down that road.

Mr. Dean stated looking at the contracts a lot of them are very non-specific. Yellowstone we are spending over \$100,000 and there is a lot of things in the contract that are non-specific. They are coming back and saying they are doing a lot of things at no cost but some of those things are included in the contract.

Mr. Garner stated we could build a proposal and give it to GMS and say can you work with us on this.

Mr. Dean stated one other thing we get 8 hours a week with Rich but we are paying for more than 8 hours a week. Because when he is here doing maintenance we are paying extra for that, which is more than the thing said. I was very surprised to see because I thought when he does minor maintenance we are not getting billed at \$35 an hour, but we are.

Ms. Martin stated there is no guarantee that if you went somewhere else they wouldn't charge you that as well.

Mr. Dean right, but we don't know unless we ask.

Mr. St. Pierre stated I don't have any problems putting everything back out to bid, whether we accept or not or who we accept is how they come in and present. I'm not going to give an opinion on GMS and RMS and Yellowstone and the lawyer. I will say my biggest concern right now is that D.R. Horton is supposed to have a board member on this board this year and they elected to give away their position and they have not participated in this community nor the CDD meetings since they left. No matter how much I go to them and ask, I do not get responses so we have this little gap and the gap is I go through GMS to talk to D.R.

Horton and I'm not happy with the results. The communication with D.R. Horton is terrible. I don't have a problem accepting proposals for everything we do. We can always look at them and throw them in the trashcan. I hear what you are saying about GMS and if you appreciate them, that is fine. That is not what we are looking into contractual things for. Some contracts haven't been touched in seven years. It is time for us to do our job which is to bring forth a budget, which is palatable for every resident here. If that means we have to reach out to other management companies and landscapers or other attorneys, if it is not going to cost us anything to put it out for bid or to discuss it why should we walk blindly into the budget hearings. No disrespect to you Mac, but we didn't have many other contracts coming in to look at. We only had what was presented to us. I am of the belief that there is nothing wrong with going out and looking. We will have to make a decision to say yes or no and that is up to us. I want the O&M to go down this year; I'm tired of increases but I'm also part of the increase. I don't have a problem putting everything out to bid.

Mr. Dean stated we are not obligated to accept low bid. We have the ability to compare and take the best fit whether it be more expenses or not.

Mr. Poulin stated I would like to hear from GMS.

Mr. Mossing stated our contract is not perpetual, it can be terminated for any reason upon 60-days notice. You board members can terminate our contract right now, it is perpetual because if you are happy with the services then you don't want to keep going out to bid just to change the personnel. I'm upset about the way this came about. The supervisors interviewed one of our main competitors.

Mr. St. Pierre stated we are going to stop right here, you are not a resident and I allowed you to speak but I'm not going to get a lecture from you. We are going to stop right there. I have been very transparent and will continue to be transparent.

Ms. Buchanan stated unless there is further conversation from the board I do think we should have a formal motion so that staff understands what actions need to happen before your next meeting.

Ms. Martin asked he said there was an interview with a competitor company. Is that true?

Mr. Dean stated I spoke with another company along the lines of what I said, getting ready for the budget, what's out there. I saw another company, local and spoke with them and

they came and asked what are you looking for. So, I got with them and said what I'm looking for.

Ms. Martin asked what is the process for considering another company? If I have lunch tomorrow with another management company, is that on the up and up?

Mr. St. Pierre stated as long as you are not paying for your lunch, you can have an RFP from any company for anything we do. Whatever we have under contract you can request an RFP from anybody.

Ms. Martin asked what constitutes that? Is it a meeting somewhere or is it more formal?

Ms. Buchanan stated a supervisor can call someone and make inquiries about how something works or about their company. My recommendation is generally if you are going to go out for bid on something I prefer to have a board motion so there is a vote, a direction from the board and staff understands what you need to bring it back, the audience members have an opportunity to provide public comment on it.

Ms. Martin stated if that company submitted a bid you would have to disclose that you had a conversation or communication with them beforehand? I can call a company and way we want this, this and this in the bid and they can come back and say all those things you guys want we are laying them all out we are the best thing you got, how much do you want to pay. That is the magic number we have come up with.

Ms. Buchanan stated that is generally why I suggest the board make this decision in advance so you can agree on the terms of the request for proposals. Some boards don't mind if individual board members do due diligence and others prefer that it is an all in; everybody gets the same information process. At this point none of your contracts exceed the legal limit to require a formal bid, they are all under the statutory thresholds so you are able to do a less formal process if you want, but that is a conversation you would have between yourselves. I have been trying to direct you back to the process, what is our next step.

Mr. St. Pierre asked what is our next step?

Ms. Buchanan stated you need to decide what solicitations you are looking for if any and then what I'm hearing is concerns about a lot of the scope of work attached to the contracts and I think that probably there needs to be a designated board member to refresh the scope of work to make sure that you have something that you are tailoring to your community. What I mean by that is bid specs.

Mr. Dean stated I will make a motion to adopt bid specs for our major contracts.

Ms. Buchanan stated I'm going to run through your contracts, district management, amenity management, landscape maintenance, legal services, and lake maintenance. If you have someone on point to prepare the bid specs per se, that doesn't mean we can't circulate them, you provide comments back if they need to be incorporated but there needs to be one person who ultimately signs off on the bid specs. Then if it were district management or amenity management our office would be the entity to receive the bids and if it were for legal services Mac's office would be the one to receive the bid. Mas's office would also be responsible for the landscape maintenance and lake maintenance. We just try to keep it separate.

Mr. St. Pierre asked do you need a point person from the board?

Ms. Buchanan stated on bid specs.

Mr. Dean stated I will take landscape and leave everything else up to Gary.

Ms. Buchanan stated just for clarity I want to make sure I understand the motion. The motion was to authorize a request for proposals for district management, amenity management, landscape maintenance, legal services and lake maintenance for all those services with delegation to Greg for landscaping and Gary for everything else on the bid specs.

Mr. Dean stated that will take the ambiguity out of a lot of our contracts

Mr. McGaffney stated, District Engineer.

Ms. Buchanan stated I forgot the engineer. You can take it or leave it, you are in the middle of construction. Of all the people you don't want to lose it is your engineer. That's just my recommendation. Mr. St. Pierre stated, that is fine, add it in there. Ms. Buchanan stated when we are talking about proposals is my general direction to do an informal request for proposal that does not involve advertising in the paper? These are some industry players, do you have anyone you would like to add, we will email them and they will respond.

Mr. St. Pierre stated yes.

Ms. Buchanan asked did you want any restrictions on communications or are you comfortable that everyone can do individual due diligence?

Mr. St. Pierre stated individual due diligence is fine.

Ms. Buchanan stated typically there would be an evaluation criteria that I am going to tie out to the bid specs potentially, but you would generally recommend that pricing is only somewhere in the range of 20% to 40% of the total scoring. You would have other qualifications

that you would consider like expertise, proximity, staffing, that is part of what you will review during the request for proposal process.

Mr. St. Pierre stated yes.

Ms. Buchanan asked are there any questions on the process?

Mr. Garner asked can we ask that the bid be sealed?

Ms. Buchanan responded no. They are going to be public records.

Mr. Garner stated they are sealed before they come before the board and the board makes them public who bid what.

Ms. Buchanan stated they are sealed until the agenda package is circulated generally, but they are all due at the same time so if the scenario is that you are worried that contractor A would see contractor B's pricing, we don't open them until the set period so everyone has the same opportunity.

> On MOTION by Mr. Dean seconded by Mr. Garner with three in favor and Ms. Martin and Mr. Poulin opposed district counsel was directed to use informal bid process to solicit proposals for district management and amenity and field management services, the district manager was directed to use the RFQ process for district engineer, and the informal bid process for district counsel services, and district staff was directed to use informal bid process to solicit proposals for all other district contractual services including pond maintenance, landscape maintenance and pest control.

#### ELEVENTH ORDER OF BUSINESS Staff Reports

#### A. Attorney

Ms. Buchanan stated one thing to follow-up on is in connection with the email that was circulated from our firm about your ethics requirements. The legislature passed an update that requires board members to now complete four hours of ethics training every calendar year. That starts in January and completes in December and you are obligated to report that training on the form 1 that you file in the summer. You will file a form 1 this summer, there is a box on it that says did you complete your ethics training. You do not have to do that for your 2024 form 1. You complete your 2024 training cycle then you report it on your 2025 form 1.

Starting this year the form 1 will only be completed electronically. Previously, you had to print it out on paper and deliver it to the supervisor of elections. There will be an electronic

process now going forward. I do not believe any board members have started receiving those yet, it will come from the Department of State but starting in March/April if you don't have anything yet then we will be following up on when you get them, because every board member is going through the same thing. They start sending them to district managers and other officers so I know they ae working on it but I think it is a slower roll out.

#### B. District Manager

There being none, the next item followed.

#### C. Operations Manager

#### 1. Report

Mr. Gray stated I was able to negotiate with Yellowstone no increase for the contract for 2024. They are going to honor last year's price, and on Phase 4 that I was able to negotiate down from \$30,000 to \$18,000 when they take that over should you decide to stay with them. They just finished all their cutbacks around the amenity center they will be fertilizing and chem treating the first week of February. I did see some root rot starting to develop in some of the St. Augustine areas and some concerns on some of the bushes and I got in touch with Antonio who is going to work on that. J&J Aquatics will be onsite two times a week now going into October 24<sup>th</sup>. I have scheduled a mosquito application treatment for the first week of March at the amenity center following up in the first week of June to try to get ahead of the mosquitos. This will come at no cost to the district. Applied Aquatics started three times a week in April, I can request that they come one month earlier that will come at a cost if you want them here on that Monday, Wednesday, Friday during that March season if not it will be Monday Friday until April 15<sup>th</sup>.

M&M Pumps is still about 12-weeks out on the installation, keep in mind after the process of installation the full install will be 8 - 10 days. Realistically we are looking at possibly mid-May or start of June. That can change based on parts, that is a rough timeframe.

I speak with Joe at D.R. Horton two or three times a week. I try to get as many updates as I can. In a previous meeting it was brought up by Supervisor Dean on the stormwater updates of our active issues from the district engineer. When I first took over the development there were 15 active issues, I have completed about 73% of those issues leaving about four active

issues,, D.R. Horton is going to absorb the cost to fix those our issues, A1, B1, E1 and F1 located on Grand Reserve Boulevard. The reason for that is they are redeveloping the stormwater system from the new district permit with the city. While putting in Phase 6 they had to reconstruct the stormwater system.

Mr. St. Pierre asked is that why the stakes were there? That is not for a sidewalk.

Mr. Gray stated they are going to start Phase 6 land clearing in about 30-days and the trees on that side of the road will start to come down. They are estimating 30-45 days completion on the mailbox.

The intersection paving has been completed, Poolsure was onsite two weeks ago and I had them replace all the probes to get everything in shape going into the season. I also had new chem lines installed again, at no cost to the district.

#### 2. Yellowstone Report

#### TWELFTH ORDER OF BUSINESS Supervisor's Requests

Additional comments: request for weekly updates on all issues from staff and D.R. Horton, status of Phase 4 turnover, Phase 6 recreational pond.

#### THIRTEENTH ORDER OF BUSINESS Public Comments

Additional comments: purpose of painted areas on the pavement is for problem areas, new resident orientation, D.R. Horton paid for repaving two intersections, potholes, D.R. Horton is not responsible to put in all new roads after construction is done, speed humps, cattail removal methods, cut down speed bumps, trucks hit the speed humps and drop debris on the roads, after construction speed hump height will be revisited, objection to way agenda item to bid management services was presented, need for additional parking.

#### FOURTEENTH ORDER OF BUSINESS 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

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

# FIFTEENTH ORDER OF BUSINESS Next Scheduled Meeting – March 27, 2024 at 6:00 p.m. at the Island Club

Mr. St. Pierre stated the next meeting is scheduled for March 27, 2024 at 6:00 p.m. in the same location.

The meeting adjourned at 7:48 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

*B*.

Community Development District

# Unaudited Financial Reporting February 29, 2024



## Table of Contents

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

Community Development District Combined Balance Sheet

February 29, 2024

			ге	<b>bruary 29, 202</b> 4	ł					
		General	Capi	Capital Reserve Debt Service				tal Projects		Totals
		Fund		Fund		Fund		Fund	Gove	rnmental Funds
Assets:										
Operating Account	\$	797,244	\$	25,257	\$	-	\$	-	\$	822,501
Investments:										
Series 2018										
Reserve	\$	-	\$	-	\$	330,107	\$	-	\$	330,107
Revenue	\$	-	\$	-	\$	624,804	\$	-	\$	624,804
Interest	\$	-	\$	-	\$	691	\$	-	\$	691
Prepayment	\$	-	\$	-	\$	3,389	\$	-	\$	3,389
Sinking Fund	\$	-	\$	-	\$	357	\$	-	\$	357
Construction	\$	-	\$	-	\$	-	\$	23,472	\$	23,472
Due from General Fund	\$	-	\$	-	\$	64,718	\$	-	\$	64,718
Due from Other	\$	100	\$	-	\$	-	\$	-	\$	100
Total Assets	\$	797,344	\$	25,257	\$	1,024,065.86	\$	23,472	\$	1,870,139
Liabilities:										
Accounts Payable	\$	5,017	\$	-	\$	-	\$	-	\$	5,017
Accrued Expense Payable	\$	9,997	\$	-	\$	-	\$	-	\$	9,997
Deferred Revenue	\$	-	\$	-	\$	-	\$	-	\$	-
Due to Debt Service	\$	122,998	\$	-	\$	-	\$	-	\$	122,998
Due to General Fund	\$	-	\$	-	\$	-	\$	-	\$	-
Due to Other	\$	361	\$	-	\$	-	\$	-	\$	361
FICA Payable	\$	153	\$	-	\$	-	\$	-	\$	153
Total Liabilites	\$	138,526	\$	-	\$	-	\$	-	\$	138,526
Fund Balance:										
Restricted for:										
Debt Service - Series 2018	\$	-	\$	-	\$	1,024,066	\$	-	\$	1,024,066
Capital Projects - Series 2018	\$	-	\$	-	\$	-	\$	23,472	\$	23,472
Assigned for:										
Capital Reserves	\$	-	\$	25,257	\$	-	\$	-	\$	25,257
Unassigned	\$	658,818	\$	-	\$	-	\$	-	\$	658,818
Total Fund Balances	\$	658,818	\$	25,257	\$	1,024,066	\$	23,472	\$	1,731,612
Total Liabilities & Fund Balance	\$	797,344	\$	25,257	\$	1,024,066	\$	23,472	\$	1,870,139
Total Babilities de l'una Bulance	Ψ	1,77,011	Ψ		-Ψ	1,021,000	Ψ	20,172	Ψ	1,070,107

#### **Community Development District**

**General Fund** 

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual	
	Budget	Thr	u 02/29/24	Thr	ru 02/29/24	Variance
Revenues:						
<u>Revenues.</u>						
Assessments	\$ 1,006,746	\$	917,773	\$	917,773	\$ -
Golf Course Lake Maintenance Contribution	\$ 4,368	\$	-	\$	-	\$ -
Rental Income	\$ -	\$	-	\$	150	\$ 150
Total Revenues	\$ 1,011,114	\$	917,773		\$917,923	\$ 150
Expenditures:						
<u>General &amp; Administrative:</u>						
Supervisor Fees	\$ 8,000	\$	3,333	\$	3,600	\$ (267
FICA Expense	\$ 612	\$	255	\$	275	\$ (20
Engineering	\$ 12,000	\$	5,000	\$	3,585	\$ 1,415
Dissemination	\$ 2,500	\$	1,042	\$	1,042	\$ 0
Attorney	\$ 20,000	\$	8,333	\$	11,204	\$ (2,870
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	\$	15,203	\$	15,203	\$ 0
information Technology	\$ 1,161	\$	484	\$	484	\$ (0
Website Maintance	\$ 694	\$	289	\$	289	\$ 0
Telephone	\$ 168	\$	70	\$	77	\$ (7
Postage	\$ 650	\$	271	\$	396	\$ (125
Insurance	\$ 7,744	\$	7,744	\$	7,040	\$ 704
Printing & Binding	\$ 800	\$	333	\$	188	\$ 146
Travel Per Diem	\$ 250	\$	104	\$	-	\$ 104
Legal Advertising	\$ 4,000	\$	1,667	\$	358	\$ 1,308
Other Current Charges	\$ 2,500	\$	1,042	\$	625	\$ 417
Office Supplies	\$ 100	\$	42	\$	4	\$ 38
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$ -
Total General & Administrative	\$ 108,290	\$	48,336	\$	47,494	\$ 843
Operations & Maintenance						
Field Expenditures						
Field Management	\$ 33,418	\$	13,924	\$	13,924	\$ 0
Electric	\$ 103,789	\$	43,245	\$	34,752	\$ 8,494
Water & Sewer	\$ 16,000	\$	6,667	\$	6,980	\$ (314
Landscape Maintenance	\$ 185,400	\$	77,250	\$	52,923	\$ 24,327
Landscape Contingency	\$ 3,000	\$	1,250	\$	3,865	\$ (2,615
Mulch	\$ 5,000	\$	2,083	\$	-	\$ 2,083
Tree Pruning	\$ 4,500	\$	1,875	\$	-	\$ 1,875
Lake Maintenance and Repairs	\$ 24,476	\$	10,198	\$	10,345	\$ (146
rrigation Repairs	\$ 20,400	\$	8,500	\$	1,350	\$ 7,150
Sidewalk Repair	\$ 2,500	\$	1,042	\$	-	\$ 1,042
Street Repair	\$ 5,000	\$	2,083	\$	-	\$ 2,083
Contingency	\$ -	\$	-	\$	527	\$ (527

#### **Community Development District**

**General Fund** 

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	ated Budget		Actual	
	Budget	Thr	u 02/29/24	Thr	u 02/29/24	Variance
Amenity Expenditures						
Amenities Management	\$ 75,000	\$	31,250	\$	33,168	\$ (1,918
Facilities Assistant	\$ 16,823	\$	7,010	\$	-	\$ 7,010
Property Insurance	\$ 58,517	\$	58,517	\$	32,984	\$ 25,533
Pool Maintenance	\$ 12,342	\$	5,143	\$	1,950	\$ 3,193
Pool Chemicals	\$ 11,616	\$	11,616	\$	7,058	\$ 4,558
Janitorial Services	\$ 15,643	\$	6,518	\$	6,400	\$ 118
Pest Control	\$ 1,100	\$	458	\$	358	\$ 100
Facilities Maintenance	\$ 17,500	\$	7,292	\$	5.361	\$ 1.931
Cable, Internet & Telephone Services	\$ 6,000	\$	2,500	\$	2,889	\$ (389
Electric - Amenities	\$ 16,000	\$	6,667	\$	6,838	\$ (171
Water & Sewer - Amenities	\$ 23,000	\$	9,583	\$	19,661	\$ (10,078
Gas Service	\$ 950	\$	396	\$	239	\$ 157
Security Monitoring	\$ 1,500	\$	625	\$	119	\$ 506
Access Cards	\$ 500	\$	500	\$		\$ 500
Operating Supplies	\$ 3,000	\$	1,250	\$	998	\$ 252
Amenity Repairs & Maintenance	\$ 18,800	\$	7,833	\$	8,070	\$ (237
Pool Repairs & Maintenance	\$ 10,000	\$	10,000	\$	10,458	\$ (458
Special Events	\$ 15,000	\$	6,250	\$	5,440	\$ 810
Holiday Décor	\$ 2,000	\$	833	\$	165	\$ 668
Fitness Center Repairs & Maintenance	\$ 1,050	\$	438	\$	635	\$ (197
Office Supplies	\$ 1,000	\$	417	\$	914	\$ (497
Elevator Maintenance	\$ 2,000	\$	833	\$	-	\$ 833
Contingency	\$ -	\$	_	\$	92	\$ (92
Capital Project	\$ 190,000	\$	79,167	\$	51,035	\$ 28,132
Subtotal Amenity Expenditures	\$ 499,341	\$	255,095	\$	194,832	\$ 60,263
Total Operations & Maintenance	\$ 902,824	\$	423,212	\$	319,497	\$ 103,715
Fotal Expenditures	\$ 1,011,114	\$	471,549	\$	366,991	\$ 104,558
Excess (Deficiency) of Revenues over Expenditures	\$ -			\$	550,932	
Fund Balance - Beginning	\$ -			\$	107,886	
Fund Balance - Ending	\$ -			\$	658,818	

**Community Development District** 

**Capital Reserve Fund** 

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	A	dopted	Prora	ted Budget		Actual	
	]	Budget	Thru	02/29/24	Thru	02/29/24	Variance
Expenditures:							
Capital Outlay	\$	-	\$	-	\$	-	\$ -
Total Expenditures	\$	-	\$	-	\$	-	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	-	
Other Financing Sources/(Uses)							
Capital Reserve	\$	-	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$ -
Net Change in Fund Balance	\$	-			\$	-	
Fund Balance - Beginning	\$	42,132			\$	25,257	
Fund Balance - Ending	\$	42,132			\$	25,257	

#### **Community Development District**

**Debt Service Fund Series 2018** 

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		ated Budget		Actual		
	Budget	Thr	u 02/29/24	Th	ru 02/29/24	١	/ariance
Revenues:							
Assessments	\$ 648,163	\$	524,852	\$	524,852	\$	-
Interest	\$ 100	\$	42	\$	14,149	\$	14,108
Total Revenues	\$ 648,263	\$	524,894	\$	539,002	\$	14,108
Expenditures:							
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	\$	-	\$	-	\$	-
Total Expenditures	\$ 647,800	\$	218,900	\$	313,623	\$	(94,723)
Excess (Deficiency) of Revenues over Expenditures	\$ 463			\$	225,379		
Fund Balance - Beginning	\$ 378,368			\$	798,687		
Fund Balance - Ending	\$ 378,830			\$	1,024,066		

#### **Community Development District**

**Capital Projects Fund Series 2018** 

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	A	Adopted	Prorat	ed Budget		Actual		
		Budget	Thru (	)2/29/24	Thru	ı 02/29/24	Va	riance
Revenues								
Interest	\$	-	\$	-	\$	484	\$	484
Total Revenues	\$	-	\$	-	\$	484	\$	484
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	484		
Fund Balance - Beginning	\$	-			\$	22,988		
Fund Balance - Ending	\$	-			\$	23,472		

#### Deer Run Community Development District

Month to Month

	 Oct	Nov		Dec	Jan	Feb	March		April	May	Jı	une	July		Aug	Sept	Total
Revenues:																	
Assessments	\$ -	\$ 73,84	13 \$	66,528 \$	561,366 \$	11,243 \$	ş -	\$	- \$	-	\$	- \$	-	\$	- \$	- \$	712,9
Golf Course Lake Maintenance Contribution	\$ -	\$-	\$	- \$	- \$	- \$	· -	\$	- \$	-	\$	- \$	-	\$	- \$	- \$	
Rental Income	\$ -	\$-	\$	- \$	- \$	150 \$	ş -	\$	- \$	-	\$	- \$	-	\$	- \$	- \$	1
Total Revenues	\$ -	\$-	\$	- \$	- \$	150 \$	s -	\$	- \$	-	\$	- \$	-	\$	- \$	- \$	917,9
Expenditures:																	
<u>General &amp; Administrative:</u>																	
Supervisor Fees	\$ -	\$ 1,2	00 \$	1,400 \$	1,000 \$	- \$	; ·	- \$	- \$		\$	- \$		- \$	- \$	- \$	3,
FICA Expense	\$ -	\$	92 \$	107 \$	77 \$	- \$	; -	- \$	- \$		\$	- \$		- \$	- \$	- \$	
Engineering	\$ 2,535	\$ 19	95 \$	758 \$	98 \$	- \$	; .	- \$	- \$		\$	- \$		- \$	- \$	- \$	3
Dissemination	\$ 208	\$ 20	)8 \$	208 \$	208 \$	208 \$	; .	- \$	- \$		\$	- \$		- \$	- \$	- \$	1
Attorney	\$ 3,745	\$ 1,0	30 \$	2,122 \$	4,257 \$	- \$	; .	- \$	- \$		\$	- \$		- \$	- \$	- \$	11
Annual Audit	\$ -	\$	- \$	- \$	- \$	- \$	; .	- \$	- \$		\$	- \$		- \$	- \$	- \$	
Trustee Fees	\$ -	\$	- \$	- \$	- \$	- \$	; .	- \$	- \$		\$	- \$		- \$	- \$	- \$	
Arbitrage	\$ 450	\$	- \$	- \$	- \$	- \$	; .	- \$	- \$		\$	- \$		- \$	- \$	- \$	
Assessment Roll Services	\$ 2,500	\$	- \$	- \$	- \$	- \$	; .	- \$	- \$		\$	- \$		- \$	- \$	- \$	2
ManagementFees	\$ 3,041			3,041 \$		3,041 \$		- \$	- \$		\$	- \$		- \$	- \$		
Information Technology	\$ 97	\$	97 \$	97 \$	97 \$	97 \$	; .	- \$	- \$		\$	- \$		- \$	- \$		
Website Maintance	\$ 58	\$	58 \$	58 \$	58 \$	58 \$	; .	- \$	- \$		\$	- \$		- \$	- \$	- \$	
Telephone	\$ 2	\$	- \$	51 \$	25 \$	- \$	ş .	- \$	- \$		\$	- \$		- \$	- \$	- \$	
Postage	\$ 108		57 \$	102 \$		45 \$		- \$	- \$		\$	- \$		- \$	- \$		
Insurance	\$ 7,040	\$	- \$	- \$	- \$	- \$	ş .	- \$	- \$		\$	- \$		- \$	- \$	- \$	7
Printing & Binding	\$ 41		- \$	39 \$		66 \$		- \$	- \$		\$	- \$		- \$	- \$		
Travel Per Diem	\$ -		- \$	- \$		- \$		- \$	- \$		\$	- \$		- \$	- \$		
Legal Advertising	\$ 303	\$	28 \$	28 \$		- \$		- \$	- \$		\$	- \$		- \$	- \$		
Other Current Charges	\$ 135		35 \$	149 \$		89 \$		- \$	- \$		\$	- \$		- \$	- \$		
Office Supplies	\$ 1		0 \$	1 \$		1 \$		- \$	- \$		\$	- \$		- \$	- \$		
Dues, Licenses & Subscriptions	\$ 175		- \$	- \$		- \$		- \$	- \$		\$	- \$		- \$	- \$		
Total General & Administrative	\$ 20,437	\$ 6,1	90 \$	8,158 \$	9,103 \$	3,605 \$	; ·	- \$	- \$	-	\$	- \$		- \$	- \$	- \$	47
<b>Operations &amp; Maintenance</b>																	
Field Expenditures																	
Field Management	\$ 2,785	\$ 2,7	35 \$	2,785 \$	2,785 \$	2,785 \$	; .	- \$	- \$		\$	- \$		- \$	- \$	- \$	13
Electric	\$ 7,418	\$ 7,43	38 \$	6,132 \$	6,910 \$	6,852 \$	; ·	- \$	- \$	-	\$	- \$		- \$	- \$	- \$	34
Water & Sewer	\$ 975	\$ 1,4	93 \$	1,389 \$	1,493 \$	1,629 \$	; .	- \$	- \$		\$	- \$		- \$	- \$	- \$	6
Landscape Maintenance	\$ 10,067	\$ 10,0	57 \$	12,657 \$	10,067 \$	10,067 \$	; ·	- \$	- \$	-	\$	- \$		- \$	- \$	- \$	52
Landscape Contingency	\$ -	\$ 3,2	50 \$	- \$	- \$	615 \$	; .	- \$	- \$	-	\$	- \$		- \$	- \$	- \$	3
Mulch	\$ -	\$	- \$	- \$	- \$	- \$	; .	- \$	- \$	-	\$	- \$		- \$	- \$	- \$	
Tree Pruning	\$ -	\$	- \$	- \$	- \$	- \$	; ·	- \$	- \$	-	\$	- \$		- \$	- \$	- \$	
Lake Maintenance and Repairs	\$ 2,039	\$ 2,03	39 \$	2,039 \$	2,189 \$	2,039 \$	; ·	- \$	- \$	-	\$	- \$		- \$	- \$	- \$	10
Irrigation Repairs	\$ 1,350	\$	- \$	- \$	- \$	- \$	; .	- \$	- \$	-	\$	- \$		- \$	- \$	- \$	1
Sudewalk Repair	\$	\$	- \$	- \$	- \$	- \$	; .	- \$	- \$		\$	- \$		- \$	- \$	- \$	
Contingency	\$ -	\$ 52	27 \$	- \$	- \$	- \$	; .	- \$	- \$	-	\$	- \$		- \$	- \$		
Subtotal Field Expenditures	\$ 24,634	¢ 275	98 \$	25,002 \$	23,444 \$	23,987 \$		- \$	- \$		\$	- \$		- \$	- \$	- \$	124

#### Deer Run Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April		May	June	July	Aug	Sept	Total
Amenity Expenditures														
Amenities Management	\$ 7,183	\$ 6,530 \$	6,955	\$ 6,250	\$ 6,250 \$	- \$		- \$	- \$	- \$	- \$	- 5	5 - \$	33,168
Facilities Assistant	\$ -	\$ - \$	-	\$ -	\$ - \$	- \$		- \$	- \$	- \$	- \$	- 5	5 - \$	-
Property Insurance	\$ 32,984	\$ - \$		\$ -	\$ - \$	- \$		- \$	- \$	- \$	- \$	- 5	5 - \$	32,984
Pool Maintenance	\$ 975	\$ 975 \$	-	\$ -	\$ - \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	1,950
Pool Chemicals	\$ 1,360	\$ 1,364 \$	1,364	\$ 1,485	\$ 1,485 \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	7,058
Janitorial Services	\$ 1,200	\$ 1,400 \$	1,200	\$ 1,400	\$ 1,200 \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	6,400
Pest Control	\$ -	\$ 90 \$	90	\$ 90	\$ 90 \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	358
Facilities Maintenance	\$ 1,712	\$ - \$	2,270	\$ 1,379	\$ - \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	5,361
Cable, Internet & Telephone Services	\$ 622	\$ 622 \$	622	\$ 622	\$ 400 \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	2,889
Electric - Amenities	\$ 1,230	\$ 1,492 \$	1,174	\$ 1,449	\$ 1,493 \$	; - \$	:	- \$	- \$	- \$	- \$	- 5	5 - \$	6,838
Water & Sewer - Amenities	\$ 3,284	\$ 4,238 \$	3,290	\$ 4,238	\$ 4,611 \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	19,661
Gas Service	\$ 35	\$ 38 \$	41	\$ 68	\$ 57 \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	239
Security Monitoring	\$ 119	\$ - \$	-	\$-	\$ - \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	119
Access Cards	\$ -	\$ - \$	-	\$-	\$ - \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	-
Operating Supplies	\$ 400	\$ - \$	225	\$ 373	\$ - \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	998
Amenity Repairs & Maintenance	\$ 5,157	\$ - \$	2,613	\$ 300	\$ - \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	8,070
Pool Repairs & Maintenance	\$ 10,208	\$ 250 \$	-	\$-	\$ - \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	10,458
Special Events	\$ 3,438	\$ - \$	1,457	\$ 545	\$ - \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	5,440
Holiday Décor	\$ -	\$ - \$	165	\$ -	\$ - \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	165
Fitness Center Repairs & Maintenance	\$ -	\$ - \$	175	\$ 460	\$ - \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	635
Office Supplies	\$ 443	\$ - \$	321	\$ 150	\$ - \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	914
Elevator Maintenance	\$ -	\$ - \$	-	\$ -	\$ - \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	-
Contingency	\$ -	\$ 92 \$	-	\$ -	\$ - \$	; - \$		- \$	- \$	- \$	- \$	- 5	5 - \$	92
Capital Project	\$ -	\$ - \$	51,035	\$ -	\$ - \$	- \$		- \$	- \$	- \$	- \$	- 5	5 - \$	51,035
Subtotal Amenity Expenditures	\$ 70,351	\$ 17,093 \$	72,996	\$ 18,809	\$ 15,584 \$	; - <b>1</b>		- \$	- \$	- \$	- \$	- :	5 - 5	194,832
Total Operations & Maintenance	\$ 94,985	\$ 44,691 \$	97,998	\$ 42,253	\$ 39,571 \$	1	;	- \$	- \$	- \$	- \$	- :	5 - <b>5</b>	319,497
·		· · ·	· · · ·											
Total Expenditures	\$ 115,422	\$ 50,881 \$	106,156	\$ 51,356	\$ 43,175 \$	- 1		- \$	- \$	- \$	- \$	- :	5 - 5	366,991
Excess (Deficiency) of Revenues over Expenditures	\$ (115,422)	\$ (50,881) \$	(106,156)	\$ (51,356)	\$ (43,025) \$	- \$		- \$	- \$	- \$	- \$	- 5	\$-\$	550,932

## **Deer Run**

Community Development District

Long Term Debt Report

Series 2018, Special Assess	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	\$330,107							
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)							
Current Bonds Outstanding	\$7,950,000							



#### **DEER RUN**

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2024

	ON ROLL ASSESSMENTS					Net Assessments	\$ 1,153,725.75	\$ 733,615.93	\$ 420,109.82 Series 2018	
								63.59%	36.41%	100.00%
DATE	Check#	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	<b>O&amp;M</b> Portion	DSF Portion	Total
11/16/23	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
11/29/23	66020	11/13/23-11/25/23	\$ 111,208.68	\$ 2,135.21	\$ 4,448.26	\$ -	\$ 104,625.21	\$ 66,527.70	\$ 38,097.51	\$ 104,625.21
12/13/23	66193	11/26/23-12/06/23	\$ 792,022.01	\$ 15,208.15	\$ 31,614.29	\$ -	\$ 745,199.57	\$ 473,847.69	\$ 271,351.88	\$ 745,199.57
12/28/23	66233	12/07/23-12/20/23	\$ 146,205.42	\$ 2,808.89	\$ 5,761.09	\$-	\$ 137,635.44	\$ 87,517.81	\$ 50,117.63	\$ 137,635.44
		TOTAL	\$1,173,007.24	\$ 22,522.25	\$ 46,894.82	\$-	\$ 1,103,590.17	\$ 701,736.38	\$ 401,853.79	\$1,103,590.17
								·		
								96%	Gross P	ercent Collected
								\$ 54,360.58	Balance Rem	aining to Collect

DIRECT ASSESSMENTS

DR Horton			Ne	et Assessments	\$ 506,177.92	\$ 273,057.92	\$	233,120.00
DATE	DUE	CHECK		NET	AMOUNT	GENERAL	D	EBT SERVICE
RECEIVED	DATE	NO.		ASSESSED	RECEIVED	FUND	]	FUND 2018
11/8/23	10/1/23	1784208	\$	126,544.48	\$ 126,544.48	\$ 68,264.48	\$	58,280.00
2/1/24	12/1/23	1830140	\$	126,544.48	\$ 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	\$ 253,088.96	\$ 273,057.92	\$	233,120.00

D.

# Deer Run Community Development District

### Summary of Check Register

December 01, 2023 through February 29, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	12/4/24	1949-1954	\$ 9,924.75
	12/11/23	1955-1961	\$ 29,217.77
	12/12/23	1962-1963	\$ 51,035.00
	12/18/23	1964-1965	\$ 328.00
	1/11/24	1966-1980	\$ 453,449.94
	1/18/24	1981-1985	\$ 6,951.36
	2/2/24	1986-1988	\$ 3,357.50
	2/7/24	1989-1992	\$ 4,521.23
	2/21/24	1993-1999	\$ 20,095.39
	2/29/24	2000-2001	\$ 12,021.40
Payroll			
-	1/31/24	50199 G. Dean	\$ 184.70
	1/31/24	50200 G. Garner	\$ 184.70
	1/31/24	50201 S. Martin	\$ 184.70
	1/31/24	50202 A. Poulin	\$ 184.70
	1/31/24	50203 D. St. Pierre	\$ 184.70
		Total Amount	\$ 591,825.84

AP300R YEAR-TO-DATE ACCOUNTS *** CHECK DATES 12/01/2023 - 02/29/2024 *** DEER RUN BANK A DE	PAYABLE PREPAID/COMPUTER CDD - GENERAL FUND ER RUN CDD	CHECK REGISTER	RUN 3/19/24	PAGE 1
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB SUB	VENDOR NAME CLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/18/23 00082 11/18/23 106 202311 320-53800-48300 CLEANING 11/13/23		V	300.00-	
CLEANING 11/13/23 J&G CO	MMERCIAL CLEANING SERVICE	LLC		300.00-001947
12/04/23 00081 10/02/23 19527 202310 320-53800-48000 POOL MAINTENANCE OCT 23		*	975.00	
11/01/23 19871 202311 320-53800-48000 POOL MAINTENANCE NOV 23		*	975.00	
POOL MAINTENANCE NOV 23 AQUATI	C XPRESSS			1,950.00 001949
12/04/23 00091 9/19/23 000103/4 202309 320-53800-54000		*	595.70	
ANNUAL INSPECTION CINTAS	FIRE 636525			595.70 001950
12/04/23 00044 11/15/23 1 202311 300-20700-10200		*	2,370.00	
COMMISSIONS DUE FLAGLE	R COUNTY TAX COLLECTOR			2,370.00 001951
12/04/23 00082 11/26/23 107 202311 320-53800-48300		*	200.00	
CLEANING 11/20/23 J&G CO	MMERCIAL CLEANING SERVICE	LLC		200.00 001952
12/04/23 00085 11/21/23 3311836 202310 310-51300-31500 GENERAL COUNSEL OCT 23		*	3,744.85	
GENERAL COUNSEL OCT 23 KUTAK	ROCK LLP			3,744.85 001953
12/04/23 00059 12/01/23 11129560 202312 320-53800-48100 WATER MANAGEMENT DEC 23		*	1,364.20	
WATER MANAGEMENT DEC 23 POOLSU POOLSU	RE			1,364.20 001954
12/11/23 00044 11/29/23 2 202311 300-20700-10200 COMMISSIONS DUE		*	2,135.21	
COMMISSIONS DUE FLAGLE	R COUNTY TAX COLLECTOR			2,135.21 001955
12/11/23 00001 12/01/23 359 202312 310-51300-34000 MANAGEMENT FEES DEC 23		*	3,040.50	
12/01/23 359 202312 310-51300-35200		*	57.83	
WEBSITE ADMIN DEC 23 12/01/23 359 202312 310-51300-35100		*	96.75	
INFORMATION TECH DEC 23 12/01/23 359 202312 310-51300-31300		*	208.33	
DISSEMINATION SVC DEC 23 12/01/23 359 202312 310-51300-51000		*	1.02	
OFFICE SUPPLIES DEC 23 12/01/23 359 202312 310-51300-42000 POSTAGE DEC 23		*	101.56	
FUSIAGE DEC 23				

DRUN DEER RUN

AMOSSING

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK *** CHECK DATES 12/01/2023 - 02/29/2024 *** DEER RUN CDD - GENERAL FUND BANK A DEER RUN CDD	K REGISTER	RUN 3/19/24	PAGE 2
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME S DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/01/23 359 202312 310-51300-42500 COPIES DEC 23	*	39.45	
12/01/23 359 202312 310-51300-41000	*	50.60	
TELEPHONE DEC 23 12/01/23 360 202312 320-53800-12000	*	2,784.83	
FIELD MANAGEMENT DEC 23 GOVERNMENTAL MANAGEMENT SERVICES			6,380.87 001956
12/11/23 00097 12/04/23 8119082 202312 320-53800-57000	*	37.97	
2 ENGRAVED NAMEPLATES HC BRANDS			37.97 001957
12/11/23 00082 12/03/23 108 202311 320-53800-48300 CLEANING 11/27/23	*	300.00	
CLEANING 11/2//23 J&G COMMERCIAL CLEANING SERVICE LLC			300.00 001958
12/11/23 00076 10/12/23 40463 202310 320-53800-50000	*	517.08	
REPAIR FAN/LIGHT BREAKER PALMETTO ELECTRIC,INC.			517.08 001959
12/11/23 00056 11/30/23 193 202311 320-53800-12100 FACILITY ASSISTANT NOV 23	*	280.11	
FACILITY ASSISTANT NOV 23 12/01/23 192 202312 320-53800-12100 FACILITY MANAGEMENT DEC23	*	6,250.00	
FACILITY MANAGEMENT DEC23 RIVERSIDE MANAGEMENT SERVICES, INC			6,530.11 001960
12/11/23 00042 11/29/23 PC 62624 202311 320-53800-46100 WOODLINE CUT BACK	*	3,250.00	
12/01/23 PC 62656 202312 320-53800-46000 LANDSCAPE MAINT DEC 23	*	10,066.53	
LANDSCAPE MAINI DEC 23 YELLOWSTONE LANDSCAPE			13,316.53 001961
12/12/23 00089 12/01/23 1826 202312 330-57200-60000 50% DEPOSIT CONTROL PANEL	*	42,255.00	
SUT DEPOSIT CONTROL PANEL M&M SALES SERVICE			42,255.00 001962
12/12/23 00089 12/01/23 1840 202312 330-57200-60000 VFD UNTIS IN PANEL		8,780.00	
VFD UNIIS IN PANEL M&M SALES SERVICE			8,780.00 001963
12/18/23 00003 11/30/23 00060697 202311 310-51300-48000	*	28.00	
NOT CDD MTG 11/22/23 DAYTONA NEWS-JOURNAL			28.00 001964
12/18/23 00082 11/18/23 106 202311 320-53800-48300 CLEANING 11/13/23	*	300.00	
			300.00 001965

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHE *** CHECK DATES 12/01/2023 - 02/29/2024 *** DEER RUN CDD - GENERAL FUND BANK A DEER RUN CDD	ECK REGISTER	RUN 3/19/24	PAGE 3
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
1/11/24 00035 1/11/24 01112024 202401 300-20700-10100 TSFR TAX RCPT S18 CK65826	*	125.56	
DEER RUN CDD C/O REGIONS BANK			125.56 001966
1/11/24 00035 1/11/24 01112024 202401 300-20700-10100 TSFR TAX RCPT S2018	*	401,853.79	
DEER RUN CDD C/O REGIONS BANK			401,853.79 001967
1/11/24 00043 12/15/23 2374016 202311 310-51300-31100 ENGINEER SVCS NOV 23	*	195.00	
DEWBERRY ENGINEERS INC.			195.00 001968
1/11/24 00044 12/13/23 3 202312 300-20700-10200 COMMISSIONS	*	15,208.15	
12/28/23 4 202312 300-20700-10200 COMMISSIONS		2,808.89	
FLAGLER COUNTY TAX COLLECTOR			18,017.04 001969
1/11/24 00027 1/01/24 18004466 202401 320-53800-43000 PREMIUM LIGHTING JAN 24	*	902.00	
FREMION HIGHING ORN 24 FLORIDA POWER & LIGHT COMPANY			902.00 001970
1/11/24 00066 12/04/23 55629056 202312 320-53800-48400 PEST CONTROL DEC 23	*	89.60	
FLORIDA PEST CONTROL & CHEMICAL CO			89.60 001971
1/11/24 00097 12/08/23 92207500 202312 320-53800-57000 2 DESK SIGNS	*	37.97	
2 DESK SIGNS HC BRANDS			37.97 001972
1/11/24 00102 12/08/23 POY89316 202312 320-53800-47000 POND MAINTENANCE DEC 23	*	2,038.93	
1/10/24 POY89400 202401 320-53800-47000	*		
LAKE MAINTENANCE JAN 24 J & J AQUATICS SPECIALIST LLC			4,227.86 001973
1/11/24 00082 12/10/23 109 202312 320-53800-48300		300.00	
CLEANING 12/4/23 12/17/23 110 202312 320-53800-48300	*	300.00	
CLEANING 12/11/23 12/25/23 111 202312 320-53800-48300	*	300.00	
CLEANING 12/18/23 1/01/24 112 202312 320-53800-48300	*	300.00	
CLEANING 12/25/23 1/07/24 113 202401 320-53800-48300	*	200.00	
CLEANING 1/1/24 J&G COMMERCIAL CLEANING SERVICE LLC	2		1,400.00 001974

AP300R *** CHECK DATES	YEAR-TO-DATE 12/01/2023 - 02/29/2024 ***	ACCOUNTS PAYABLE PREPAID/COMPUT DEER RUN CDD - GENERAL FUND BANK A DEER RUN CDD	ER CHECK REGISTER	RUN 3/19/24	PAGE 4
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	12/28/23 3329130 202311 310-51300	-31500	*	1,080.00	
	GENERAL COUNSEL NOV 23	KUTAK ROCK LLP			1,080.00 001975
1/11/24 00093		30000	*	175.00	
	QTRLY EQUIPMENT MAINT	LLOYDS EXERCISE EQUIPMENT			175.00 001976
1/11/24 00059	1/01/24 11129560 202401 320-53800	-48100	*	1,484.73	
	WATER MANAGEMENT JAN 24				1,484.73 001977
1/11/24 00056	12/14/23 194 202312 320-53800 SPECIAL EVENTS DEC 23	-59000	*	762.44	
	12/14/23 195 202312 320-53800	-53000	*	225.00	
	OPERATING SUPPLIES NOV 23 12/14/23 195 202312 320-53800- AMENITY R&M NOV 23 12/14/23 195 202312 320-53800-		*	1,762.78	
		-57000	*	80.00	
	OFFICE SUPPLIES NOV 23 12/14/23 195 202312 320-53800 FACILITY MAINT NOV 23	-50000	*	995.00	
	12/31/23 197 202312 320-53800 FACILITY ASSISTANT DEC 2	-12100	*	704.64	
	1/01/24 196 202401 320-53800 FACILITY MANAGEMENT JAN2	-12100	*	6,250.00	
	FACILITY MANAGEMENT JANZ	RIVERSIDE MANAGEMENT SERVICES	5, INC		10,779.86 001978
	12/07/23 42148741 202312 320-53800	-50000	*		
	QRTLY MAINT DEC 23	SUNSHINE STATE HEATING & AIR			425.00 001979
1/11/24 00042	12/04/23 PC 63044 202312 320-53800 INSTALL VINYL EDGING	-46000	*	2,590.00	
	1/01/24 PC 63790 202401 320-53800 LANDSCAPE MAINT JAN 24	-46000	*	10,066.53	
		YELLOWSTONE LANDSCAPE			12,656.53 001980
1/18/24 00003	12/31/23 00061411 202312 310-51300 NOT CDD MEETING 12/20/23	-48000	*	27.54	
	NOT CDD MEETING 12/20/23	DAYTONA NEWS-JOURNAL			27.54 001981
1/18/24 00043	1/12/24 2386022 202312 310-51300 ENGINEER SVCS DEC 23	-31100	*	195.00	
		DEWBERRY ENGINEERS INC.			195.00 001982

AP300R *** CHECK DATES	YEAR-TO-DATE 12/01/2023 - 02/29/2024 ***	ACCOUNTS PAYABLE PREPAID/COM DEER RUN CDD - GENERAL FUND BANK A DEER RUN CDD	IPUTER CHECK REGISTER	RUN 3/19/24	page 5
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
1/18/24 00066	1/05/24 56630835 202401 320-53800 PEST CONTROL JAN 24	-48400	*	89.60	
		FLORIDA PEST CONTROL & CHE	MICAL CO		89.60 001983
1/18/24 00001	1/01/24 361 202401 310-51300	-34000	*	3,040.50	
	MANAGEMENT FEES JAN 24 1/01/24 361 202401 310-51300	-35200	*	57.83	
	1/01/24 361 202401 310-51300		*	96.75	
	INFORMATION TECH JAN 24 1/01/24 361 202401 310-51300	-31300	*	208.33	
	DISSEMINATION SVC JAN 24 1/01/24 361 202401 310-51300	-51000	*	.54	
	OFFICE SUPPLIES JAN 24 1/01/24 361 202401 310-51300	-42000	*	84.42	
	POSTAGE JAN 24 1/01/24 361 202401 310-51300		*	41.10	
	COPIES JAN 24 1/01/24 361 202401 310-51300	-41000	*	24.92	
	TELEPHONE JAN 24           1/01/24         362         202401         320-53800	-12000	*	2,784.83	
	FIELD MANAGEMENT JAN 24	GOVERNMENTAL MANAGEMENT SE	CRVICES		6,339.22 001984
1/18/24 00082	1/04/24 114 $202401$ $320-53800$		*	300.00	
	CLEANING 1/8/24	J&G COMMERCIAL CLEANING SE	CRVICE LLC		300.00 001985
2/02/24 00043	1/12/24 2385465 202312 310-51300	-31100	*	562.50	
	CONSULT COORD/PRJCT MEET	DEWBERRY ENGINEERS INC.			562.50 001986
2/02/24 00043	8/18/23 2321732 202307 310-51300	-31100	*	2,195.00	
	ENGINEER SVCS JULY 23	DEWBERRY ENGINEERS INC.			2,195.00 001987
2/02/24 00082	1/21/24 115 202401 320-53800	-48300	*	300.00	
	CLEANING 1/15/24 1/28/24 116 202401 320-53800	-48300	*	300.00	
	CLEANING 1/22/24	J&G COMMERCIAL CLEANING SE	RVICE LLC		600.00 001988
2/07/24 00082	2/05/24 117 202401 320-53800		*	300.00	
	CLEANING 1/29	J&G COMMERCIAL CLEANING SE	RVICE LLC		300.00 001989

DRUN DEER RUN

AMOSSING

AP300R *** CHECK DATES	YEAR-TO-DATE AC 12/01/2023 - 02/29/2024 *** DEE BAN	COUNTS PAYABLE PREPAID/COMPUTER ( R RUN CDD - GENERAL FUND K A DEER RUN CDD	CHECK REGISTER	RUN 3/19/24	PAGE 6
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SU	VENDOR NAME B SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
2/07/24 00085	1/31/24 3342510 202312 310-51300-31	500	*	2,121.50	
	GENERAL COUNSEL DEC 23	KUTAK ROCK LLP			2,121.50 001990
2/07/24 00059	2/01/24 11129560 202402 320-53800-48	100	*	1,484.73	
	WATER MANAGEMENT FEB 24				1,484.73 001991
2/07/24 00042	2/02/24 PC653070 202402 320-53800-46		*	615.00	
	OUTFALL STUCT CLEANUP	YELLOWSTONE LANDSCAPE			615.00 001992
2/21/24 00043	2/09/24 2397688 202401 310-51300-31		*		
	ENGINEER SVCS JAN 24	DEWBERRY ENGINEERS INC.			97.50 001993
2/21/24 00027	2/01/24 18004500 202402 320-53800-43	000	*	902.00	
	PREMIUM LIGHTING FEB 24	FLORIDA POWER & LIGHT COMPANY			902.00 001994
2/21/24 00066	2/02/24 57640610 202402 320-53800-48		*	89.60	
	PEST CONTROL FEB 24	FLORIDA PEST CONTROL & CHEMICAL C	20		89.60 001995
	2/01/24 363 202402 310-51300-34	000	*	3,040.50	
	FEB         MANAGEMENT         FEES           2/01/24         363         202402         310-51300-35	200	*	57.83	
	FEB WEBSITE ADMIN 2/01/24 363 202402 310-51300-35		*	96.75	
	FEB INFO TECH 2/01/24 363 202402 310-51300-31	300	*	208.33	
	FEB DISSEM AGENT SERVICES           2/01/24 363         202402 310-51300-51	000	*	1.05	
	OFFICE SUPPLIES 2/01/24 363202402 310-51300-42		*	45.39	
	POSTAGE 2/01/24 363 202402 310-51300-42	500	*	66.15	
	COPIES 2/01/24 364202402 320-53800-12	000	*	2,784.83	
	FEB FIELD MANAGEMENT	GOVERNMENTAL MANAGEMENT SERVICES			6,300.83 001996
2/21/24 00102	2/10/24 POY89414 202402 320-53800-47	000	*	2,038.93	
	LAKE MAINTENANCE FEB 24	J & J AQUATICS SPECIALIST LLC			2,038.93 001997

AP300R *** CHECK DATES	12/01/2023 - 02/29/2	YEAR-TO-DATE ACCC 2024 *** DEER BANK	UNTS PAYABLE PREPAID/CO RUN CDD - GENERAL FUND A DEER RUN CDD	MPUTER CHECK REGISTER	RUN 3/19/24	PAGE 7
CHECK VEND# DATE	DATE INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
2/21/24 00082	2/11/24 118 2 CLEANING		0	*	300.00	
	2/18/24 119 2	02402 320-53800-4830	0	*	300.00	
	CLEANING	2/12/24 J&	G COMMERCIAL CLEANING S	ERVICE LLC		600.00 001998
2/21/24 00042	2/15/24 PC 65884 2		0	*	10,066.53	
			LLOWSTONE LANDSCAPE			10,066.53 001999
2/29/24 00082	2/25/24 120 2	02402 320-53800-4830		*	300.00	
	CLEANING	Z/19/24 J&	G COMMERCIAL CLEANING S	ERVICE LLC		300.00 002000
2/29/24 00056	1/12/24 198 2	02312 320-53800-5000		*	850.14	
	FACILITY I 1/12/24 198 2 AMENITY R	02312 320-53800-5400		*	850.00	
	1/12/24 198 2	02312 320-53800-5910	0	*	165.00	
	1/12/24 198 2	02312 320-53800-5700	0	*	165.00	
	1/12/24 199 2	PPLIES DEC 23 02312 320-53800-5900	0	*	694.30	
	2/01/24 200 2	VENTS DEC 23 02402 320-53800-1210	0	*	6,250.00	
	2/19/24 203 2	MANAGEMENT FEB24 02401 320-53800-5300	0	*	372.80	
	2/19/24 203 2	SUPPLIES JAN24 02401 320-53800-5400	0	*	300.00	
		02401 320-53800-5700	0	*	150.00	
	2/19/24 203 2	PPLIES JAN24 02401 320-53800-5000	0	*	1,378.85	
	2/19/24 204 2	MAINT JAN24 02401 320-53800-5900	0	*	545.31	
	SPECIAL E	VENTS JAN24 RI 	VERSIDE MANAGEMENT SERV	ICES, INC		11,721.40 002001
			TOTAL	FOR BANK A	590,902.34	
			TOTAL	FOR REGISTER	590,902.34	

DRUN DEER RUN

AMOSSING

approved 11/20/23-KR 48300 \*82 11/18/2023

**NET 15** 

#### Invoice

106

Dear Run Amenity Center Attn: Kayla

	Cost
Service	300.00
Week of 11/13	
	300.00

#### Total Due:

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

Thank you,

1 .....

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





approved 12/1123-KB 136 48000 E PAST DUE 1-81 Invoice Aquatic Xpress **PO** Box 594 Invoice # Date Flagler Beach, FL 32136 10/2/2023 19527 Bill To Deer Run CDD 6200 Lee Vista Blvd Ste300 Orlando, FL 32822

		P	.O. No.	Terms	Due Date	Projec	t
				Net 30	11/1/2023		
Quantity		Descriptio	'n		Rate	Am	ount
1	Commercial Pool Servic	e			RECH	975.00 <b>EIVED</b> 1 2023	975.00
					Total		\$975.00
	Γ	Phone #	Fax #		Payments/0	Credits	\$0.00
	-	(386) 225-9085			Balance	Due	\$975.00

approved 1211123-KR 48000 Date

Aquatic Xpress

P O Box 594 Flagler Beach, FL 32136 1-81

Invoice

Date	Invoice #
11/1/2023	19871

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

		P.	O. No.	Terms	Due Date	Project	
				Net 30	12/1/2023		
Quantity		Description	n		Rate	Amoun	
ł	Commercial Pool Ser	vice				DEC 1 2023	Ð75.00
					Total		\$975.00
		Phone #	Fax#		Payments/C	Credits	\$0.00
		(386) 225-9085			Balance	Due	\$975.00

1-91 320 538 54

cin mAc					320	> >0
<b>CINIAS</b>	3					
			*** TNVO	ICE CUS	TOMER COP	V ***
Location : CINT	TAS FIRE PROTEC	FION	Invoice # : Customer	0F61637455 29778 CHG-S	Inv Date Loc Route Acc Acct Zip	: 9/19/2023 : F61 . : 77 t # : 29778 : 32110
P.O. BOX	FIRE 636525 & 636525 ATI, OH 4526365	525		Bill to: DEER RUN CCI 501 GRAND RI BUNNELL, FL	ESERVE DR	
Item Qty	Description			Unit Price		Net Amount Tx
	INSPECTION, AN	NNUAL ALARM	SYSTEM	469.20		469.20 N
SC 1	Service Charge	e		126.50		126.50 N
					FAL : FAX : FAL :	595.70 .00 595.70
	TC	#9 #9 PLEASE PA NCLUDE INVOI O MAKE PAYME PLEASE OR EMAIL	NT OR FOR AL CALL 570 891 EVANSM20	07 07 9 INVOICE HEN MAILING 1 NY QUESTIONS		
				R	ECE NOV 30	IVED 2023
Invoice 0F61637455			TERMS NET 1	0		Page 1 of 3

CHOICH Customer: DEER RUN CCD 29778 Invoice: 637455 0#: Igner: Kayla Winker Collected: \$0.0 Authorizer: Kayla Winker Invoice 0F61637455 **TERMS NET 10** Page 2 of 3



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/ frecontract].

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

16. CINTAS. NOT. AN INSURER: CUSTOMER'S OBLIGATION TO OBTAIN INSURANCE AS SOLE RECOVERY FOR ANY LOSS AND WARRANTY OF SAME. Customer acknowledges and agrees that neither Cintas nor its Subcontractors or assignees are insurers and that no insurance coverage is provided by this Agreement. CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS ASSUMES NO RESPONSIBILITY FOR, NOR SHALL IT HAVE ANY LIABILITY FOR, OCLAIMS 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 olars (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 maintain such insurance coverage at all times at no cost to Cintas. Customer shall name Cintas as an additional insured by andorsement on any such policy(les). 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(les) and associtate 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 any such injuries, losses, and damages shall be limited to this insurance coverage only and that it will look exclusively to its insurer(s) to SHIFT THE RISK OF LOSS TO ITS INSURERS. WHICH HAVE EXPRESSING CONTRACTED. TO ACCEPT THE RISK OF LOSS TO CUSTOMER AGREES TO SHIFT THE RISK OF LOSS. AND AGR

17. RELEASE AND INDEMNIFICATION OF CINTAS BY CUSTOMER. CUSTOMER RELEASES AND AGREES TO DEFEND. INDEMNIFY, AND HOLD HARMLESS CINTAS AND ANYALL 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 THEORYTHAT 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, MONGFUL DEATH, AND NEGLIGENCE (WHETHER ACTIVE OR PASSIVE, AND INCLUDING CLAIMS BASED UPON OR ARISING UNDER CONTRACT. OTHER CLAIM, WHETHER BASED UPON OR ARISING UNDER CONTRACT, AND SEVERAL NEGLIGENCE C F 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 SUBGOATION THAT IT, ANY INSURGE, 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. JE 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, DRECTORS, EMPLOYEES INJURIES, AND ANY THIND PARTY, SHALL BE LIMITED EXCLUSIVELY TO \$1,000. If Customer wishes to increase the limit actions's liability, but no such agreed upon increase to the limit of Cintas's liability, but no such agreed upon increases 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 LIMITES ON THE LIABILITY OF CINTAS AND THE WAIVERS AND INDEMNITIES SAND AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND AGREES THAT WERE, CINTAS TO THE VAIVERS AND AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND AGREES THAT WERE, CINTAS TO THE VAIVERS AND AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND AGREES THAT THE LIMITS ON THE LIABILITY OF

22. <u>Governing Law</u>. 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. <u>Disputes</u>. 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 to agree upon a third arbitrator. The place of arbitration Stall 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 CLASS 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 Clintas under this Agreement. With respect to an action for the stale where the Customer is located, and if Cintas prevails on any or all of its claim for fees, Clintas shall also be entitled to recover all attorneys' fees and costs it incurs in the prosecution of the claim or action.

Invoice 0F61637455

From: Deer Run Manager deerrunmgr@rmsnf.com 𝒞
 Subject: Fw: CINTAS FIRE PROTECTION - F61 BM 29778 DEER RUN CCD Date: November 29, 2023 at 4:00 PM
 To: Lisa Cruz lcruz@gmscfl.com, Indhira Araujo iaraujo@gmscfl.com

Good afternoon,

The attached invoice is approved for payment. GL 54000.

Thank you,

## Kayla Rinker

Facility Manager Grand Reserve – Island Club 501 Grand Reserve Dr. Bunnell, Fl 32110 386-263-7213 DeerRunMgr@rmsnf.com Home - Island Club (constantcontactsites.com)

From: Evans, Melissa <EvansM2@cintas.com> Sent: Wednesday, November 29, 2023 8:40 AM To: Deer Run Manager <deerrunmgr@rmsnf.com>; rgray@rmsnf.com <rgray@rmsnf.com>; hmcgaffney@gmsnf.com <hmcgaffney@gmsnf.com> Subject: RE: CINTAS FIRE PROTECTION - F61 BM 29778 DEER RUN CCD

Hello,

Please see the attached invoice. If it's not working. Please let me know.

Thank you, **Melissa Evans I Accounts Receivable Representative** Cintas Corporation – Fire Protection Division office 570 891-0469 -fax 1 (833) 898-3327 P.O. Box 636525 I Cincinnati OH 45263-6525 <u>EvansM2@cintas.com</u> | <u>cintas.com</u>







Secure fax line for credit card payments: 570.891.0499 Want to cut down on costs? Contact me today to enroll in paperless payments!

From: Deer Run Manager <deerrunmgr@rmsnf.com> Sent: Tuesday, November 28, 2023 9:28 AM To: Evans, Melissa <EvansM2@cintas.com>; rgray@rmsnf.com; hmcgaffney@gmsnf.com Subject: Re: CINTAS FIRE PROTECTION - F61 BM 29778 DEER RUN CCD

Good morning, Melissa,

Can you please resend the invoice? We are unable to open it on our end, it is giving us an error message.

Thank you!

## Kayla Rinker

Facility Manager Grand Reserve – Island Club 501 Grand Reserve Dr. Bunnell, Fl 32110 386-263-7213 <u>DeerRunMgr@rmsnf.com</u> Home - Island Club (constantcontactsites.com)

From: Evans, Melissa <<u>EvansM2@cintas.com</u>> Sent: Monday, November 27, 2023 1:36 PM To: <u>deerrunmgr@rmsnf.com</u> <<u>deerrunmgr@rmsnf.com</u>>; <u>rgray@rmsnf.com</u>> <<u>rgray@rmsnf.com</u>>; <u>hmcgaffney@gmsnf.com</u> <<u>hmcgaffney@gmsnf.com</u>> Subject: CINTAS FIRE PROTECTION - F61 BM 29778 DEER RUN CCD

Hello,

Attached is a copy of the invoice. With the holidays quickly approaching, we are trying to confirm payment status of open invoices. Please reply with a scheduled payment date. If a check has been issued please reply with the check number & date mailed and I will update your account.

Please remit payment to: CINTAS FIRE PROTECTION P.O BOX 636525 CINCINNATI, OH 45263-6525

We also accept credit card and check payments via phone at no additional cost to you.

We appreciate your business.

Thank you, Melissa Evans I Accounts Receivable Representative Cintas Corporatiofaxn – Fire Protection Division office 570 891-0469 -fax 1 (833) 898-3327 P.O. Box 636525 | Cincinnati OH 45263-6525 EvansM2@cintas.com | cintas.com





#### Secure fax line for credit card payments: 570.891.0499

Want to cut down on costs? Contact me today to enroll in paperless payments!

This e-mail transmission contains information that is intended to be confidential and privileged. If you receive this e-mail and you are not a named addressee you are hereby notified that you are not authorized to read, print, retain, copy or disseminate this communication without the consent of the sender and that doing so is prohibited and may be unlawful. Please reply to the message immediately by informing the sender that the message was misdirected. After replying, please delete and otherwise erase it and any attachments from your computer system. Your assistance in correcting this error is appreciated.

This e-mail transmission contains information that is intended to be confidential and privileged. If you receive this e-mail and you are not a named addressee you are hereby notified that you are not authorized to read, print, retain, copy or disseminate this communication without the consent of the sender and that doing so is prohibited and may be unlawful. Please reply to the message immediately by informing the sender that the message was misdirected. After replying, please delete and otherwise erase it and any attachments from your computer system. Your assistance in correcting this error is appreciated.

0F61637455.pdf

1-44 300 207-102

## SUZANNE JOHNSTON FLAGLER COUNTY TAX COLLECTOR

November 15, 2023 Deer Run CDD Governmental Management Services - CF, LLC 6200 Lee Vista Blvd; Ste 300 Orlando, FL 32822

Remitted Prior Distribution Remitting Current Distribution	0.00 118,499.95
TOTAL COLLECTIONS REMITTED	118,499.95
Total Commissions Receivable Less Received Prior Billing	2,370.00
COMMISSIONS NOW DUE	2,370.00

RECEIVED

#1

NOV 3 0 2023

appind 11/27/23 KR 1-82 48300

Invoice

107

11/26/2023 **NET 15** 

**Dear Run Amenity Center** Attn: Kayla Cost Service 200.00 Week of 11/20 K Cleaned M and W did not work F for holiday. **Total Due:** 200.00

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

Thank you,

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



# 85

#### KUTAK ROCK LLP

**TALLAHASSEE, FLORIDA** Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

November 21, 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. 3311836 Client Matter No. 6023-1 Notification Email: eftgroup@kutakrock.com

Mr. George Flint Deer Run CDD Governmental Management Services-CF, LLC Suite A206 9145 Narcoossee Rd. Orlando, FL 32827

Invoice No. 3311836 6023-1

#### Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

10/10/23 10/12/23	K. Buchanan K. Buchanan	1.90 1.20	570.00 360.00	Prepare for and attend workshop Research CDD's ability to limit usage of irrigation system; perform meeting follow up
10/16/23	J. Gillis	0.10	19.00	Receive and review Florida DEO special district update form
10/20/23	K. Buchanan	0.80	240.00	Review tentative agenda; confer with district manager regarding amenity suspension
10/20/23	K. Buchanan	1.40	420.00	Review correspondence regarding amenity suspension; confer with district manager and amenity
10/23/23	K. Buchanan	1.60	480.00	manager regarding same Prepare correspondence regarding letter regarding amenity center suspension; confer with district
10/25/23	K. Buchanan	4.50	1,350.00	manager regarding same Prepare for and attend board meeting; prepare acquisition for Phase 4 conveyance
10/27/23	K. Buchanan	0.30	90.00	Review pending items

RECEIVED NOV 21 2023

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

KUTAK ROCK LL Deer Run CD November 21 Client Matter Invoice No. 3 Page 2	DD 1, 2023 r No. 6023-1				
10/30/23	J. Gillis	0.70	133.00	Draft letters and supervisor notebooks Martin	
TOTAL HOU	RS	12.50			
TOTAL FOR	SERVICES RENI	DERED			\$3,662.00
DISBURSEM	ENTS				
Meals Travel Expens	ses			6.06 76.79	
TOTAL DISB	URSEMENTS				<u>82.85</u>
TOTAL CURI	RENT AMOUNT	DUE			<u>\$3,744.85</u>

5

CULT.

	approved	11/17/23	-KR	1-59
1707 Townhurst Dr. Houston TX 77043	48100 Invoid	Ce Date	ce #	12/1/2023 111295607191
(800) 858-POOL (7865)	Terms		Net 20	
www.poolsure.com	Due Date	Company and the	12/21/2023	
	PO#	AV STATE PARENT A.		

Deer Run Community Devo 6200 Lee Vista Bivd, Suite Orlando FL 32822	501	To Whetsel Run Community Development Grand Reserve Drive nell FL 32110	District	·····································
Item ID	Description		1 m m 1	
WM-CHEM-FLAT	Water Management Flat Billing Rate	Qty	Units ea	Amount
WM-XPC Upgrade	XPC System Upgrade	1	ea	1,339.20 25.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00
	RECEIV	ED		
	NOV 1 6 20	23		

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

**Remittance Slip** 

Customer 11DEE025 Involce # 111295607191



**Amount Due** Amount Pald \$1,364.20

Make Checks Payable To Poolsure PO Box 55372 Houston, TX 77255-5372

SUZANNE JOHNSTON FLAGLER COUNTY TAX COLLECTOR

1-44 300 207-102

November 29, 2023 Deer Run CDD Governmental Management Services - CF, LLC 6200 Lee Vista Blvd; Ste 300 Orlando, FL 32822

#2

#2 Remitted Prior Distribution	
Remitting Current Distribution	118,499.95
	106,760.42
TOTAL COLLECTIONS REMITTED	225,260.37
Total Commissions Receivable Less Received Prior Billing	4,505.21
	2,370.00
COMMISSIONS NOW DUE	2,135.21

RECEIVED DEC 5 2023

# GMS-Central Florida, LLC 1001 Bradford Way

Kingston, TN 37763

Invoice

1 = 1

Bill To:

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

Invoice #: 359 Invoice Date: 12/1/23 Due Date: 12/1/23 Case: P.O. Number:

ours/Qty Rate	Amount
3,040.50 57.83 96.75 208.33 1.02 101.56 39.45 50.60	57.83 96.75 208.33 1.02 101.56 39.45
	EIVED 11 2023
Total Payments/Credits	\$3,596.04 \$0.00
	Payments/Credits Balance Due

#### **GMS-Central Florida, LLC**

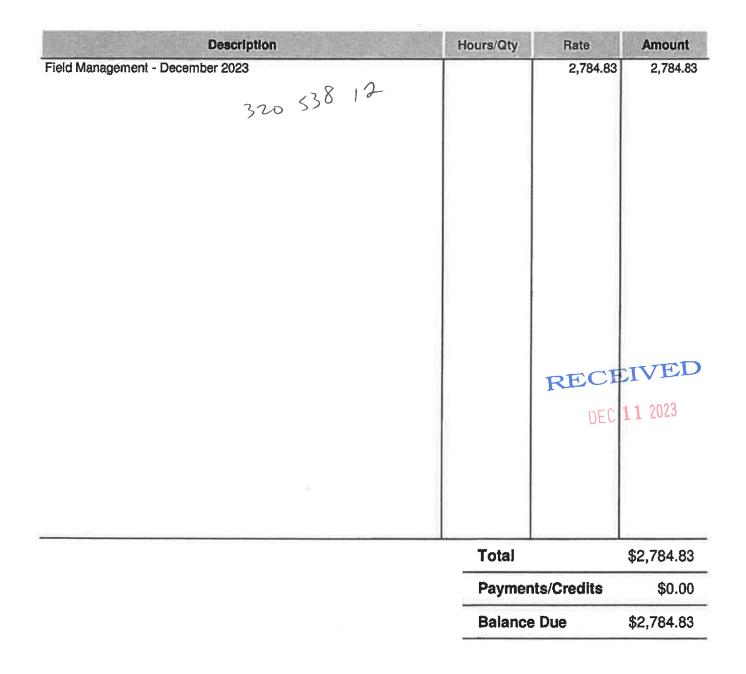
1-1

1001 Bradford Way Kingston, TN 37763

## Invoice

Invoice #: 360 Invoice Date: 12/1/23 Due Date: 12/1/23 Case: P.O. Number:

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





PRODUCTS



AUVI#	DAIL	I EKING	DIN/GNT
301956	12/8/2023	NET30	5543-2
	PO# NET30; N	NT# 8119082	2

2021-2 St. Augustine Road E, Jacksonville, FL 32207 888-465-6373 HSC\_DHL: DHL Expedited (9 oz) Tracking#: 420320929274890339700601140311

BILL TO: GMS - GOVERNMENTAL MANAGEMENT SERVICES 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FL 32092

SHIP TO: JAMES PERRY GMS 904-940-5850 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FL 32092

	SKU	DESCRIPTION	LIST	PRICE	ΤΟΤΑ
1	210D	DESK SIGN 2X10 ALUMINUM W/INSERT Gary Garner	20.00	14.99	14.99
1	210D	DESK SIGN 2X10 ALUMINUM W/INSERT Shannon Martin	20.00	14.99	14.99
1	DHLEXPED	SHIPPING AND HANDLING - DHL EXPEDITED	7.99	7.99	7.99
		TOTAL			37.97
					01.01
		JAN 4 2024			
		RECEIVE			
1		4 2024			
		JAN 4 LOD			
/e a	appreciate your bu	isiness III			
-					

From: Indhira Araujo iaraujo@gmscfl.com Subject: Fwd: Deer Run CDD - Fwd: HC Brands: New Order # 8119082 Date: December 4, 2023 at 2:55 PM

To: Lisa Cruz lcruz@gmscfl.com

Begin forwarded message:

From: Sarah Sweeting <<u>ssweeting@gmsnf.com</u>> Subject: Deer Run CDD - Fwd: HC Brands: New Order # 8119082 Date: December 4, 2023 at 2:55:02 PM EST To: Indhira Araujo <<u>iaraujo@gmscfl.com</u>>

Hi Indhira,

Please see attached for processing.

Thank you,

Begin forwarded message:

From: HC Brands <<u>sales@hcbrands.com</u>> Subject: HC Brands: New Order # 8119082 Date: December 4, 2023 at 2:44:22 PM EST To: Sarah Sweeting <<u>ssweeting@gmsnf.com</u>> RECEIVED

1-9-1 320 538 57

DEC 4 2023



#### **ORDER DETAILS**

Hi Sarah Sweeting, Thank you for placing your order. Your order number is:

#8119082

Estimated to arrive by: Friday, December 15, 2023

## **Click here to track this order**

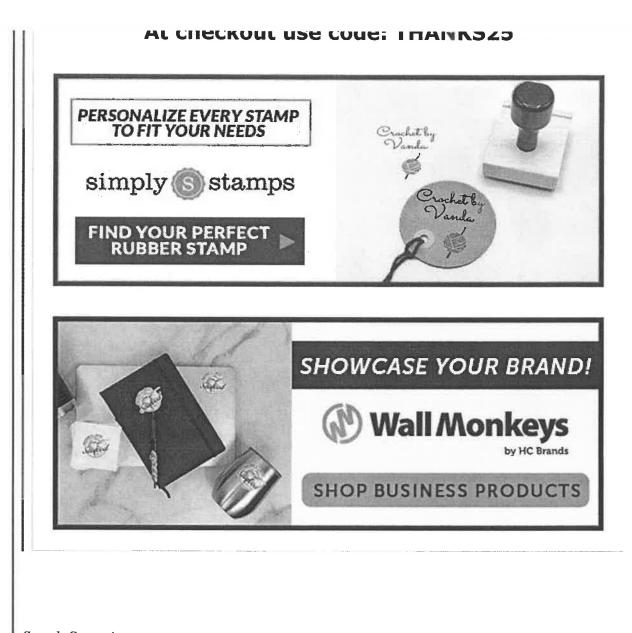
PRODUCT	Sku	QTY	PRICE
<u>Traditional Engraved 2" x 10" Desk</u> Nameplate	1007180- 2	1	\$14.99



Material Colors: Black w/ White Letters

<u>Traditional Engraved 2" x 10" Desk</u>	1007180- 1	\$14.9
Nameplate	2	
Shannon Martin		
()		
DUDELAROL		
<i>Material Colors</i> : Black w/ White Letters <i>Holder Color</i> : Silver		
Design: Custom Design		
	Subtotal	\$29.9
	Shipping	\$7.9
	Grand Total	\$37.9
PAYMENT & DELIVERY D	ETAILS	SIN
Payment method:		
-		
Purchase Order		
Purchase Order Purchase Order Number: NET30		
Purchase Order Number: NET30		
Purchase Order Number: NET30 Shipping info: James Perry GMS		
Purchase Order Number: NET30 Shipping info: James Perry GMS 475 West Town Place Suite 114		
Purchase Order Number: NET30 Shipping info: James Perry GMS 475 West Town Place Suite 114 St. Augustine, Florida, 32092 United States		
Purchase Order Number: NET30 Shipping info: James Perry GMS 475 West Town Place Suite 114 St. Augustine, Florida, 32092		
Purchase Order Number: NET30 Shipping info: James Perry GMS 475 West Town Place Suite 114 St. Augustine, Florida, 32092 United States		
Purchase Order Number: NET30 Shipping info: James Perry GMS 475 West Town Place Suite 114 St. Augustine, Florida, 32092 United States T: 9049405850	·der?	
Purchase Order Number: NET30 Shipping info: James Perry GMS 475 West Town Place Suite 114 St. Augustine, Florida, 32092 United States T: 9049405850 <u>Access My Account</u> Have Questions or need to change your or		
Purchase Order Number: NET30 Shipping info: James Perry GMS 475 West Town Place Suite 114 St. Augustine, Florida, 32092 United States T: 9049405850 Access My Account		
Purchase Order Number: NET30 Shipping info: James Perry GMS 475 West Town Place Suite 114 St. Augustine, Florida, 32092 United States T: 9049405850 <u>Access My Account</u> Have Questions or need to change your or	hcbrands.com	S

At abaalaaut AALTUANKCOE .....



Sarah Sweeting Governmental Management Services, LLC 475 West Town Place, Suite 114 St. Augustine, Florida 32092 (904) 940-5850 x 402 (904) 940-5899 Fax SSWeeting@gmsnf.com

approved 1214123 KR ,82 U8300 12/3/2023

### Invoice

108

**NET 15** 

**Dear Run Amenity Center** Attn: Kayla

Service	Cost
Week of 11/27	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



appined 1214123 KD tric Inc. 50000 In BIVD STE 101 Date

1-76

# Invoice

Palmetto Electric Inc. ELECTRIC. INC. Bunnell, FL 32110-6941

Invoice # Date 10/12/2023

40463

Bill To:

.

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

#### Ship To

Grand Reserve Amenity Center 501 Grand Reserve Dr. Bunnell, FL 32110 Kayla 386-679-4261

	ſ	Store #	Purchas	e Order #		Tech
		23772			Jaso	n/Donovan
			Quantity	Price E	ach	Amount
Item Code	Description		1		0.00	0.00
Service Call 008235 Service Labor	Breaker for fan & lights on patio keeps tripping the grills. Breaker will not hold Bad can light causing breaker to trip. Custome order Replaced 2 timer switches. Bad fixture. Customer will order 60 MIN> TIMER LEVITON LTB-60-1LZ (P Button) Service Labor	r will	2 3	1	48.54	97.08 420.00
			Т	otal		\$517.0

Phone #	Fax #	
386-437-3068	386-437-3079	License #EC000317

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

## Invoice

Invoice #: 192 Invoice Date: 12/1/2023 Due Date: 12/1/2023 Case: P.O. Number:

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

Description	Hours/Qty F	Rate Amount
.320.53800.12100 - Facility Management - Deer Run - December 023		6,250.00 6,250.00
56		
DEC 5 2023		
DEC 5 2023		
Juny Lanhut 12.5-23		
12.5-25	Total	\$6,250.00
	Payments/Cr	
	Balance Due	\$6,250.00

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

## Invoice

Invoice #: 193 Invoice Date: 11/30/2023 Due Date: 11/30/2023 Case: P.O. Number:

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

1-56

Description	Hours/Qty	Rate	Amount
Facility Assistant through November 2023 ろみ 0. 5 38 00. 1 み 1 0 0	10.57	26.50	280.11
		REC	EIVEI 5 2023
Jury Lanhit 12-5-23			
	Total		\$280.11
	Payment	s/Credits	\$0.00
	Balance	Due	\$280.11

#### DEER RUN COMMUNITY DEVELOPMENT DISTRICT

## Assistant Manager

Qty./Hour	s <u>Description</u>	Rate	A	mount
10.57	Assistant Manager	\$ 26.50	\$	280.11
	Covers Period: November 2023 GL # 320.53800.12100			

TOTAL DUE:

\$ 280.11

RMS		DEER RUN COMMUNITY DEVELOPMENT DISTRICT AMENITY ASSISTANT BILLABLE HOURS FOR THE MONTH OF NOVEMBER 2023			
Date	Hours	Employee	Description		
11/9/23	2	N.C.	Event - Prep assistance		
11/10/23	8.57	N.C.	Assisted with planning, completed daily checklist, returned calls and emails		
2	10.57	2			

approved 1	214123-KR, 1-4
EILITO: Deer Run CDD c/o GMS-CF, LLC 6200 Lee Vista Blvd Suite 300 Orlando, FL 32822 Property Name: Deer Run CDD	INVOICE # INVOICE DATE PC 626244A 11/29/2023 TERMS PO NUMBER Net 30 Remit To: Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017
Description	Invoice Due Date: December 29, 2023 Invoice Amount: \$3,250.00 Current Amount
100 Entrance & Grand Reserve Drive Woodline Cut Back	
General Labor40 @ \$65.00\$2,600.00Disposal Fee1 @ \$650.00\$ 650.00	\$3,250.00
Excel	Invoice Total \$3,250.00

## IN COMMERCIAL LANDSCAPING

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

**Yellowstone Landscape** 

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

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



Proposal #353403 Date: 09/22/2023 From: Antonio Perez-Mejia

**Proposal For** 

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

main: 407-841-5524 mobile: Location

400 Grand Reserve Dr Bunnell, FL 32110

Property Name: Deer Run CDD

100 Entrance & Grand Reserve Drive Woodline Cut Back

Terms: Net 30

SALES TAX

TOTAL

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

DESCRIPTION		QUANTITY	UNIT PRICE	AMOUNT
General Labor		40.00	\$65.000	\$2,600.00
Disposal Fee	Approved Rich Gray	1.00	\$650.000	\$650.00
Client Notes				
		SUBTOTAL		\$3,250.00

Signature

х

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

Contact	Assigned To
Print Name:	Antonio Perez-Mejia Office:
Title:	aperez@yellowstonelandscape.com

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

Yellowstone Landscape | www.yellowstonelandscape.com | 386-437-6211

\$0.00

\$3.250.00

approved 1	214123 XR 1-42
41	,000
EILLOWSTONE Deer Run CDD c/o GMS-CF, LLC 6200 Lee Vista Blvd Suite 300 Orlando, FL 32822	INVOICE INVOICE DATE PC 626568 12/1/2023 IERMS PONUMBER Net 30 Remit To: Yellowstone Landscape PO Box 101017 Allowets CA 20200 4047
Property Name: Deer Run CDD	Atlanta, GA 30392-1017 Involce Due Date: December 31, 2023 Invoice Amount: \$10,066.53
Description Monthly Landscape Maintenance December 2023	Current Amoun \$10,066.53
Exced	Invoice Total \$10,066.53
IN COMMERCIA	L LANDSCAPING RECEIVED

NOV 3 0 2023

#### Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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



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
1826	12/01/2023	\$84,510.00	12/31/2023	

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

RECEIVED

DEC 11 2023

Please remit payment to: M and M Sales-Service PO Box 352392 Palm Coast, FL 32135 Location: Deer Run Irrigation pump station

Phase two of started project for upgrade of system

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

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

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

Warranty 1yr on parts, 90days on labor.

SUBTOTAL TAX TOTAL BALANCE DUE 84,510.00 0.00 84,510.00 **\$84,510.00** 

pay 50% - 42,255.

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

1-89



1840

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
	Orlando, FL 32822 US/		Orlando, FL 32822 U	
210 E Livingston Street			210 E Livingston Stree	ət
	Deer Run CDD		Deer Run CDD	
	Lisa Cruz		Lisa Cruz	
	BILL TO	P B E In Santa	SHIP TO	

\$8,780.00

12/31/2023

DATE	ACTIVITY		QTY	RATE	AMOUNT	
	VFD 5yr Warranty for VFD units in panel		2	4,390.00	8,780.00T	
Location: Deer	r Run CDD	SUBTOTAL			8,780.00	
Irrigation pump	station	TAX			0.00	
	n VFD units labor covered 1yr.	TOTAL		8,780.00		
Major coverag	e for lightning stricks and component failures.	BALANCE DUE		\$	8,780.00	

Once VFD is puchased and unit numbers submitted coverage will begin.

12/01/2023

## RECEIVED

DEC 11 2023

Please remit payment to: M and M Sales-Service PO Box 352392 Palm Coast, FL 32135 From: Howard "Mac" McGaffney hmcgaffney@gmsnf.com &

Subject: Deer Run: Fwd: Invoices for payment

Date: December 11, 2023 at 1:51 PM

To: Indhira Araujo iaraujo@gmscfl.com, Lisa Cruz lcruz@gmscfl.com

Cc: Richard C. Losco rlosco@vestapropertyservices.com, Sarah Sweeting ssweeting@gmsnf.com

Good Day Indhira,

Could you please expedite a check to go to our office here in St. Aug, and either Rich or I will hand deliver it to the contractor?

The deposit amount for Invoice 1826 is 50%. The amount for that check would be: \$42,255.00 For Invoice 1840, we would pay the entire amount, which would be: \$8,780.00

Could you please do 2 separate checks and not combine them, as this contractor has some invoicing challenges and I want to keep the payments and invoices straight to help them.

If possible, I'd like to have the check delivered on Thursday this week, hand delivered by Rich or myself, thank you so much! Invoices are attached. Please class both expenses to the Amenity Irrigation Project that has a \$190,000 budget under Amenity expense. This was the crazy way of getting everyone to pay the same amount on the assessment to cover this large project. If you have questions, please call me on my cell phone.

VFD Drive Warran...ice.pdf 49 KB

Pump & Control Cabinet.pdf

V/R Mac

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



**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: <rgray@rmsnf.com> Subject: Invoices for payment Date: December 11, 2023 at 9:30:15 AM EST To: 'Howard "Mac" McGaffney' <hmcgaffney@gmsnf.com>

Good Morning Mac,

Please see the attached invoices that need to be paid, I had Tim adjust the invoice date and after speaking with him, the VFD warranty needs to be paid prior to the purchase of the VFD Drives or at the same time for them to be in effect. Please let me know if you have any questions. Thank you.

Regards,

Rich Gray Manager Of Operations: Meadow View/ Heritage Park/ Deer Run CDD <u>Riverside Management Services</u> 9655 Florida Mining Blvd Bldg. 300, Suite 305 Jacksonville, FL 32257 <u>Rgray@rmsnf.com</u>: 904-759-8890





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

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

11/1/23 11/3/23 11/29/23	PAYMENT - THANK YOU Advertising:			PO Number		-\$302.70
11/1/23 11/3/23						-\$302.70
11/1/23						
	Balance Forward PAYMENT - THANK YOU					-\$35.82
Date	Description					\$344.1
DBN_100	7176	romine payments please com	เล่าะ สมมูลค่ายเลเต			Amour
a second s		1-877-736-7612 or smb@ccc.gan		Agannett com Bravious		
<b>'</b>	ուներումիչներիներինը ԱՄՈրունիչներիներինը			All funds payable in US	FEDERAL ID 47-	2200083
219	er Run Comm Dev Dist 9 E. Livingston St. ando, FL 32801-1508		18% per annum or for a credit related to to Publisher within		subject to interest at hever is less). Advent paid must be submitte or the claim will be w thin 30 days of issue	iser claims d in writing alved. Any
	BILLING ACCOUNT NAME	AND ADDRESS	\$0.00		-	
			\$0.00	\$0.00	\$33.61	
Daytona Pennysaver		DEC 15 2023	PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH A	MT DUE*
The Daytona Beach News-	Daytona Beach News-Jo	NURAECEIVED	0006069704	Nov 1- Nov 30, 2023	December 20	, 2023
			INVOICE #	BILLING PERIOD	PAYMENT DU	E DATE
	OCALi	Q 310 513 46	Deer Run	Comm Dev Dist	464637	1 of 1
		- 112 YO	ACCO	UNT NAME	ACCOUNT #	PAGE #

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	\$33.61
Service Fee 3.99%	\$1.34
*Cash/Check/ACH Discount	-\$1.34
*Payment Amount by Cash/Check/ACH	\$33.61
Payment Amount by Credit Card	\$34.95

AMOUNT PAID	NUMBER	INVOICE	UNT NUMBER		ACCOUNT NAME ACCOUNT		ACCOUNT NAME ACCOUN			NT NAME ACCOUNT N			ACCOUNT NAME ACCOUNT		ACCOUNT NAME ACCOUN	
	69704	00060	4637	46	mm Dev Dist	Deer Run Co										
TOTAL CASH AMT D	UNAPPLIED PAYMENTS	120+ DAYS PAST DUE	90 DAYS PAST DUE	60 DAYS PAST DUE	30 DAYS PAST DUE	CURRENT										
\$33.61	\$0.00	\$0.00	\$0.00	\$0.00	\$5.61	\$28.00										
TOTAL CREDIT CAR AMT DUE	FILL OUT BELOW:	DIT CARD PLEASE	TO PAY WITH CR	& Involce# on check)	RESS (Include Accounts	MITTANCE ADD										
\$34.95		TERCARD 🔲 DISC														
			Card Number		na Beach News-J P.O. Box 630476											
	CVV Code	1 1	Exp Date		innati, OH 45263-											
	Date		Signature		•											

000046463700000000000060697040000336167246

# NEWS-TRIBUNE PO Box 631244 Cincinnati, OH 45263-1244

#### **PROOF OF PUBLICATION**

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Flagler/Palm Coast NEWS-TRIBUNE, published in Flagler County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

#### 11/22/2023

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 11/22/2023

1 South	
Legal Clerk	
Notary, State of WI, County of Brown	
3/1/27	

Publication Cost:\$28.00Order No:9514065Customer No:464637

PO #:

# of Coples; 1

### THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

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

The meeting of the Board of Super-visors (the "Board") of the Deer Community Development Run District is scheduled to be held on Wednesday, November 29, 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 contin-ued 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#9504065 11/22/2023 1t

KAITLYN FELTY Notary Public State of Wisconsin CHECK REQUEST FORM

DISTRICT/ASSOCIATION:	Deer Run CDD		DATE:	1/11/24
PAYABLE TO:	Deer Run c/o Regions Bank	VH	35	
AMOUNT REQUESTED:	\$125.56			
REQUESTED BY:	Indhira Araujo			
ACCOUNT #_	001-300-207-101 V#35			
DESCRIPTION OF NEED: 1	xfer Tax Rctps S18 - CK#65826			

DEER RUN COMMUNITY DEVELOPMENT DISTRICT Special Assessment Receipts Fiscal Year 2023

100.00% \$746,944.01 \$7,390.74 \$4,592.83 \$97,954.55 \$17,384.04 \$8,372.08 \$2,706.99 \$9,030.13 \$2,853.30 \$6,012.19 \$4,219.32 Total \$308.76 \$0.00 \$0.00 \$0.00 \$15.63 \$0.00 \$0.00 \$389,793.55 \$366,405.94 Series 2018 **O&M Portion** DSF Portion \$303,755.45 \$39,834.62 \$3,404.63 \$3,005.55 \$1,867.74 \$1,100.84 40.67% \$7,069.47 \$3,672.23 \$1,160.34 \$2,444.94 \$125.56 \$1,715.85 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$ 568,720.79 \$ 534,597.54 \$443,188.56 \$58,119.93 \$4,967.45 \$10,314.57 \$2,725.09 \$4,385.19 \$5,357.90 \$1,692.96 \$1,606.15 59.33% \$3,567.25 \$2,503.47 \$183.20 \$15.63 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$17,384.04 \$7,390.74 \$0.00 \$0.00 \$0.00 \$0.00 NET RECEIPTS \$15.63 \$8,372.08 \$4,592.83 \$2,706.99 \$97,954.55 \$746,944.01 \$9,030.13 \$2,853.30 \$6,012.19 \$308.76 \$4,219.32 \$901,003.48 \$958,514.34 Gross Assessments Net Assessments \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$80.45 \$264.18 \$0.00 \$15.63 \$308.76 INTEREST \$281.34 \$692.28 GROSSAMT COMMISSIONS DISC/PENALTY \$0.00 \$194.92 \$62.92 \$16.63 \$0.00 \$0.00 \$0.00 \$0.00 \$4,179.58 \$31,756.96 \$0.00 \$0.00 \$0.00 \$354.78 \$150.83 \$93.73 \$184.29 \$58.23 \$122.70 \$55.24 \$1,999.07 \$15,243.76 \$170.86 **DN ROLL ASSESSMENTS** \$0.00 \$18,431.10 \$0.00 \$104,133.20 \$793,944.73 \$8,824.28 \$7,736.49 \$4,749.48 \$9,231.05 \$2,911.53 \$2,681.78 \$5,870.71 \$4,219.32 12/01/22-12/12/22 02/22/23-03/21/23 0/01/21-09/30/22 10/01/22-11/15/22 11/16/22-11/30/22 12/13/22-12/26/22 12/27/22-01/24/23 01/25/23-02/21/23 03/22/23-04/22/23 04/23/23-05/22/23 06/12/23-06/13/23 10/01/22-09/30/23 DESCRIPTION Excess Fees Check# 64626 65313 64646 64820 64944 65042 65193 65416 65826 54450 64364 64401 6272 01/05/23 04/12/23 12/13/22 01/05/23 02/08/23 03/08/23 05/10/23 06/07/23 07/05/23 10/23/23 10/31/23 11/29/22 11/29/22 DATE

**Gross Percent Collected Balance Remaining to Collect** \$907,784.57 \$369,157.22 100% (\$4,219.33) \$538,627.35 \$907,784.57 \$669.02 \$37,184.63 \$18,433.49 \$962,733.67 TOTAL

DIRECT ASSESSMENTS

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

\$ 799,163.38

CHECK REQUEST FORM

DISTRICT/ASSOCIATION:	Deer Run CDD		DATE:	1/11/24
PAYABLE TO: _	Deer Run c/o Regions Bank	N 745 3 5		
AMOUNT REQUESTED:	\$401,853.79			
REQUESTED BY:	Indhira Araujo			
ACCOUNT #_	001-300-207-101 V#35			
DESCRIPTION OF NEED:	xfer Tax Rctps S18			

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

100.00% \$ 701,736.38 \$ 401,853.79 \$1,103,590.17 \$ 745,199.57 \$ 116,129.95 \$ 137,635.44 \$ 104,625.21 Total \$ 420,109.82 \$ 271,351.88 \$ 446,925.34 42,286.77 38,097.51 50,117.63 Series 2018 DSF Portion 36.41% ŝ ŝ ŝ 64 Gross Assessments \$ 1,227,367.82 \$ 780,442.48 Net Assessments \$ 1,153,725.75 \$ \$ 733,615.93 73,843.18 473,847.69 66,527.70 87,517.81 **0&M Portion** 63.59% 69 <del>69</del> <del>69</del> 69 69 •• •• •• 69 69 -643 116,129.95 745,199.57 104,625.21 137,635.44 NET RECEIPTS ÷A ÷A \$ ₩9 ↔ <del>69</del> €9 69 69 69 69 69 INTEREST \$ ŝ \$ \$ 4,448.26 5,071.18 31,614.29 COMMISSIONS DISC/PENALTY 5,761.09 60 S 69 ŝ 22,522.25 2,370.00 2,135.21 15,208.15 2,808.89 ON ROLL ASSESSMENTS 69 \$ 10/01/23-11/12/23 \$ 123,571.13 11/13/23-11/25/23 \$ 111,208.68 12/07/23-12/20/23 \$ 146,205.42 \$ 792,022.01 GROSS AMT ÷ \$ ŝ ŝ 69 ŝ ŝ ŝ 11/26/23-12/06/23 DESCRIPTION 65980 66020 66193 66233 Check# 1/10/24 11/30/23 12/6/23 1/10/24 DATE

58,280.00 58,280.00 58,280.00 58,280.00 233,120.00 \$ 506,17792 \$ 273,05792 \$ 233,120.00 DEBT SERVICE FUND 2018 273,057.92 \$ ŝ 68,264.48 68,264.48 68,264.48 68,264.48 GENERAL FUND ⇔ 69 \$ €9 69 506,177.92 \$ 126,544.48 126,544.48 AMOUNT RECEIVED Ś Net Assessments 126,544.48 126,544,48 126,544.48 126,544.48 ASSESSED NET €9 69 69 1784208 CHECK NO. 10/1/23 12/1/23 2/1/24 5/1/24 DATE DUE RECEIVED 11/8/23 DATE DR Horton

DIRECT ASSESSMENTS

**Balance Remaining to Collect Gross Percent Collected** 0.96 54,360.58 69 69

\$ 1,103,590.17

ŝ

46,894.82

•••

\$ 1,173,007.24 \$

TOTAL

## INVOICE

1-43

۲	D	ewberry	<b>7</b> °
---	---	---------	------------

9145 NARCOOSSEE RD, SUITE 206-A

DEER RUN CDD

ORLANDO FL 32827

Bill To:

Job:

T001

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

> Invoice #: 2374016 Invoice Date: 12/15/2023 Due Date: 1/14/2024 327127 Client #: Contract #: 50168591 Batch #: 3320364

Work Performed Thru Period Ending 11/24/2023

50168591 Deer Run CDD 2024 Gen Eng **TIME & MATERIAL BILLING** Task ID **Task Description GENERAL ENGINEERING CURRENT PERIOD BILLING** Prev Amount Billed Description \$ 2,535.00 Hours Rate Amount ENGINEER V 1.00 195.000 195.00 \$ TOTAL HOURLY LABOR 195.00 1.00 \$ TOTAL FOR T001 \$ 195.00 RECEIVED TOTAL FOR JOB: 50168591 \$ 195.00 DEC 1 9 2023

TOTAL INVOICE AMOUNT DUE \$ 195.00 BY 1/14/2024

Please Reference Invoice Number with Payment

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

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

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

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

Page 1 of 1

_	WEEK I	BEGINNING	G	WEEK ENDING		EMPLOYEE NO.	NAME (Last, First, M.I.)		HON	IE B.U		P.C.		v	
_		4/2023		11/10/2	023	957610	ARMANS, PETER N.		2	705		2	TIMES		
	WORK	JOB/BU	COST			DESCRIPTIO	N/CREW INFO	SAT	SUN	MON	TUES	WED	THURS	FRI TOT	TALS
			-												
			-	-				_		_					_
															_
_			-	_											
-								-				-			
								-			-	-			
1	FL .	50168591	T001000	0	Deer Run: o Deer Run C	compliance coordination DD 2024 Gen Eng						1.0			1.(
_															
								_							
		PETER	ARMANS	11/10/2023					LIS	A KELI	EY 11,	/10/20	23		
		EMPI	LOYEE SIG	GNATURE						APP	ROVED	BY			-

From: Indhira Araujo iaraujo@gmscfl.com & Subject: Fwd: Invoice 2374016 Date: December 19, 2023 at 9:49 AM To: Lisa Cruz Icruz@gmscfl.com

Begin forwarded message:

From: Howard "Mac" McGaffney <<u>hmcgaffney@gmsnf.com</u>> Subject: Re: Invoice 2374016 Date: December 19, 2023 at 9:36:12 AM EST To: Tina Kegel <<u>tkegel@Dewberry.com</u>> Cc: Indhira Araujo <<u>iaraujo@gmscfl.com</u>>

Approved. 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 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.

On Dec 19, 2023, at 6:56 AM, Kegel, Tina <<u>tkegel@Dewberry.com</u>> wrote:

<2374016.pdf>

1-44 300 207102

## SUZANNE JOHNSTON FLAGLER COUNTY TAX COLLECTOR

December 13, 2023 Deer Run CDD Governmental Management Services - CF, LLC 6200 Lee Vista Blvd; Ste 300 Orlando, FL 32822

Remitted Prior Distribution	
Remitting Current Distribution	225,260.37
	760,407.72
TOTAL COLLECTIONS REMITTED	
	985,668.09
Total Commissions Receivable	
Less Received Prior Billing	19,713.36
Sector and the philling	4,505.21
COMMISSIONS NOW DUE	4,008,21
COMMISSIONS NOW DUE	
	15,208.15

CEIVED

#3

JAN 8 2024

300 207 102

## SUZANNE JOHNSTON FLAGLER COUNTY TAX COLLECTOR

December 28, 2023 Deer Run CDD Governmental Management Services - CF, LLC 6200 Lee Vista Blvd; Ste 300 Orlando, FL 32822

#4

F

Remitted Prior Distribution Remitting Current Distributión	985,668.09
TOTAL COLLECTIONS REMITTED	<u>    140,444.33</u> <u>    1,126,112.42</u>
Total Commissions Receivable Less Received Prior Billing	22,522.25
COMMISSIONS NOW DUE	2,808.89

## RECEIVED

JAN 8 2024

#### PAYMENT COUPON

1800446626 1 of 1

4,1,1500,640106,3000160342,1800446626,6,0000090200 Please mail this portion with your check

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

# JAN 09 2023

#### /4112006401063000160342180044662660000090200

 Cust. No.:3000160342
 Inv. No.:1800446626

 This Month's Charges
 Amount Due

 Past Due After
 This Invoice

 01/31/2024
 \$ 902.00

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

FPL General Mail Facility Miami FL 33188-0001

Florida Power & Light Company

Invoice Customer Name and Address

DEER RUN CDD 6200 LEE VISTA BLVD STE 300 ORLANDO FL 32822 Federal Tax Id.#: 59-0247775

Customer Number:	3000160342
Invoice Number:	1800446626
Invoice Date:	01/01/2024

4,1,1500,640106,3000160342,1800446626,6,0000090200 Please retain this portion for your records

#### CURRENT CHARGES AND CREDITS Customer No: 3000160342 Invoice No: 1800446626

Description	Amount
PREMIUMLIGHTING	902.00
For Inquiries Contact: PREMIUM LIGHTING	Total Amount Due\$902.00This Month's Charges Past Due After01/31/2024

#### 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

1218/23- KR Lisi ... Page 1 of 1 IDA **Bill To** T'CONTROL Invoice Amount Number Date Due PO BOX 740608 2692782 12/4/2023 89.60 CINCINNATI OH 45274-0608 PHONE: 904-824-7217 EMAIL: fpc@flapest.com INVOICE# 55629056 DEER RUN CDD 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! **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 12/4/2023 DEC 1 4 2023 KECEIAED

Payment Receipt. Please Return with Payment Remittance



Reading, PA 19612-3848

 Bill To #: 2692782
 Date: 12/4/2023

 Due Date: 1/3/2024
 Invoice #: 55629056

 Amount Due: 89.60
 Amount Paid: \_\_\_\_\_\_

 Check No.: \_\_\_\_\_
 \_\_\_\_\_\_\_

լլիւովվենեսկովիսկերերթենիկիրեներոներոներ

846 1 MB 0.561 4 Return Service Requested
 Deer Run Cdd
 6200 Lee Vista Bivd Suite 300
 ATTN INDHIRA ARAUJO
 Orlando, FL 32822-5149

00269278200000000055629056000008960202401030004



PRODUCTS



	AUVI#	DAIL	I EKING	DIN/GNT		
	301956	12/8/2023	23 NET30 554			
	PO# NET30; NT# 8119082					

2021-2 St. Augustine Road E, Jacksonville, FL 32207 888-465-6373 HSC\_DHL: DHL Expedited (9 oz) Tracking#: 420320929274890339700601140311

BILL TO: GMS - GOVERNMENTAL MANAGEMENT SERVICES 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FL 32092

SHIP TO: JAMES PERRY GMS 904-940-5850 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FL 32092

	SKU	DESCRIPTION	LIST	PRICE	ΤΟΤΑ
1	210D	DESK SIGN 2X10 ALUMINUM W/INSERT Gary Garner	20.00	14.99	14.99
1	210D	DESK SIGN 2X10 ALUMINUM W/INSERT Shannon Martin	20.00	14.99	14.99
1	DHLEXPED	SHIPPING AND HANDLING - DHL EXPEDITED	7.99	7.99	7.99
		TOTAL			37.97
					01.01
		JAN 4 2024			
		RECEIVE			
1		4 2024			
		JAN 4 LOD			
/e a	appreciate your bu	isiness III			
-					

From: Indhira Araujo iaraujo@gmscfl.com & Subject: Fwd: Deer Run CDD - Fwd: Your Statement from HC Brands Date: January 3, 2024 at 11:34 AM

To: Lisa Cruz Icruz@gmscfl.com

Begin forwarded message:

From: Sarah Sweeting <<u>ssweeting@gmsnf.com</u>> Subject: Deer Run CDD - Fwd: Your Statement from HC Brands Date: January 2, 2024 at 10:08:02 AM EST To: Indhira Araujo <<u>iaraujo@gmscfl.com</u>>

Hi Indhira,

Please process the attached invoice.

Thank you!

Begin forwarded message:

From: <ar@hcbrands.com> Subject: RE: Your Statement from HC Brands Date: January 2, 2024 at 9:50:51 AM EST To: "'Sarah Sweeting'" <<u>ssweeting@gmsnf.com</u>>

I have attached the detailed invoice. Let me know if you need anything else.

Thanks!

Jodi

From: Sarah Sweeting <<u>ssweeting@gmsnf.com</u>> Sent: Tuesday, January 2, 2024 9:47 AM To: HC Brands <<u>documents@hcbrands.com</u>> Subject: Re: Your Statement from HC Brands

Hi,

Can you please tell me what this invoice is for? If it's a nameplate, can you tell me who's name was added so we know what account this comes from?

On Dec 31, 2023, at 7:35 PM, HC Brands < documents@hcbrands.com> wrote:

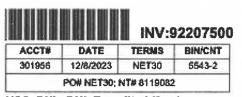
Statements Attached is your most recent statement. Thank you for your business If you need to contact us please use one of these methods: Phone: 888-465-6373 Email: <u>documents@hcbrands.com</u> <STMT-1443616.pdf> Sarah Sweeting Governmental Management Services, LLC 475 West Town Place, Suite 114 St. Augustine, Florida 32092 (904) 940-5850 x 402

Sarah Sweeting Governmental Management Services, LLC 475 West Town Place, Suite 114 St. Augustine, Florida 32092 (904) 940-5850 x 402 (904) 940-5899 Fax

ssweeting@gmsnf.com



2021-2 St. Augustine Road E, Jacksonville, FL 32207 888-465-6373



HSC\_DHL: DHL Expedited (9 oz) Tracking#. 420320929274890339700601140311

INVOICE

1-102 320 538 47

**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

Approved Lake Maintenance 001.320.53800.47000 Rich Gray Ship to Deer Run CDD 501 Grand Reserve Dr Bunnell, FL 32110

#### Invoice details

Invoice no.: poY89316 Terms: Net 30 Invoice date: 12/08/2023 Due date: 01/10/2024

# Date	Product or service	SKU	Qty	Rate	Amount
1.	Pond Maintenance		1	\$2,038.93	\$2,038.93
Card. Note if pa	ou for your business. We accept Cash, Check or Credit aying by Credit Card a 3.9% transaction fee will be required. aying by Credit Card is \$2118.45		Total	\$	2,038.93

DEC 8 2L

approved 12/11/23 KR 48300 1-82

## Invoice

109

12/10/2023 NET 15

Dear Run Amenity Center Attn: Kayla

Service	Cost	
Week of 12/4	300.00	
Total Due:	300.00	

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

Thank you,

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



RECEIVED

DEC 11 2023

approved 12/18/23 KR 1-82 48300

## Invoice

110

12/17/2023 NET 15

Dear Run Amenity Center Attn: Kayla

Service	Cost
Week of 12/11	300.00
Total Due:	300.00

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

Thank you,

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





approved 12/26/23 XR 1-82 48300 12/25/2023

**NET 15** 



Invoice

111

Dear Run Amenity Center Attn: Kayla Cost Service 300.00 Week of 12/18 300.00

Total Due:

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



A8300 112124 KR 1.82 H8300

Invoice

112

1/1/2024 **NET 15** 

**Dear Run Amenity Center** Attn: Kayla

Service	Cost
Week of 12/25	300.00
Total Due:	300.00

**Total Due:** 

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

JAN 2 2024

approved 118124 XR 48300

## Invoice

113

1/7/2024 NET 15 1-82

Dear Run Amenity Center Attn: Kayla

Service	Cost
Week of 1/1	200.00
Total Due:	200.00

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

Thank you,

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



## INVOICE

**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

1-102

Deer Run CDD 501 Grand Reserve Dr Bunnell, FL 32110

Invoice details Invoice no.: poY89400 Terms: Net 30 Invoice date: 01/10/2024 Due date: 02/09/2024	Approved Lake Maintenance 001.320.53800.47000 Rich Gray	
Due date. 02/09/2024		

# Date	Product or service	SKU	Qty	Rate	Amount
1.	Pond Maintenance		1	\$2,038.93	\$2,038.93
2.	Late Charge			\$150.00	\$150.00
Wave	to nov	Total		\$	2,188.93

#### Ways to pay

BANK

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 \$

## Pay invoice

JAN 11 2024

1-85 30 13315

#### KUTAK ROCK LLP

**TALLAHASSEE, FLORIDA** Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

December 28, 2023

**Check Remit To:** Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:** ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470 Reference: Invoice No. 3329130 Client Matter No. 6023-1 Notification Email: eftgroup@kutakrock.com

Mr. George Flint Deer Run CDD Governmental Management Services-CF, LLC Suite A206 9145 Narcoossee Rd. Orlando, FL 32827

Invoice No. 3329130 6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

11/27/23	K. Buchanan	0.80	240.00	Research easement law and potential
11/29/23	K. Buchanan	2.50	750.00	limitations on easements Prepare for and attend board meeting; review matters relating to requested easement; confer with district manager
11/30/23	K. Buchanan	0.30	90.00	Perform meeting follow up
TOTAL HO	URS	3.60		
TOTAL FOR	R SERVICES REN	DERED		\$1,080.00
TOTAL CUI	RRENT AMOUNT	DUE		\$1.080.00

<u>\$1.080.00</u>

RECEIVED

JAN 4 2024

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT From: Howard "Mac" McGaffney hmcgaffney@gmsnf.com &
 Subject: Re: Deer Run Approval
 Date: January 8, 2024 at 10:34 AM
 To: Lisa Cruz lcruz@gmscfl.com

Approved.

V/R Mac

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



**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.

On Jan 8, 2024, at 10:24 AM, Lisa Cruz <loruz@gmscfl.com> wrote:

Please see the attached invoice for your review and approval.

Please let me know if you have any questions.

Thank you

Kutak Rock inc # 3329130

<SKM\_C25824010811351.pdf>

Lisa Cruz Governmental Management Services-CF, LLC 6200 Lee Vista Blvd Suite 300 Orlando, FL 32822 Phone: (407) 841-5524 x 128 Direct Phone: (813) 527-0655 Email: lcruz@gmscfl.com

# Email

# Scheduled Service Invoice

IOVD'S

**Balance Due** 

\$175.00

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

		See 20 stands		ALL SHARE IN STOLEN
Customer Bill To:		Exercise Eq	uipment, L.	L.C.
Deer Run CDD The Island Club		"Catch thi	Fliness Wave!"	NA AVELO GAT
501 Grand Reserve Bunnell, FL 32110	Service Date	Invoice #	P.O. No.	Terms
386-263-7213 (Leeann)	12/13/23	2023-128709		Due on receip
Unit		Tech Notes	2	Amount
2 Spirit CT800 Treadmills 2 Spirit CE800 Ellipticals	Your Scheduled Service 3rd, 4th) Visit. adjusted andle	bets cham		
Spirit CR800 Recumbent Bike	dearl al	test		
Inspire Functional Trainer	cheepel hu	Rom / Like	al guido	ral
Inspire Adjustable Bench	cheepel har	-		<i>R</i> o
Paramount Dual Circuits	cheeful hav	Acer ( Lilo	al gripp 1	
		2 T F		
See check-sheet on revers	e for routine maintenand	ce Si	ubtotal	\$175.00
lescriptions		Sa	ales Tax (0.0%)	\$0.00
Date		Тс	otal	\$175.00
		Pa	ayments/Credits	\$0.00

Signature

Approved 12126123 KR 1-59 **POOLSURE** 45100 Invoice Date 1/1/2024

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

Terms	Net 20	
Due Date	1/21/2024	
PO#		

	Ship To			
opment District 00	Rich Whetsel	elopment	District	
Descriptio	n	Qty	Units	Amount
Water Management Flat Billing Rate	8	1	ea	1,459.73
XPC System Upgrade		1	ea	25.00
XPC Communication Fee				0.00
	Water Management Flat Billing Rat	Opment District       Rich Whetsel         Deer Run Community Devel       501 Grand Reserve Drive         Strain       Bunnell FL 32110         Description         Water Management Flat Billing Rate         XPC System Upgrade	Opment District     Rich Whetsel       Deer Run Community Development       501 Grand Reserve Drive       Bunnell FL 32110       Description     Qty       Water Management Flat Billing Rate     1       XPC System Upgrade     1	Description     Qty     Units       Water Management Flat Billing Rate     1     ea       XPC System Upgrade     1     ea

Save in 2024 by prepaying your annual amount. Customers who prepay for 2024 by 12/31/2023 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2024 annual invoice.

Subtotal 1,484.73 Shipping Cost (FEDEX GROUND) 0.00 1,484.73 Total Amount Due \$1,484.73

# RECEIVED

-------

**Remittance Slip** 

Customer 11DEE025 Invoice # 111295607414

Amount Due Amount Paid \$1,484.73

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372



# **Riverside Management Services, Inc**

9655 Florida Mining Bivd. W. Building 300, Suite 305 Jacksonville, FL 32257

Invoice

Invoice #: 194 Invoice Date: 12/14/2023 Due Date: 12/14/2023 Case: P.O. Number:

1-56

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies - Special Events ending 12/5/23 Special Events 1.320,53800,59000		762.44	762.44
DEC 20 2023			
Juny Lanhut 12-21-23			
	Total		\$762.44
	Payment	s/Credits	\$0.00
	Balance	Due	\$762.44

# SPECIAL EVENTS

Period Ending 12/05/23

DISTRICT	DATE	EVENT	SUPPLIES	PRICE	EMPLOYEE
DEER RUN					
	11/3/23	Craft Night	Christmas Trees	24.07	K.R.
	11/6/23	Craft Night	Starfish	11.49	K.R.
	11/6/23	Craft Night	Starfish	22.99	K.R.
	11/6/23	Craft Night	Sea Shells	37.88	K.R.
	11/7/23	Christmas Event	Candy Canes	14.62	K.R.
	11/8/23	Christmas Event	Door Covering	11.49	K.R.
	11/8/23	Christmas Event	Banner	9.19	K.R.
	11/8/23	Christmas Event	Voting Cards and Box	31.04	K.R.
	11/8/23	Christmas Event	Banner	9.19	K.R.
	11/8/23	Christmas Event	Paper Plates	41.43	K.R.
	11/8/23	Christmas Event	Photo Booth Prop	17.19	K.R.
	11/9/23	Fall Festival	Inflatable Slide	249,30	K.R.
	11/9/23	Christmas Event	Banner	11.48	K.R.
	11/9/23	Fall Festival	Letter Stickers for Signs	18.38	K.R.
	11/9/23	Fall Festival	Blank Yard Signs	11.49	K.R.
	11/9/23	Fall Festival	3 Gallon Drink Dispenser	25.83	K.R.
	11/9/23	Christmas Event	Name Tag Stickers	8.04	K.R.
	11/9/23	Christmas Event	Plastic Cups	24.67	K.R.
	11/9/23	Christmas Event	Paper Straws	10.34	K.R.
	11/27/23	Christmas Event	Cookies (Christmas Event)	22.70	K.R.
	11/27/23	Christmas Event	Sprinkles	17.99	K.R.
	11/27/23	Christmas Event	Icing	37.40	K.R.
	11/27/23	Christmas Event	Soda	37.65	K.R.
	11/27/23	Christmas Event	Paper Plates & Napkins	10.04	K.R.
	11/27/23	Christmas Event	Sandwich Bags	3.89	K.R.
	11/27/23	Christmas Event	Craft Sticks	2.27	K.R.
	11/27/23	Bingo	Candy	8.26	K.R.
	11/28/23	Christmas Event	Tablecloths	22.98	K.R.
	11/28/23	Christmas Event	Centerpieces	9.19	K.R.

TOTAL \$762.44

1-50

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

# Bill To:

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

# Invoice

Invoice #: 195 Invoice Date: 12/14/2023 Due Date: 12/14/2023 Case: P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance November 1 - November 30, 2023		1,672.63	1,672.63
			8
Operating Supplies-\$225.00 001.320.53800.53000			
Amenity Repairs & Maintenance 001.320.53800.54000-\$1762.78			
Office Supplies-\$80.00 001.320.53800.57000			
Facility Maintenance 001.320.53800.50000-\$995.00			
Rich Gray			TD
		RECE	IVED
		RECE	2 0 2023
Juny Lanhut			
	Total		\$3,062.78
	Paymen	nts/Credits	\$0.00
	Balance	e Due	\$3,062.78

RMS

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

Date	Hours	Employee	Description
11/7/23	8.6	M.C.	Cut and patched tape and joint compound on drywall damage in women's pool bathroom, sprayed knock down to blend with original ceiling, removed debris along roadways, around amenity center, pool and courts, checked and changed all trash receptacles, picked up supplies
11/7/23	7	R.G.	Cut out old and damaged drywall, installed new insulation, installed new drywall and patched seams, cleaned up area and restocked paper supplies in restroom, removed debris from highway one hundred to US1 entrance, picked up supplies
11/14/23	8.43	M.C.	Primed ceiling for painting with kilz, picked up supplies, painted ceiling with final coat, assisted installing televisions, removed debris around amenity center, pool deck and parking lot, checked and changed all trash receptacles
11/20/23	5	R.G.	Blew leaves and debris off pool deck, amenity walkway, bocce ball court and pickleball entrance, sprayed for weeds in pavers at bocce ball courts, straightened and organized patio furniture on pool deck, removed debris from highway one hundred to US1, adjusted landscape lighting on entrance sign on highway one hundred, drained entrance fountain of the collection of rain from previous work, cleaned up grill and kitchen area
11/29/23	6.5	R.G.	Reset breaker for pool deck lighting, changed out five gallon water containers, set up for CDD meeting, cleaned grill area, wiped down bar top, cleaned up weeds inside of pool pack area, blew leaves and debris off pool deck, sidewalk, bocce ball and pickleball courts, removed debris from US1 to highway one hundred
TOTAL	35.53		
MILES	565		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

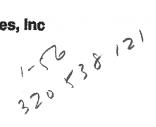
# MAINTENANCE BILLABLE PURCHASES

# Period Ending 12/05/23

DISTRICT DEER RUN	DATE	SUPPLIES	PRICE	EMPLOYEE
	10/31/23	Amazon Prime	18.87	K.R.
	11/2/23	Purell	32.15	K.R.
	11/2/23	Sanitizing Wipes	14.13	K.R.
	11/2/23	Damprid	14.71	K.R.
	11/2/23	Microban	7.46	K.R.
	11/3/23	Ink Cartridges	48.29	K.R.
	11/6/23	Patio Umbrella	57.49	K.R.
	11/7/23	Television for Grill Area and Balcony (2)	536.00	K.R.
	11/7/23	JM R30 UF 15"x25' Roll Insulation	63.99	R.G.
	11/7/23	5/8x4x8 Drywall	21.25	R.G.
	11/7/23	Prograde Knockdown 25oz (2)	64.35	R.G.
	11/7/23	Drywall Circle Cutter	1,3.77	R.G.
	11/7/23	Sanding Sponge Fine/Med 2pk	6.88	R.G.
	11/7/23	Folding Fixed Drywall Knife	11.48	R.G.
	11/7/23	Usg Ex Sand 20 min 18lb Bag	13.55	R.G.
	11/8/23	Wrapping Paper for Poster Board	9.84	K.R.
	11/9/23	Disinfecting Wipes for Gym	149.44	K.R.
	11/14/23	Wstr Paint Tray	5.26	R.G.
	11/14/23	Painters Liners 6pk	5.50	R.G.
	11/14/23	Handy Paint Pail	11.47	R.G.
	11/14/23	Kilz 2 Primer	14.93	R.G.
	11/14/23	2" Flat Brush	9.15	R.G.
	11/14/23	2" Thin Cutting Brush	16.07	R.G.
	11/14/23	60W ECS B11 Bulbs	110.22	R.G.
	11/17/23	55 Gal Trash Bags	32.17	K.R.
	11/17/23	Outdoor Clock	40.24	K.R.
	11/28/23	First Aid Refill	61.51	K.R.
			1 44 000 4F	

TOTAL \$1,390.15

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



Invoice

invoice #: 196 Invoice Date: 1/1/2024 Due Date: 1/1/2024 Case: P.O. Number:

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

Description	Hours/Qty Rate	Amount
.320.53800.12100 - Facility Management - Deer Run - January 2023	6,2	50.00 6,250.00 EIVED N 8 2024
0 0 1-5-24	Total	\$6,250.00
	Payments/Credi	ts \$0.00
	<b>Balance Due</b>	\$6,250.00

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

Invoice

1.20

Bill To:

Deer Run CDD 9145 Narcoosee Rd. Suite A206 Orlando, FL 32827 Invoice #: 197 Invoice Date: 12/31/2023 Due Date: 12/31/2023 Case: P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Assistant through December 2023 320,53800,13100	26.59	26.50	704.64
		RECE JAN	IVEC 8 2024
Juny Lanhit 1-5-24			
	Total		\$704.64
	Payment	s/Credits	\$0.00
	Balance	Due	\$704.64

# DEER RUN COMMUNITY DEVELOPMENT DISTRICT

# **Assistant Manager**

<u>Qty./Hour</u>	s <u>Description</u>	J	Rate	Amount
26.59	Assistant Manager	\$	26.50	\$ 704.64
	Covers Period: December 2023			
	GL # 320.53800.12100			

TOTAL DUE:

\$ 704.64

RMS			DEER RUN COMMUNITY DEVELOPMENT DISTRICT AMENITY ASSISTANT BILLABLE HOURS FOR THE MONTH OF DECEMBER 2023
Date	<u>Hours</u>	Employee	Description
12/7/23	2.67	N.C.	Bingo Night - set up, assist and clean up
12/9/23	5.18	N.C.	Event - Set Up, Assist and Clean Up
12/11/23	4	N.C.	Craft Night - set up, assist and clean up
12/15/23	5	N.C.	Paint Night - set up, assist and clean up
12/20/23	1.42	N.C.	Assisted with planning, completed daily checklist
12/28/23	8.32	N.C.	Craft Night - set up, assist and clean up

	1-101	
ACTINITION ALMAYS	IG 2323 N State St Unit 126, Bunnell, Florida 32110	Invoice 42148741 Invoice Date 12/7/2023 Completed Date 12/7/2023 Customer PO Payment Term Due Upon Receipt
<b>Billing Address</b> Deer Run CDD - Amenity Center 501 Grand Reserve Drive Bunnell, FL 32110 USA	Approved Facilities Maintenance 001.320.53800.50000 Rich Gray	Due Date 12/7/2023 Job Address Deer Run CDD - Amenity Center 501 Grand Reserve Drive Bunnell, FL 32110 USA
	Description of Work	
* Commercial Maintenance 4 systems - s	ervice time 4 hours ** Service every 3 months at \$42	5 per-visit This yearly maintenance pl

\*\* Commercial Maintenance 4 systems - service time 4 hours \*\* Service every 3 months at \$425 per-visit This yearly maintenance plan is full of benefits for your home or office HVAC system(s). As a member of our club, we would like to share the VIP club treatment. Including the added joining bonus for your future parts with an \*Always Sunny 20% off discount\*. Also, since we are here to help you 24/7 joining the club cuts your after-hours and weekend charge. We are now bundling in coverage for your part repairs with a LIFETIME GUARANTEE. Keep your system in tiptop shape all year around! A friendly reminder to extend the life of your HVAC system and lower the cost of your utility bills. We look forward to hearing from you Please, feel free to call us at 386-627-5500 or reply to this email to set a scheduled date. We have deals you don't want to miss out on, Call today for more information! \* All parts replaced will come with a 20% discount applied at time of purchase, as well as each replaced part will come with a lifetime warranty. \* (2) Newly installed capacitors on the upper units will be covered under the lifetime warranty being offered at start of this contract. (\* paid in full! ) \* Discounted service call fee will be \$49.99 7days a week 365 days a year including no additional fees for holidays, and weekends. Always Sunny Club includes: 1. Tighten all electrical equipment 2. Clean all evaporator coils 3. Clean condenser coils 4. Clean condensate line and drain pan 5. Check temperature split across evaporator coils 6. Change and replace filters 7. Check amp & voltage draw on all mode 10. Check amp draw on electrical heating coils

Filters: 16 3/8 x 21 1/2 x 1 , (2) 19.5 x 21.5 x 1, 18x18x1 in gym ceiling filter back

Task # ASC104	Description Commercial Quarterly Maintenace	Quantity 1.00	<b>Your Price</b> \$425.00	<b>Your Totai</b> \$425.00
			Sub-Total	\$425.00
			Tax	\$0.00
			Total Due	\$425.00
			Balance Due	\$425.00
	Thank you for choosing Sunshine State Heating and Air Conditioning			

This amount of \$425.00 is agreed and acknowledged. Payment is due upon receipt. A service fee of 5% will be charged for any payment received after 30 days.



12/7/2023

\*

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

+c

RECEIVED DEC 13 2023

12/7/2023



# Bill To:

Description

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 630449	12/4/2023
TERMS	PONUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: January 3, 2024 Invoice Amount: \$2,590.00

**Current Amount** 

Black Jack Vinyl Edging Selective Areas Installation

# Please send estimate with invoice. Customer wants a more detail invoice.



# IN COMMERCIAL LANDSCAPING RECEIVED

JAN 8 2024

# Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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

**ELLOWSTONE** 

Proposal #327826 Date: 10/26/2023 From: Antonio Perez-Mejia

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

main: 407-841-5524

400 Grand Reserve Dr Bunnell, FL 32110

Terms: Net 30

Location

Property Name: Deer Run CDD

**Proposal For** 

Black Jack Vinyl Edging Selective Areas Installation

The installation of Black Jack Edging on specific areas Rich indicated.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor For Preparation & Installation	14.00	\$65.000	\$910.00
20' Edging Pieces	28.00	\$60.000	\$1,680.00
Client Notes			

Approved Rich Gray	SUBTOTAL	\$2,590.00	
Signature		SALES TAX	\$0.00
x		TOTAL	\$2,590.00

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

Contact Assigned To Antonio Perez-Mejia Print Name: Office: aperez@yellowstonelandscape.com Title:\_\_\_\_\_ Date:

Yellowstone Landscape | www.yellowstonelandscape.com | 386-437-6211

46min -42



# **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 637907	1/1/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: January 31, 2024 Invoice Amount: \$10.066.53

Description	Current Amount
Monthly I and some Maintenance to an and	ourrent Antount
Monthly Landscape Maintenance January 2024	\$10.066.53

**Invoice Total** \$10,066.53

RECEIVED

JAN 2 2024

## Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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

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

	1-3	ACCO	UNT NAME	ACCOUNT #	PAGE #
LOCA		Deer Run	Comm Dev Dist	464637	1 of 1
		INVOICE #	BILLING PERIOD	PAYMENT DU	E DATE
The Daytona Beach Ne	aws-Journal saverRECEIVEI	0006141110	Dec 1- Dec 31, 2023	January 20,	2024
baytona renny.	JAN 1 2 2023	PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH A	MT DUE*
		\$0.00	\$0.00	\$61.15	5
Deer Run Comm Dev E 219 E. Livingston St. Orlando, FL 32801-15 Ininilia II and St. 1990	08	for a credit related to to Publisher within	the maximum legal rate (which o rates incorrectly invoiced or p 30 days of the invoice date o e advertising must be used wi id. All funds payable in US	baid must be submitted or the claim will be w within 30 days of issue	d in writing alved. Any
BILLING INQUIRIES/ADDRESS CH To sign-up for E-mailed invoid	IANGE\$ 1-877-736-7612 or smb@cc		gannett.com. Previous	FEDERAL ID 47-	
BILLING INQUIRIES/ADDRESS CH To sign-up for E-mailed invoid	IANGE\$ 1-877-736-7612 or smb@cc		)gannett.com. Previous		er:
BILLING INQUIRIES/ADDRESS CH To sign-up for E-mailed invoid DBA_1007176 Date Description	IANGE\$ 1-877-736-7612 or smb@cc		gannett.com. Previous		er: Amoun
BILLING INQUIRIES/ADDRESS CH To sign-up for E-mailed invoid DBA 1007176 Date Description 12/1/23 Balance Forward	IANGE\$ 1-877-736-7612 or smb@cc		gannett.com. Previous		
BILLING INQUIRIES/ADDRESS CH To sign-up for E-mailed invoid DBA 1007176 Date Description	IANGE\$ 1-877-736-7612 or smb@co		gannett.com. Previous	account numb	er: Amoun
BILLING INQUIRIES/ADDRESS CH To sign-up for E-mailed invoid Date Description 12/1/23 Balance Forward Package Advertising:	IANGE\$ 1-877-736-7612 or smb@co	e contact abgspecial@	PO Nu	account numb	er: Amoun \$33.6
BILLING INQUIRIES/ADDRESS CH To sign-up for E-mailed invoid Date Description 12/1/23 Balance Forward Package Advertising: Start-End Date Order Number	IANGE\$ 1-877-736-7612 or smb@co ces and online payments please Product DTB Flagler/ Palm Coast News Tribune	e contact abgspecial@ Description	PO Nu	account numb	er: Amoun \$33.6 ackage Cos

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 Savel

Total Cash Amount Due	\$61.15
Service Fee 3.99%	\$2.44
*Cash/Check/ACH Discount	-\$2.44
*Payment Amount by Cash/Check/ACH	\$61.15
Payment Amount by Credit Card	\$63.59

ACCOU	NT NAME	ACCOUNT	NUMBER	INVOICE	NUMBER	AMOUNT PAID
Deer Run C	omm Dev Dist	464	637	0006	141110	
CURRENT	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE
\$27.54	\$28.00	\$5.61	\$0.00	\$0.00	\$0.00	\$61.15
EMITTANCE ADI	DRESS (Include Account	#& involce# on check)	TO PAY WIT	H CREDIT CARD PL	EASE CALL:	TOTAL CREDIT CARD
				1-877-736-7612		\$63.59
-	ona Beach News-J P.O. Box 630476 cinnati, OH 45263-		To sign up fo		s and online paym Il@gannett.com	ents please contact

# 00004646370000000000061411100000611567243

# NEWS-TRIBUNE PO Box 631244 Cincinnati, OH 45263-1244

## **PROOF OF PUBLICATION**

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Flagler/Palm Coast NEWS-TRIBUNE, published in Flagler County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

## 12/20/2023

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 12/20/2023

T.	dan l	AMPLAN
Legal Clerk	7-	TIN
her	A T	1001
Notary, State of WI	, County of Brown	1
-	3/-7	/7/)
My commision exp	ires	
Publication Cost:	\$27,54	
Order No:	9626751	# 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 RULE DEVELOPMENT BY THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Deer Run Community Development District (the "District") hereby gives notice of its intention to adopt its amended Amenity Rates ("Amended Amenity Rates"), all of which govern the operation of the District's amenity facilities and other properties. The Amended Amenity Rates will address certain revisions to the District's rules and policies governing the operation of the District's gmenity facilities and other properties The purpose and effect of the Amended Amenity Rates is to provide for efficient and effective District operations of the District's amenity facilities and other properties by setting policies, regulations, rates, and fees to implement the provisions of Section 190.035, Florida Statutes. The specific legal authority for the rules includes Sections 190.035(2), 190.011(5), 190.012, 120.54, 120.69 and 120.81, Florida Statutes. A public hearing on the adoption of the Amended Amenity Rates will be conducted by the District on Janu-ary 24, 2024, at 6:00 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110, A preliminary copy of the proposed Amended Amenity Rates may be obtained by contacting the District Manager at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Flo-rida 32092; Ph: (904)940-5850.

Howard McGaffney District Manager

L#9626751 12/20/2023 1T

DE	G	E		$\mathbb{V}$	E	D
	02(	2	8		4	J
By		_				

Page 1 of 1

approved 11/20/23-KR 48300 \*82 11/18/2023

**NET 15** 

# Invoice

106

Dear Run Amenity Center Attn: Kayla

	Cost
Service	300.00
Week of 11/13	
	300.00

# Total Due:

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

Thank you,

1 .....

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





				1-43			
	<b>Dewberry</b> <sup>•</sup>	Please remit to:	DEWBERRY B P.O. Box 8218 Philadelphia, F (703)849-0100	24 PA 19182-1			
Bill To:	DEER RUN CDD 9145 NARCOOSSEE RD, SUITE 206-A ORLANDO FL 32827		Invoice #: Invoice Date: Due Date: Client #: Contract #: Batch #:	23860 1/12/20 2/11/20 3271 501685 33296	)24 )24 27 )91		
ob:	50168591 Deer Run CDD 2024 Gen Eng		Work Perform	ned Thru Pe	eriod Ending	3 1	2/29/2023
ob:	50168591 Deer Run CDD 2024 Gen Eng	TIME & MATERIAL BILLI		ned Thru Pe	əriod Ending	3 1	2/29/2023
	50168591 Deer Run CDD 2024 Gen Eng Task Description	TIME & MATERIAL BILLI		ned Thru Pe	əriod Ending	3 1	2/29/2023
Task ID		TIME & MATERIAL BILLI			eriod Ending	-	
Task ID	Task Description	TIME & MATERIAL BILLI				-	
ob: 5 <u>Task ID</u> T001	Task Description GENERAL ENGINEERING		<u>NG</u>	CURR	ENT PERIO	-	LING
Task ID	Task Description GENERAL ENGINEERING Description		<b>NG</b> 2,730.00	CURR	ENT PERIO Rate	D BIL	LING Amount

TOTAL INVOICE AMOUNT DUE BY 2/11/2024 Please Reference Invoice Number with Payment

TOTAL FOR JOB: 50168591

\$

\$

195.00

195.00

# RECEIVED

JAN 1 8 2024

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 This invoice accurately reflects the terms and conditions of our questions pertaining to the above should be brought to the attention of agreement and the amount hereon is correct. Dewberry immediately. Thank you. PETER NASSIF ARMANS

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

Page of 1 1

# Dewberry

-		BEGINNING	ber		EMPLOYEE NO. N	AME (Last, First, M.I.)	MAN			P.C.	Ţ			
11/25/2023 12/1/2023						номе в.ч.				EKLY IESHEE	т			
PAY	AY WORK COST WORK		557010	957610 ARMANS, PETER N.				2						
TYPE	STATE			DESCRIPTION/C	DESCRIPTION/CREW INFO			MON	TUES	WED	THURS	FRI T	OTAL	
-							_	-			_		_	
_								-	-				+	
							+	+					-	
1	FL	50168591	T0010000		Deer Run: General Engineering: fina Installation cost Deer Run CDD 2024 Gen Eng	lizing SJRWMD scope cost a	ıd				1.0	_		1.
_													_	
													+	
		PETER A	RMANS 12/	1/2023				і 5А К	ELLE	Y 12/	1/20	23		
_		EMPLO	YEE SIGNA	TURE		1.				VED				

From: Indhira Araujo iaraujo@gmscfl.com &
 Subject: Fwd: Invoice 2386022
 Date: January 18, 2024 at 10:43 AM
 To: Lisa Cruz Icruz@gmscfl.com

Begin forwarded message:

From: Howard "Mac" McGaffney <<u>hmcgaffney@gmsnf.com</u>> Subject: Re: Invoice 2386022 Date: January 18, 2024 at 10:41:37 AM EST To: Tina Kegel <<u>tkegel@Dewberry.com</u>> Cc: Indhira Araujo <<u>iaraujo@gmscfl.com</u>>

Approved.

V/R Mac

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



**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.

On Jan 18, 2024, at 7:39 AM, Kegel, Tina < tkegel@Dewberry.com > wrote:

<2386022.pdf>

ORIDA PEST CONTROL di Company

PO BOX 740608 CINCINNATI OH 45274-0608

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

## CEPPICIED 1/17/24 KIL Page 1 of 1 Invoice Amount Number Date Due 2692782 1/5/2024 89.60

# INVOICE# 56630835 DEER RUN CDD

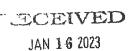
Message: Is your home protected from termites? These destructive pests can cause significant structural damage which is rarely covered by homeowner's insurance. We can help protect your home. Call for a FREE Termite Inspection today!

INVOICE DÉTAIL	Chine and the second seco
PEST CONTROL MAINTENANCE	
Deer Run Cdd 501 GRAND RESERVE DR	89.6
BUNNELL, FLON 1/5/2024	

ayment Remittance



PO Box 13848 Reading, PA 19612-3848



Bill To #: 2692782 Date: 1/5/2024 Due Date: 2/4/2024 Invoice #: 56630835 Amount Due: 89.60 Amount Paid: Check No.:

որությունը ներակությունը հերանի ներաններություններ 12162 1 AB 0.537 54 Return Service Requested Deer Run Cdd 6200 Lee Vista Blvd Suite 300 ATTN INDHIRA ARAUJO Orlando, FL 32822-5149

<mark>կինինին ինիվորդներին նենն հետությունը հերաններին հ</mark>ետությանը հետությունը հետությունը հետությունը հետությանը հետո Արբանին հետությունը հետությունը հետությունը հետությունը հետությունը հետությունը հետությունը հետությունը հետությո FLORIDA PEST CONTROL PO BOX 740608 CINCINNATI OH 45274-0608

00269276200000000056630635000006960202402040003

# **GMS-Central Florida, LLC**

1-1

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 361 Invoice Date: 1/1/24 Due Date: 1/1/24 Case: P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2024 70 513 34 Website Administration - January 2024 351 Information Technology - January 2024 351 Dissemination Agent Services - January 2024 Office Supplies 51 Postage Copies 42( Telephone		3,040.50 57.83 96.75 208.33 0.54 84.42 41.10 24.92	3,040.50 57.83 96.75 208.33 0.54 84.42 41.10 24.92
RECEIVED Jan 12 2024			
	Total Payment	s/Credits	\$3,554.39 \$0.00
	Balance	Due	\$3,554.39

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

Invoice

Invoice #: 362 Invoice Date: 1/1/24 Due Date: 1/1/24 Case: P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Field Management - January 2024 3 2 っ らっていて		2,784.83	2,784.83
RECEIVED JAN 1 2 2024			
	Total Payments/C	LESS VA	\$2,784.83 \$0.00
	Balance Du		\$2,784.83

1-1

appined 1/16/24 Kp 182 48300 1/14/2024

**NET 15** 

**Dear Run Amenity Center** Attn: Kayla

Service	Cost
Week of 1/8	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

JAN 16 2024

		=							
		=	INVOICE						
	D	ewberry	Please ren		DEWBERRY P.O. Box 821 Philadelphia, (703)849-010	824 PA 19182-			
ill To:		JN CDD RCOOSSEE RD, SUITE 206-A O FL 32827		·	Invoice #: Invoice Date Due Date: Client #: Contract #: Batch #:	2/11/2 32 50138	2024 2024 7127		
ob:	50138475	Deer Run CDD WA 2021-2 SJRWMD Permit Compliance	LUMP SUM BIL		Work Perfor	med Thru	Period Ending	I 	12/29/2023
Task ID		Task Description	Contract Amount	Pct Comp	Amo Earr		Previously Billed		Current Amount
L001		POST PERMIT COMP COORD	3,500.00	95.00	3,	325.00	3,325.00		.00
			TIME & MATERIAL	BILLIN	G				
Task ID		Task Description							
T004		CONSULTANT COORD/PROJECT MEET			-	CUI	RRENT PERIO	D BI	ILLING
		Description	Prev Amount Billed	\$	2,080.00	Hours	Rate		Amount
		PROFESSIONAL II				4.50	125.000	\$	562.50

	0013105130031100 Post Permit Comp Coord	TOTAL INVOICE AM BY 2/11/20		\$		562.50
		TOTAL FOR	JOB: 501384	75	\$	562,50
		TOTAL FOR	T004		\$	562.50
		TOTAL HOURLY LABOR	4.50		\$	562.50
	PROFESSIONAL II	-	4.00	120.000	ቅ	002.00

Please Reference Invoice Number with Payment

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

 This invoice is due and payable within 30 days of the invoice date. Any
 This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct.

 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.

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

# Dewberry

# Page 1 of 1

	WEER	eek beginning WEEK ENDING Employee no. NAME (last, First, D.L.)		NAME (Lust, First, M.L.)	HOME 8.0.			P.C. WEEKLY 2 TIMESHEET						
	11/	25/2023	J	12/1/202	23 795258	HAMILTON, AMANDA E.		530		2	Π	MESHE	ET	
	work State			WORK ORDER	DESCRI	PTION/CREW INFO	SAT	SUN	MON	านธร	wed	THURS	PRI	TOTALS
										•				
1	FL	50138475	T0040000		onsultant Coord/Project Meet eer Run CDD WA 2021-2	- planting replacement plans				2.0	2.0	0,5		4.5
									<u> </u>		l		ļ	
 		AMANDA F	AMILTON		23		MICH			HUK VED		/2023		



9145 NARCOOSSEE RD, SUITE 206-A

DEER RUN CDD

ORLANDO FL 32827

Bill To:

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

Invoice #:

Invoice Date: Due Date: Client #: Contract #: Batch #:

Work Performed Thru Period Ending 7/28/2023

2321732 8/18/2023

9/17/2023

50147438

3285408

327127

Deer Run CDD WA 2022-1 Job: 50147438 **TIME & MATERIAL BILLING Task Description** Task ID CURRENT PERIOD BILLING GENERAL ENGINEERING T001 **Prev Amount Billed** \$ 19,892.50 Hours Rate Amount Description 1.00 195,000 195.00 \$ ENGINEER V TOTAL HOURLY LABOR 1.00 \$ 195.00 Vendor Inv Date Amount Description 1584 7/21/2023 2,000.00 **IRRI DESIGN STUDIO** Sub-Consultant TOTAL OTHER DIRECT COST \$ 2,000.00 T001 \$ TOTAL FOR 2,195.00 2,195.00 TOTAL FOR JOB: 50147438 \$ TOTAL INVOICE AMOUNT DUE \$ 2,195.00 BY 9/17/2023 Please Reference Invoice Number with Payment 0013105130031100 Engineer SVCS July 23

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<br/>questions pertaining to the above should be brought to the attention of<br/>Dewberry immediately. Thank you.This invoice accurately reflects the terms and conditions of our<br/>agreement and the amount hereon is correct.<br/>PETER NASSIF ARMANS

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

WEEK BEGINNING WEEK ENDING EMPLOYEE NO.		EMPLOYEE NO.	NAME (Last, First, M.I.)	HOME B.U.			P.C.	WE	EKLY							
	7/2	2/2023		7/28/	2023	957610	ARMANS, PETER N.	2705			2	TIMESHEET				
AY (PE	WORK	JOB/BU	COST CODE	WORK ORDER		DESCRIPTION/CREW INFO		SAT	รบก	MON	TUES	VED	THURS	RITOT		
-										1						
				 						-	++					
										<b> </b>				-		
-									1	$\square$				_		
				l												
					l				ļ							
										1						
					Board Me	etina										
1	FL	50147438	T0010000			CDD WA 2022-1						1.0				
				]						I				1		
		ρετερ Δ	RMANS 7/	28/202	23			Ц	SA I	KELLI	EY 7/2	8/20	23			
			YEE SIGN	-			<u></u>				OVED I		-			

рримов і 82/84 скр 48300

115

1/21/2024 NET 15

# Dear Run Amenity Center Attn: Kayla

Service	Cost
Week of 1/15	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



0013205380048300 Cleaning 1/15/24

0-pp/aledi :1/29/24 (20) 4/8300

116

1/28/2024 NET 15

# Dear Run Amenity Center

Attn: Kayla

 Service
 Cost

 Week of 1/22
 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. Paim Coast FL, 32164

0013205380048300 Cleaning 1/22/24



approved 216/24 KR 48300

117

2/5/2024 **NET 15** 

# **Dear Run Amenity Center** Attn: Kayla

Total Due:	
Week of 1/29	300.00
Service	Cost

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

# Thank you,

Jason & Gretchen Sandoval **Owners** J&G Commercial Cleaning Services LLC 386-985-7445 22 Prince Anthony Ln. Palm Coast FL, 32164



0013205380048300 Cleaning 1/29

# KUTAK ROCK LLP

**TALLAHASSEE, FLORIDA** Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

January 31, 2024

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

25.2		 				••
2514.5						

Reference: Invoice No. 3342510 Client Matter No. 6023-1 Notification Email: eftgroup@kutakrock.com

General Counsel Dec 23 0013105130031500

Mr. George Flint Deer Run CDD Governmental Management Services-CF, LLC Suite A206 9145 Narcoossee Rd. Orlando, FL 32827

Invoice No. 3342510 6023-1

# Re: Deer Run CDD - General Counsel

# For Professional Legal Services Rendered

12/02/23	L. Whelan	0.30	115.50	Perform legislative monitoring activities
12/04/23	K. Buchanan	0.70	210.00	Review draft meeting minutes; confer with district manager
12/06/23	J. Gillis	0.90	171.00	Draft agreement with M and M Sales-Service for irrigation pump and control cabinet replacement services; confer with staff regarding same
12/07/23	K. Buchanan	0.40	120.00	Review policy updates
12/11/23	K. Buchanan	2.20	660.00	Confer with district manager; confer with district chairman; prepare pump cabinet agreement; perform meeting follow up
12/11/23	J. Gillis	0.40	76.00	Draft notices of rule making and rule development for amended amenity rates

# KUTAK ROCK LLP

Deer Run CDD January 31, 2024 Client Matter No. 6023-1 Invoice No. 3342510 Page 2

12/12/23	K. Buchanan	0.40	120.00	Confer with Dean regarding request for management services
12/14/23	K. Buchanan	0.40	120.00	Review correspondence regarding number of units and assessment process
12/15/23	K. Buchanan	1.40	420.00	Prepare request for proposals for district management services
12/18/23	J. Gillis	0.10	19.00	Review and revise board supervisor email list for Capitol Conversations
12/29/23	K. Buchanan	0.30	90.00	Review outstanding action items
TOTAL HOU	JRS	7.50		
TOTAL FOR	SERVICES RENI	DERED		\$2,121.50

TOTAL CURRENT AMOUNT DUE

<u>\$2,121.50</u>



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

GROUP (CONTROL)

JAN 292023

Invoice	Date	2/1/2024

Invoice #

111295607770

Terms	Net 20
Due Date	2/21/2024
PO #	

Bill To Deer Run Community Develo 6200 Lee Vista Blvd, Suite 3 Orlando FL 32822	opment District 00	Ship To Rich Whetsel Deer Run Community Devel 501 Grand Reserve Drive Bunnell FL 32110	opment l	District	
Item ID	Descriptio	on	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Ra	te	1	ea	1,459.73
WM-XPC Upgrade	XPC System Upgrade		1	ea	25.00
WM-Wireless Communication Charge	XPC Communication Fee 0013205380048100 Water Management fel	b 24	1	ea	0.00

------

Save in 2024 by prepaying your annual amount. Customers who prepay for 2024 by 12/31/2023 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2024 annual invoice.

\* \*\*\*\*

.....

~ ~

.....

 Subtotal
 1,484.73

 Shipping Cost (FEDEX GROUND)
 0.00

 Total
 1,484.73

 Amount Due
 \$1,484.73

Remittance Slip

Customer 11DEE025 Invoice # 111295607770 Amount Due

.......

•

\$1,484.73

....

Amount Paid

Make Checks Payable To Poolsure PO Box 55372 Houston, TX 77255-5372



YELLOWSTONEINVOICE #INVOICE DATELANDSCAPEPC 6530702/2/2024Bill To: Deer Run CDD c/o GMS-CF, LLCNet 30Invoice DateBenit To: ComparisonRemit To: ComparisonRemit To: ComparisonRemit To: Comparison		INVC	ICE			
Bill To:     PC 653070     2/2/2024       Deer Run CDD     Net 30	YELLOWSTONE	INVOICE #	INVOICE DATE			
Bill To: Deer Run CDD	LANDSCAPE	PC 653070	2/2/2024			
Deer Run CDD	D:11 T	TERMS	PO NUMBER			
		Net 30				
6200 Lee Vista BlvdYellowstone LandscapeSuite 300PO Box 101017Orlando, FL 32822Atlanta, GA 30392-1017	c/o GMS-CF, LLC 6200 Lee Vista Blvd Suite 300	PO Box 101017				
Property Name: Deer Run CDD	Property Name: Deer Run CDD	· ····, · · · · ·				
Address: 400 Grand Reserve Dr Invoice Due Date: March 3, 2024 Bunnell, FL 32110		Invoice Due Date:	March 3, 2024			
Invoice Amount: \$615.00	, , , , , , , , , , , , , , , , , , ,	Invoice Amount:	\$615.00			
DescriptionCurrent AmountOutfall Structure Clean Up For Stormwater SystemLandscape Enhancement\$615.00	Outfall Structure Clean Up For Stormwater System					

**Outfall Stuct Cleanup** 

Invoice Total

\$615.00

# PH COMMERCIAL LANDSCAPING

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



Bill To: DEER RUN CDD 9145 NARCOOSSEE RD, SUITE 206-A ORLANDO FL 32827 Please remit to: DEWBERRY ENGINEERS INC. P.O. Box 821824 Philadelphia, PA 19182-1824 (703)849-0100 TIN: 13-0746510

 Invoice #:
 2397688

 Invoice Date:
 2/9/2024

 Due Date:
 3/10/2024

 Client #:
 327127

 Contract #:
 50168591

 Batch #:
 3338052

Work Performed Thru Period Ending 1/26/2024

Deer Run CDD 2024 Gen Eng 50168591 Job: TIME & MATERIAL BILLING **Task Description** Task ID **CURRENT PERIOD BILLING** GENERAL ENGINEERING T001 Prev Amount Billed Amount 2,925.00 Hours Rate \$ Description 195,000 97,50 .50 S ENGINEER V \$ 97,50 TOTAL HOURLY LABOR .50 T001 \$ TOTAL FOR 97,50 TOTAL FOR JOB: 50168591 97.50 \$ TOTAL INVOICE AMOUNT DUE 97.50 \$ BY 3/10/2024 Please Reference Invoice Number with Payment **ENGINEER SVCS JAN 24** 

ENGINEER SVCS JAN 24 0013105130031100

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	This invoice accurately reflects the terms and conditions of our
questions pertaining to the above should be brought to the attention of	agreement and the amount hereon is correct,
Dewberry immediately. Thank you.	PETER NASSIF ARMANS

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



#### Page 2 of 2

	VEER A	5108645	WEEK END	ING	employee ha.	WARE (LOOK PROVEMEN)		90	NEC 10.46	1.	$P_a C_a$	WEEKL		
	1/20	/2024	1/26/2	2024	957610	ARMANS, PETER N.		2	2705		2	TIMES	HEET	
ዮጵ? ፕሄም	WORK SI AYE	J08/89	0057 0000	WORK ONDER	ors of it	rrati/caew mra	SAT	stee	NDG	TUES	0.977	111069	193	TOTALS
1	FL	50168591	тоо10000		Deer Run: General Engli Deer Run CDD 2024 Ger				ļ		0.5	 		0.5
~~~~~	-			17 January and 18 Performance		unterna da en un a da entre en valor (1937) (1937) (1970) en entre da entre de entre da entre da esta da da da d			<u> </u>					
elasticia E 4020403	laan	PETER ARM	ANS 1/26/20.	24		na na sana na sana na sana na sana na sana na			ISA I	<elle< th=""><th>Y 1/2</th><th>5/2024</th><th></th><th></th></elle<>	Y 1/2	5/2024		
		EMPLOYE	E SIGNATURE	and the second		united website district of the operation of the state and a state of the state of the state of the state of the	APPROVED BY							

#### PAYMENT COUPON

# /4115006401063000160342180045003080000090200

#### 1800450030 1 of 1

4,1,1500,640108,3000160342,1800450030,8,0000090200 Please mail this portion with your check

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



Cust, No.:3000160342	Inv. No.:1800450030
This Month's Charges	Amount Due
Past Due After	This Invoice
03/02/2024	\$ 902.00

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

FPL General Mail Facility Miami FL 33188-0001

Florida Power & Light Company

Invoice Customer Name and Address

DEER RUN CDD 6200 LEE VISTA BLVD STE 300 ORLANDO FL 32822 Federal Tax id #: 59-0247775

Customer Number:	3000160342
Invoice Number:	1800450030
Invoice Date:	02/01/2024

4,1,1500,640106,3000160342,1800450030,8,0000090200 Please retain this portion for your records

#### CURRENT CHARGES AND CREDITS Customer No: 3000160342 Involce No: 1800450030

Description	Amount
PREMIUMLIGHTING	902.00
For Inquiries Contact: PREMIUM LIGHTING	<b>Total Amount Due \$902.00</b> This Month's Charges Past Due After 03/02/2024

#### 0013205380043000 PREMIUM LIGHTING FEB 24

	[33]

#### **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

1800450030 1 of 1

(p)) Wed ( 24,5110 8116164

PEST CONTROL A Rentoted Company PO BOX 740608 CINCINNATI OH 45274-0608

VRIDA

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

# Bill To<br/>NumberInvoice<br/>DateAmount<br/>Due26927822/2/202489.60

Page 1 of 1

#### INVOICE# 57640610 DEER RUN CDD

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

89.60

#### Payment Receipt. Please Return with Payment Remittance



Date: 2/2/2024	Bill To #: 2692782
Invoice #: 57640610	Due Date: 3/3/2024
Amount Paid:	Amount Due: 89.60
Check No.:	

#### 

10630 1 AB 0.547 48 Return Service Requested Deer Run Cdd 6200 Lee Vista Blvd Suite 300 ATTN INDHIRA ARAUJO Orlando, FL 32822-5149

#### ||փիլիբիլիբիվեր||հիհետիգելեցելեր||գեյթլ|||լո FLORIDA PEST CONTROL PO BOX 740608 CINCINNATI OH 45274-0608

00267278200000000057640610000008960202403030004

#### LATE PAYMENT FEE INFORMATION

In the event that full payment is past due, a late payment fee will be added to the unpaid late balance. The late payment fee is equal to 1.5% per month (18% annual rate) of the unpaid late balance, or such lesser amount as may be the maximum amount permitted by law. This late payment fee will appear on the monthly statement. A minimum late charge of \$1.00 may be imposed.

#### FUEL/TRANSPORTATION SURCHARGE

Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to your involce for any increase in the cost of fuel as measured above 2018 (as measured by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

### **GMS-Central Florida, LLC**

1001 Bradford Way Kingston, TN 37763

> Invoice #: 363 Invoice Date: 2/1/24 Due Date: 2/1/24 Case: P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2024 Website Administration - February 2024 Information Technology - February 2024 Dissemination Agent Services - February 2024 Office Supplies Oot310513003130 Postage Copies001310513003400 001310513003510 001310513004200 001310513004250	) ) ) )	3,040.50 57.83 96.75 208.33 1.05 45.39 66.15	3,040.50 57,83 96.75 208.33 1.05 45.39 66.15
	Total		\$3,516.00
	Paym	ents/Credits	\$0.00
	Balan	ce Due	\$3,516.00

# Invoice

### **GMS-Central Florida, LLC**

1001 Bradford Way Kingston, TN 37763

# Invoice

÷

Invoice #: 364 Invoice Date: 2/1/24 Due Date: 2/1/24 Case: P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Field Management - February 2024		2,784.83	2,784.83
0013205380012000			
	Total	· · · · · · · · · · · · · · · · · · ·	\$2,784.83
	Paymen	ts/Credits	\$0.00
	Balance	Due	\$2,784.83

# INVOICE

**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.: poY89414 erms: Net 30 Invoice date: 02/10/2024 Due date: 03/11/2024

Total if paying by Credit Card is \$

ŧ	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 y Card.	our business. We accept Cash, Check or Credit				

0013205380047000 LAKE MAINTENANCE FEB 24

Note if paying by Credit Card a 3.9% transaction fee will be required.

418300 2/11/2024



# Invoice

118

2/11/2024 NET 15

.<u>.</u>...

**Dear Run Amenity Center** Attn: Kayla

Service	Cost
Week of 2/5	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 385-985-7445 22 Prince Anthony In. Palm Coast FL, 32164



0013205380048300 CLEANING 2/5/24

Approved 2/20/24 KR 48300

## Invoice

119

2/18/2024 **NET 15** 

Dear Run Amenity Center Attn: Kayla

Service Cost Week of 2/12 300.00 **Total Due:** 300.00

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

Thank you,

Jason & Gretchen Sandoval Owners 1&G Commercial Cleaning Services LLC 386-986-7445 22 Prince Anthony Ln. Palm Coast FL, 32164

0013205380048300 CLEANING 2/12/24



|--|--|--|

#### Bill To:

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

Property Name:Deer Run CDDAddress:400 Grand Reserve Dr

Bunnell, FL 32110

## INVOICE

INVOICE #	INVOICE DATE
PC 658844	2/15/2024
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 16, 2024 Invoice Amount: \$10,066.53

Description

Monthly Landscape Maintenance February 2024

Approved Landscape Maintenance 001.320.53800.46000 Rich Gray Current Amount

\$10,066.53

Invoice Total

\$10,066.53

# IN COMMERCIAL LANDSCAPING

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

approved KR 2/26/24 48300

## Invoice

120

2/25/2024 NET 15

Total Due:	300.00
Week of 2/19	300.00
Service	Cost
Dear Run Amenity Center Attn: Kayla	

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

0013205380048300 CLEANING 2/19



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

Bill To:

Sulte A206 Orlando, FL 32827

Deer Run CDD 9145 Narcoosee Rd.

# Invoice

Involce #: 198 Invoice Date: 1/12/2024 Due Date: 1/12/2024 Case: P.O. Number:

Description	Hours/Qty Rate	Amount
Facility Maintenance December 1 - December 31, 2023 Maintenance Supplies	1,233.1 79.735 79.735	14 1,233.14 10 797/00
Approved Facility Maintenance-\$850.14 001.320.53800.50000		
Amenity Repair & Maintenance-\$850.00 001.320.53800.54000		
Holiday Decor- \$165.00 001.320.53800.59100		
Office Supplies-\$165.00 001.320.53800.57000		
Rich Gray		
Juny Landutt 1-17-24		
	Total	\$2,030.14
	Payments/Credits	\$0.00
	<b>Balance Due</b>	\$2,030.14

#### RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	Description
12/4/23	6	R.G.	Removed debris on pool deck, around amenity center, parking lot and from US1 to highway one hundred entrances, put up Christmas decorations around amenity center, replaced five gallon water container
12/5/23	8.8	M.C.	Straightened and organized chairs and tables on pool deck and patio, removed debris around amenity center, parking lot and roadways, assembled eight foot Christmas Santa and decorating for the holidays
12/12/23	6	R.G.	Inspected from US1 to highway 100 entrance for trash and removed debris, reset and staked Christmas decorations, rehung gym sign at gym door entrance, reset no-parking sign on Grand Reserve Drive, pulled weeds from bocce ball court, blew leaves and debris off pool deck, sidewalk and pickleball courts, reset patio and pool furniture at amenity center
12/28/23	5	R.G.	Took down all Christmas decorations and put away, blew leaves and debris off sidewalk around amenity building, pickleball court and bocce ball, organized pool deck fumiture, reset pond fountain at amenity center, removed debris from US1 entrance to highway 100
TOTAL	25.8		
MILES	452		*Mileage is relmbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

#### MAINTENANCE BILLABLE PURCHASES

#### Period Ending 1/05/24

DISTRICT	DATE	<u>SUPPLIES</u>	PRICE EMPLOYEE
DEER RUN			
	11/21/23	Constant Contact	117.50 K.R.
	11/30/23	Amazon Prime Membership	18.87 K.R.
	11/30/23	Primo Water Delivery	31.92 K.R.
	12/4/23	Surfing Santa	80.48 K.R.
	12/4/23	Santa Inflatable	80.48 K.R.
	12/4/23	Santa Cookies Inflatable	57.48 K.R.
	12/4/23	Collapsible Santa	228.85 K.R.
	12/4/23	Window Décor	87.45 K.R.
	12/4/23	Snow	13.66 K.R.
	12/4/23	AA Batteries 48pk	30.04 K.R.
	12/4/23	Copy Paper	9.76 K.R.
	12/8/23	Air Wick Plug In Refil	25.28 K.R.
	12/12/23	Mounting Tape for Gym Sign	15.24 K.R.
			TOTAL \$797.00

.

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

Invoice

Invoice #: 199 Invoice Date: 1/12/2024 Due Date: 1/12/2024 Case: P.O. Number:

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

Description	Hours/Qty Rate	Amount
aIntenance Supplies · Special Events ending 1/5/23 Special Events 1.320,53800.59000	694	.30 694.30
1.320.53800.54000		
Juny Landutt 1-17-24		
	Total	\$694.30
	Payments/Credits	s \$0.00
	Balance Due	\$694.30

#### SPECIAL EVENTS

·

#### Period Ending 1/05/24

DISTRICT	DATE	EVENT	SUPPLIES	PRICE	EMPLOYEE
DEER RUN					
	11/29/23		Flowers for Gail Resignation	14.77	K.R.
	12/1/23	Christmas Event	Command Hooks	21,83	K.R.
	12/1/23	Christmas Event	Frosting	13,73	K.R.
	12/1/23	Christmas Event	Cookle Kits	51.75	K.R.
	12/1/23	Christmas Event	Sprinkles	10,35	K.R.
	12/4/23	Christmas Event	Cookie Kits	61.77	K.R.
	12/8/23	Christmas Event	Mandarins	5.74	K.R.
	12/8/23	Christmas Event	Wings	18.39	K.R.
	12/8/23	Christmas Event	Dessert Tray (2)	81.63	K.R.
	12/8/23	Christmas Event	Pinwheels Tray (2)	178.23	K.R.
	12/8/23	Christmas Event	Fruit Tray	45.99	K.R.
	12/8/23	Christmas Event	Veggie Tray (2)	87.38	K.R,
	12/15/23	Paint Night	Paint	51.12	K.R.
	12/15/23	Paint Night	Canvas'	44.82	K.R.
	12/15/23	Paint Night	Table Cloths	6.83	K.R.

TOTAL \$694.30

.

# Riverside Management Services, Inc

9655 Florida Mining Blvd. W. Building 300, Suite 305 Jacksonville, FL 32257

# Invoice

Invoice #: 200 Invoice Date: 2/1/2024 Due Date: 2/1/2024 Case: P.O. Number:

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

Description	Hours/Qty Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - February 2024	6,250.00	6,250.00
Juny Lanhut 2-6-24		
2-6-24		
	Total	\$6,250.00
	Payments/Credits	\$0.00
	Balance Due	\$6,250.00

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

Bill To:

Deer Run CDD 9145 Narcoosee Rd.

Suite A206 Orlando, FL 32827

Invoice #: 203 Involce Date: 2/19/2024 Due Date: 2/19/2024 Case: P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance January 1 - January 31, 2024 Maintenance Supplies		778.86 1,422/79	778.86 1,422,79
(1997) (1997) - Andrew Chamber, 1998) (1997) - Andrew Chamber, 1997) - San			•
Operating Supplies-\$372.80 001.320.53800.53000			
Amenity Repairs & Maintenance 001.320.53800.54000-\$300.00			
Office Supplies-\$150.00 001.320.53800.57000			
Facility Maintenance 001.320.53800.50000-\$1,378.85		1	
Any Landat			
	Total	<b>.</b>	\$2,201.65
	Payme	nts/Credits	\$0.00
	Balanc	e Due	\$2,201.65

# Invoice

<u>Date</u>	<u>Hours</u>	Employee	Description
1/9/24	5	R.G.	Blew leaves and debris off sidewalk, pool deck, back patio and parking lot at amenity center, switched out acid barrels and drained pool to correct lever, reset no parking sign at start of phase two section, removed debris on pool deck, pickleball court, entrance to dock and from US1 to highway one hundred entrance
1/16/24	4	R.G.	Changed out lightbulbs in men's restroom on pool deck, entrance of amenity center, and kitchen area, drained pool back to normal level after the rain, reset breaker to pool patio lights, blew leaves and debris off sidewalk at amenity center and pickleball courts, removed debris from US1 to highway one hundred entrance
1/26/24	6.7	M.C.	Straightened and organized pool deck tables and chairs, removed debris along entrance roads to amenity center and around amenity center, checked and changed trash receptacles, emptied trash receptacles with water inside from rain, pickleball gate latch was reset and tightened, rusted speaker could not be removed, working on brushing rust off and paint with getting it on tables, chairs and floor
TOTAL	15.7		
MILES	339	-	*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

......

#### MAINTENANCE BILLABLE PURCHASES

#### Period Ending 2/05/24

DISTRICT	DATE	SUPPLIES	PRICE EMPLOYEE
DEER RUN			
	12/21/23	Constant Contact	81.60 K.R.
	12/27/23	Trash Can for Upstairs	59.55 K.R.
	12/27/23	Airwick Refills	25.28 K.R.
	12/27/23	Coffee	45.99 K.R.
	12/27/23	Outlet Timers	29.88 K.R.
	12/29/23	WD-40 for Gym Equipment	7.65 K.R.
	12/29/23	Printer Paper	8.25 K.R.
	12/29/23	File Folders	15.54 K.R.
	12/31/23	Amazon Prime Membership	18.87 K.R.
	1/2/24	Valentines Day Banners	2,88 K.R.
	1/3/24	Hand Soap	8.56 K.R.
	1/3/24	Coffee Creamer	14.12 K.R.
	1/3/24	Air Wick Plug Ins	25,28 K.R.
	1/3/24	Bathroom Paper Towels	44.08 K.R.
	1/10/24	Water	31.92 K.R.
	1/11/24	Toilet Paper	55.92 K.R.
	1/11/24	Windex	3.88 K.R.
	1/11/24	Paper Towels	16.66 K.R.
	1/17/24	Constant Contact	26,91 K.R.
	1/30/24	Replacement Ice Machines	899.99 R.G.
			TOTAL \$1,422.79

### **Riverside Management Services, Inc**

9655 Florida Mining Blvd. W. Building 300, Suite 305 Jacksonville, FL 32257 Invoice

Invoice #: 204 Invoice Date: 2/19/2024 Due Date: 2/19/2024 Case: P.O. Number:

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

<b>Description</b>	Hours/Qty	Rate	Amount
Maintenance Supplies - Special Events ending 2/5/23 Special Events 1.320.53800, 59000		545.31	545.31
·			
Juny Lanhit 2.2.2.2.24			\$545.31
		Total Payments/Credits	
	Balance		\$0.00 \$545.31

#### SPECIAL EVENTS

Period Ending 2/05/24

DISTRICT DEER RUN

DATE	<u>EVENT</u>
12/7/23	December Paint Night
1/2/24	January Bingo
1/5/24	Craft Night
1/5/24	Craft Night
1/5/24	Craft Night
1/5/24	February Bingo
1/17/24	Craft Night
1/17/24	Craft Night
1/18/24	Paint Night
1/19/24	Paint Night
2/2/24	Kids Craft Day

SUPPLIES	PRICE	<u>EMPLOYEE</u>
Paint	9,66	N.C.
Bingo Prizes	115.00	K.R.
Candy for Prizes	33.41	K.R.
Paper Shred	5.75	K.R.
Candy/Snacks for Prizes	17.25	K.R.
Containers for Prizes	5,75	K.R.
Gnomes	2.88	K.R.
Candles	2,88	K.R.
Transfer Tape	11.72	K.R.
Foam Brushes	9.76	K.R.
T-Shirts	82.93	K.R.
Bingo Prizes	86.25	K.R.
Transfer Paper	10.24	N.C.
Paint	3.84	N.C.
Paint	30.25	N.C.
Paint	25.00	N.C.
Cotton Balls	7.66	N.C.
Vinyl Paper	9.21	N.C.
Ciolhes Pins	1.53	N.C.
Paint	9.21	N.C.
Canvas	47.96	N.C.
Paint	11.03	N.C.
Markers	6.16	N.C.
	A- 1- 04	-

TOTAL \$545.31