

*Deer Run Community
Development District*

Agenda

May 29, 2024

AGENDA

Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.DeerRunCDD.com

May 22, 2024

Board of Supervisors
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for **Wednesday, May 29, 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. Consideration of Proposals for District Management
- V. Discussion Regarding Towing
- VI. Consideration of Conveyance of Phase 4 Improvements
- VII. Update Regarding DR Horton Bill of Sale to City of Bunnell for Phase 4 Improvements
- VIII. Consideration of Remediation Planting in Areas 4 & 11
- IX. Consideration of LED Lighting Agreement with FPL
- X. Update Regarding Construction Truck Route for Phase 5
- XI. Discussion of Long Range Plan to Remedy Irrigation Makeup and Usage Issues
- XII. Consideration of Proposals
 - A. Gym Equipment Replacement

- B. Fountain Repair (US-1)
- XIII. Consideration of Resolution 2024-07, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date to Adopt (August 28, 2024)
- XIV. Staff Reports
 - A. Attorney
 - B. District Manager – Report on the Number of Registered Voters (884)
 - C. Operations Manager
 - 1. Report
 - 2. Yellowstone Report
 - D. Amenity Manager - Report
- XV. Supervisor’s Request
- XVI. Public Comments
- XVII. Approval of Consent Agenda
 - A. Approval of the Minutes of the March 27, 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
- XVIII. Next Scheduled Meeting: June 26, 2024 @ 6:00 p.m.@ Island Club
- XIX. Adjournment

Community Interest:

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

SIXTH 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 physical presence or 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 or 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 whatsoever.

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 physical presence or online notarization, this ___ day of _____, 2023, by Philip A. Fremento. He is personally known to me or 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 Flagler, 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 physical presence or online notarization this _____ day of _____ 2021, by Philip A. Fremento. He is personally known to me or 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.

SEVENTH ORDER OF BUSINESS

GRAND RESERVE PHASE 4
BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS that **D.R. Horton, Inc. – Jacksonville**, a Delaware corporation, ("**Developer**") for the sum of TEN and No/100 Dollars (\$10.00) and other good and valuable consideration, paid by the **City of Bunnell, Florida**, a Florida municipal corporation ("**City**"), the receipt of which is hereby acknowledged, hereby grants, sells, assigns, and conveys to City all its right, title, and interest in and to all of the personal property, both tangible and intangible, relating to potable water, sanitary sewer, and storm sewer collection piping and collection structures (but excluding stormwater infrastructure lying in Tracts 4-1, 4-2, and 4-3), located in all right-of-way and utility easements dedicated to the City in that certain plat of Grand Reserve Phase 4, as recorded in Plat Book 40 on Pages 15 through 19 of the public records of Flagler County, Florida, and more particularly described, but without limitation, as follows:


The limits of the Grand Reserve Phase 4 project entail Grand Reserve Drive from Station 99+00 to 123+00, Pinnacle Place cul-de-sac and the entirety of the Grand View Drive cul-de-sac. Phase 4 portions of the potable water, sanitary sewer and storm sewer collection piping and collection structures have been completed and are in substantial compliance with the current City specifications and the approved Parker Mynchenberg & Associates, Inc. plans with last revision date of April 23, 2021 and signed/sealed on May 5, 2021.


Developer represents and warrants that it is providing all of its ownership interest in and to the above-referenced Improvements and has removed or provided for the removal of all liens, security interests, or encumbrances. Developer further assigns any and all of its rights to any and all manufacturers' warranties related construction, manufacture and fitness of use to any and all Improvements to City.

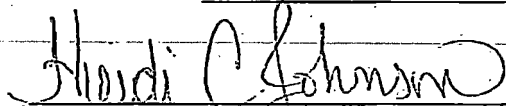
IN WITNESS WHEREOF, this instrument shall be effective as of the 27 day of JANUARY, 2023.

Witnessed:

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


Print Name: JOE WALTER

By:  VP
Print Name: PHILIP A. FREMONT
Title: VP


Print Name: Heidi C. Johnson

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this January 27th, 2023 by Philip A. Fremento D.R. Horton, Inc. - Jacksonville, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

[Notary Seal]

Teresal A Cole
Notary Public



TERESAL COLE
Commission # HH 099745
Expires May 18, 2025

Bonded Through Budget Notary Services
Name typed, printed or stamped
My Commission Expires:

Unofficial Copy

ATTEST:

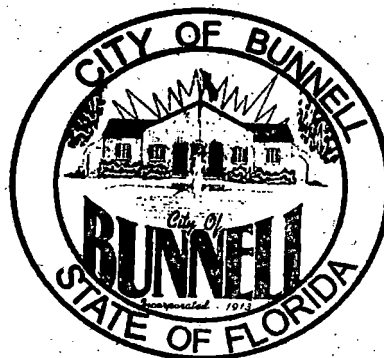
CITY OF BUNNELL

K Bates
Kristen Bates, CMC, City Clerk

By: Catherine D Robinson
Catherine D. Robinson, Mayor

Approved as to form and legality:

[Signature]
Vose Law Firm, City Attorney



APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: D. R. Horton, Inc - Jacksonville
4220 Race Track Road
Saint Johns, FL 32259

PROJECT: Grand Reserve Phase 4

APPLICATION NO: 14

Distribution to:

P. O. #'s
FROM: 200113
TO: 200122

PERIOD TO: 5/15/2022

OWNER
 ENGINEER
 CONTRACTOR

FROM SUB-CONTRACTOR:
Halifax Paving, Inc.
814 Hull Road
Ormond Beach, FL 32174

PROJECT NO: 21015

CONTRACT FOR: Site Development

CONTRACT DATE: 8-Feb-21

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

- 1. ORIGINAL CONTRACT SUM \$ 2,566,000.00
- 2. Net change by Change Orders \$ 484,046.55
- 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 3,050,046.55
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 3,050,046.55
- 5. RETAINAGE:
 - a. 0 % of Completed Work \$ 0.00
(Column D + E on G703)
 - b. 0 % of Stored Material \$ _____
(Column F on G703)
 - Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 0.00
- 6. TOTAL EARNED LESS RETAINAGE \$ 3,050,046.55
(Line 4 Less Line 5 Total)
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 2,745,041.90
- 8. CURRENT PAYMENT DUE \$ 305,004.65
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 0.00

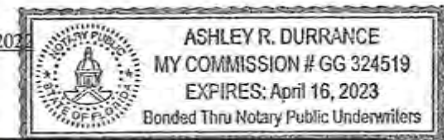
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$484,046.55	
Total approved this Month (1#)		\$0.00
TOTALS	\$484,046.55	\$0.00
NET CHANGES by Change Order	\$484,046.55	\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: HALIFAX PAVING INC.

By: *[Signature]* Date: 5/23/2022

State of Florida County of Volusia
Subscribed and sworn to before me this 23rd day of May, 2022



Ashley R Durrance
CIVIL ENGINEER CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CIVIL ENGINEER:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

HALIFAX PAVING, INC.

GRAND RESERVE PHASE 4							PERIODIC ESTIMATE NUMBER: <u>14</u>					
							THRU DATE: <u>5/15/2022</u>					
PAY ITEM NO.	DESCRIPTION	PO# / COST CODE	QTY	UNIT	UNIT PRICE	CONTRACT AMT	MONTHLY ESTIMATE		PREV COMPLETE		COMPLETE TO DATE	
							QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT
	Clear & Grubb		25	AC	\$ 6,500.00	\$ 162,500.00		\$ -	25.0000	\$ 162,500.00	25.00	\$ 162,500.00
	Demo Asphalt, Base & Curbs		1	LS	\$ 5,500.00	\$ 5,500.00		\$ -	1.0000	\$ 5,500.00	1.00	\$ 5,500.00
	SUBTOTAL CLEARING	200111	1	LS		\$ 168,000.00		\$ -		\$ 168,000.00		\$ 168,000.00
	Grading		1	LS	\$ 100,000.00	\$ 100,000.00		\$ -	1.0000	\$ 100,000.00	1.00	\$ 100,000.00
	Excavate Pond		20000	CY	\$ 4.00	\$ 80,000.00		\$ -	20,000.0000	\$ 80,000.00	20,000.00	\$ 80,000.00
	Staking		1	LS	\$ 30,000.00	\$ 30,000.00		\$ -	1.0000	\$ 30,000.00	1.00	\$ 30,000.00
	Testing		1	LS	\$ 25,000.00	\$ 25,000.00		\$ -	1.0000	\$ 25,000.00	1.00	\$ 25,000.00
	SUBTOTAL LOT CONSTRUCTION	200112	1	LS		\$ 235,000.00		\$ -		\$ 235,000.00		\$ 235,000.00
	Imported Fill		50000	CY	\$ 10.50	\$ 525,000.00		\$ -	50,000.0000	\$ 525,000.00	50,000.00	\$ 525,000.00
	SUBTOTAL IMPORT FILL MATERIAL	200113	1	LS		\$ 525,000.00		\$ -		\$ 525,000.00		\$ 525,000.00
	Asphalt 1 1/2" SP-9.5		10170	SY	\$ 9.50	\$ 96,615.00		\$ -	10,170.0000	\$ 96,615.00	10,170.00	\$ 96,615.00
	6" Limerock Base		10170	SY	\$ 12.00	\$ 122,040.00		\$ -	10,170.0000	\$ 122,040.00	10,170.00	\$ 122,040.00
	12" Stabilized Subbase		12915	SY	\$ 4.50	\$ 58,117.50		\$ -	12,915.0000	\$ 58,117.50	12,915.00	\$ 58,117.50
	Striping & Signs		1	LS	\$ 30,659.00	\$ 30,659.00		\$ -	1.0000	\$ 30,659.00	1.00	\$ 30,659.00
	Common Area Sidewalk		655	SF	\$ 3.50	\$ 2,292.50		\$ -	655.0000	\$ 2,292.50	655.00	\$ 2,292.50
	Miami Curb		8240	LF	\$ 8.65	\$ 71,276.00		\$ -	8,240.0000	\$ 71,276.00	8,240.00	\$ 71,276.00
	SUBTOTAL STREET PAVING	200114	1	LS		\$ 381,000.00		\$ -		\$ 381,000.00		\$ 381,000.00
	Sod Pond - Bahia		3620	SY	\$ 3.00	\$ 10,860.00		\$ -	3,620.0000	\$ 10,860.00	3,620.00	\$ 10,860.00
	Sod - Bahia		4000	SY	\$ 3.16	\$ 12,640.00		\$ -	4,000.0000	\$ 12,640.00	4,000.00	\$ 12,640.00
	Seed & Mulch R-O-W		12000	SY	\$ 0.40	\$ 4,800.00		\$ -	12,000.0000	\$ 4,800.00	12,000.00	\$ 4,800.00
	Seed & Mulch Lots		89000	SY	\$ 0.30	\$ 26,700.00		\$ -	89,000.0000	\$ 26,700.00	89,000.00	\$ 26,700.00
	SUBTOTAL SEED/MULCH SOD	200115	1	LS		\$ 55,000.00		\$ -		\$ 55,000.00		\$ 55,000.00
	STORM DRAINAGE SYSTEM											
	Connect to Existing Inlet		1	EA	\$ 1,800.00	\$ 1,800.00		\$ -	1.0000	\$ 1,800.00	1.00	\$ 1,800.00
	15" RCP		424	LF	\$ 43.00	\$ 18,232.00		\$ -	424.0000	\$ 18,232.00	424.00	\$ 18,232.00
	18" RCP		680	LF	\$ 49.00	\$ 33,320.00		\$ -	680.0000	\$ 33,320.00	680.00	\$ 33,320.00
	18" HDPE		1940	LF	\$ 41.00	\$ 79,540.00		\$ -	1,940.0000	\$ 79,540.00	1,940.00	\$ 79,540.00

Storm Manhole		4	EA	\$ 3,700.00	\$ 14,800.00	\$ -	4.0000	\$ 14,800.00	4.00	\$ 14,800.00
Curb Inlet		22	EA	\$ 4,900.00	\$ 107,800.00	\$ -	22.0000	\$ 107,800.00	22.00	\$ 107,800.00
Drainage Control Structure		1	EA	\$ 5,100.00	\$ 5,100.00	\$ -	1.0000	\$ 5,100.00	1.00	\$ 5,100.00
18" MES		9	EA	\$ 1,750.00	\$ 15,750.00	\$ -	9.0000	\$ 15,750.00	9.00	\$ 15,750.00
Miscellaneous Materials		1	LS	\$ 8,658.00	\$ 8,658.00	\$ -	1.0000	\$ 8,658.00	1.00	\$ 8,658.00
SUBTOTAL STORM SEWER SYSTEM	200116	1	LS		\$ 285,000.00	\$ -		\$ 285,000.00		\$ 285,000.00
SANITARY SEWER SYSTEM										
48" Diameter Manhole 0'-6'		4	EA	\$ 4,700.00	\$ 18,800.00	\$ -	4.0000	\$ 18,800.00	4.00	\$ 18,800.00
48" Diameter Manhole 6'-8'		6	EA	\$ 4,900.00	\$ 29,400.00	\$ -	6.0000	\$ 29,400.00	6.00	\$ 29,400.00
48" Diameter Manhole 8'-10'		1	EA	\$ 5,300.00	\$ 5,300.00	\$ -	1.0000	\$ 5,300.00	1.00	\$ 5,300.00
48" Diameter Manhole 10'-12'		3	EA	\$ 5,800.00	\$ 17,400.00	\$ -	3.0000	\$ 17,400.00	3.00	\$ 17,400.00
48" Diameter Manhole 12'-14'		2	EA	\$ 6,200.00	\$ 12,400.00	\$ -	2.0000	\$ 12,400.00	2.00	\$ 12,400.00
48" Diameter Agru-Lined Manhole 0'-6'		1	EA	\$ 7,500.00	\$ 7,500.00	\$ -	1.0000	\$ 7,500.00	1.00	\$ 7,500.00
60" Diameter Manhole 0'-6'		1	EA	\$ 4,600.00	\$ 4,600.00	\$ -	1.0000	\$ 4,600.00	1.00	\$ 4,600.00
8" SDR-26 0'-6'		1162	LF	\$ 39.00	\$ 45,318.00	\$ -	1,162.0000	\$ 45,318.00	1,162.00	\$ 45,318.00
8" SDR-26 6'-8'		1204	LF	\$ 43.00	\$ 51,772.00	\$ -	1,204.0000	\$ 51,772.00	1,204.00	\$ 51,772.00
8" SDR-26 8'-10'		826	LF	\$ 47.00	\$ 38,822.00	\$ -	826.0000	\$ 38,822.00	826.00	\$ 38,822.00
8" SDR-26 10'-12'		406	LF	\$ 51.00	\$ 20,706.00	\$ -	406.0000	\$ 20,706.00	406.00	\$ 20,706.00
8" SDR-26 12'-14'		686	LF	\$ 56.00	\$ 38,416.00	\$ -	686.0000	\$ 38,416.00	686.00	\$ 38,416.00
6" Single Service		142	EA	\$ 650.00	\$ 92,300.00	\$ -	142.0000	\$ 92,300.00	142.00	\$ 92,300.00
Miscellaneous Materials		1	LS	\$ 7,266.00	\$ 7,266.00	\$ -	1.0000	\$ 7,266.00	1.00	\$ 7,266.00
SUBTOTAL SANITARY SEWER SYSTEM	200117	1	LS		\$ 390,000.00	\$ -		\$ 390,000.00		\$ 390,000.00
WATER DISTRIBUTION SYSTEM										
Connect to Existing 10" w/ Sleeve		1	EA	\$ 1,500.00	\$ 1,500.00	\$ -	1.0000	\$ 1,500.00	1.00	\$ 1,500.00
10" DR-18 Water Main		2400	LF	\$ 35.00	\$ 84,000.00	\$ -	2,400.0000	\$ 84,000.00	2,400.00	\$ 84,000.00
8" DR-18 Water Main		900	LF	\$ 28.00	\$ 25,200.00	\$ -	900.0000	\$ 25,200.00	900.00	\$ 25,200.00
4" DR-18 Water Main		200	LF	\$ 25.00	\$ 5,000.00	\$ -	200.0000	\$ 5,000.00	200.00	\$ 5,000.00
10" Gate Valve		3	EA	\$ 2,900.00	\$ 8,700.00	\$ -	3.0000	\$ 8,700.00	3.00	\$ 8,700.00
8" Gate Valve		2	EA	\$ 1,800.00	\$ 3,600.00	\$ -	2.0000	\$ 3,600.00	2.00	\$ 3,600.00
4" Gate Valve		2	EA	\$ 1,100.00	\$ 2,200.00	\$ -	2.0000	\$ 2,200.00	2.00	\$ 2,200.00
Fire Hydrant Assembly		8	EA	\$ 5,600.00	\$ 44,800.00	\$ -	8.0000	\$ 44,800.00	8.00	\$ 44,800.00
1" Single Service		137	EA	\$ 550.00	\$ 75,350.00	\$ -	137.0000	\$ 75,350.00	137.00	\$ 75,350.00
Blowoff Assembly		2	EA	\$ 1,450.00	\$ 2,900.00	\$ -	2.0000	\$ 2,900.00	2.00	\$ 2,900.00
Temporary Blowoff Assembly		1	EA	\$ 900.00	\$ 900.00	\$ -	1.0000	\$ 900.00	1.00	\$ 900.00
Miscellaneous Materials		1	LS	\$ 5,850.00	\$ 5,850.00	\$ -	1.0000	\$ 5,850.00	1.00	\$ 5,850.00
SUBTOTAL WATER DIST SYSTEM	200118	1	LS		\$ 260,000.00	\$ -		\$ 260,000.00		\$ 260,000.00

	REUSE DISTRIBUTION SYSTEM										
	Connect to Existing 10" w/ Sleeve		1	EA	\$ 1,500.00	\$ 1,500.00	\$ -	1.0000	\$ 1,500.00	1.00	\$ 1,500.00
	10" DR-18 Reuse Main		2480	LF	\$ 35.00	\$ 86,800.00	\$ -	2,480.0000	\$ 86,800.00	2,480.00	\$ 86,800.00
	6" DR-18 Reuse Main		1360	LF	\$ 26.00	\$ 35,360.00	\$ -	1,360.0000	\$ 35,360.00	1,360.00	\$ 35,360.00
	4" DR-18 Reuse Main		300	LF	\$ 25.00	\$ 7,500.00	\$ -	300.0000	\$ 7,500.00	300.00	\$ 7,500.00
	10" Gate Valve		4	EA	\$ 2,900.00	\$ 11,600.00	\$ -	4.0000	\$ 11,600.00	4.00	\$ 11,600.00
	6" Gate Valve		3	EA	\$ 1,700.00	\$ 5,100.00	\$ -	3.0000	\$ 5,100.00	3.00	\$ 5,100.00
	1" Single Service		134	EA	\$ 550.00	\$ 73,700.00	\$ -	134.0000	\$ 73,700.00	134.00	\$ 73,700.00
	Blowoff Assembly		2	EA	\$ 1,450.00	\$ 2,900.00	\$ -	2.0000	\$ 2,900.00	2.00	\$ 2,900.00
	Temporary Blowoff Assembly		1	EA	\$ 900.00	\$ 900.00	\$ -	1.0000	\$ 900.00	1.00	\$ 900.00
	Miscellaneous Materials		1	LS	\$ 1,000.00	\$ 1,000.00	\$ -	1.0000	\$ 1,000.00	1.00	\$ 1,000.00
	Mobilization		1	LS	\$ 8,640.00	\$ 8,640.00	\$ -	1.0000	\$ 8,640.00	1.00	\$ 8,640.00
	SUBTOTAL REUSE DISTRIBUTION SYSTEM	200119	1	LS		\$ 235,000.00	\$ -		\$ 235,000.00		\$ 235,000.00
	Silt Fence		8800	LF	\$ 1.20	\$ 10,560.00	\$ -	8,800.0000	\$ 10,560.00	8,800.00	\$ 10,560.00
	Construction Entrance		1	EA	\$ 3,440.00	\$ 3,440.00	\$ -	1.0000	\$ 3,440.00	1.00	\$ 3,440.00
	SUBTOTAL EROSION & SEDIMENT CONTROL	200120	1	LS		\$ 14,000.00	\$ -		\$ 14,000.00		\$ 14,000.00
	NPDES		1	LS	\$ 1,000.00	\$ 1,000.00	\$ -	1.0000	\$ 1,000.00	1.00	\$ 1,000.00
	SUBTOTAL NPDES/STORM WATER	200121	1	LS		\$ 1,000.00	\$ -		\$ 1,000.00		\$ 1,000.00
	Bond		1	LS	\$ 17,000.00	\$ 17,000.00	\$ -	1.0000	\$ 17,000.00	1.00	\$ 17,000.00
	SUBTOTAL BONDS	200122	1	LS		\$ 17,000.00	\$ -		\$ 17,000.00		\$ 17,000.00
	CHANGE ORDER #1										
	IMPORTED FILL	200113	1	LS	\$ 412,942.95	\$ 412,942.95	\$ -	1.0000	\$ 412,942.95	1.00	\$ 412,942.95
	STORM SEWER SYSTEM	200116	1	LS	\$ 13,790.00	\$ 13,790.00	\$ -	1.0000	\$ 13,790.00	1.00	\$ 13,790.00
	WATER DIST. SYSTEM	200118	1	LS	\$ 19,900.00	\$ 19,900.00	\$ -	1.0000	\$ 19,900.00	1.00	\$ 19,900.00
	OFFSITE WATER SYSTEM	200119	1	LS	\$ 24,263.00	\$ 24,263.00	\$ -	1.0000	\$ 24,263.00	1.00	\$ 24,263.00
	CHANGE ORDER #1 TOTAL					\$ 470,895.95	\$ -		\$ 470,895.95		\$ 470,895.95
	CHANGE ORDER #2										
	STORM SEWER SYSTEM	200159 OF	1	LS	\$ 2,802.80	\$ 2,802.80	\$ -	1.0000	\$ 2,802.80	1.00	\$ 2,802.80
	CHANGE ORDER #3										
	STORM SEWER SYSTEM	200160 OF	1	LS	\$ 10,347.80	\$ 10,347.80	\$ -	1.0000	\$ 10,347.80	1.00	\$ 10,347.80
	TOTAL CONTRACT VALUE					\$ 3,050,046.55	\$ -		\$ 3,050,046.55		\$ 3,050,046.55

EIGHTH ORDER OF BUSINESS



Proposal #392914

Date: 03/07/2024

From: Antonio Perez-Mejia

Proposal For

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

Conservation Easement Plantings

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	50.00	\$55.00	\$2,750.00
Slash Pine 2" CAL	122.00	\$250.00	\$30,500.00
Gallberry, 3 GAL	30.00	\$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

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.

Signature

x

SUBTOTAL	\$45,962.00
SALES TAX	\$0.00
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

Title: _____

Office:
aperez@yellowstonelandscape.com

Date: _____



PROPOSAL

Mailing Address

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

Job Address

Deer Run CDD
Grand Reserve
Palm Coast, FL 32137

Date: February 22, 2024

Phone: Jacksonville

Opportunity#: 14880

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	Unit Price	Ext Price
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: \$49,902.00

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.



PROPOSAL

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 _____

Brian Cousino

Date _____

2/22/2024

VerdeGo

By _____

Date _____

Riverside Management Services



COREY ENTERPRISES
LAWN AND LANDSCAPE INC.

LANDSCAPE PROPOSAL

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

PROJECT : **GRAND RESERVE CONSERVATION EASEMENT PLANT**

QTY	SIZE	DESCRIPTION	TOTAL
122	8' HT 2" CAL	SLASH PINE	
30		ILEX GLABRA	
35		WAX MYRTLE	
339		SAW PALMETTO	
6		SAND CORDGRASS	
170	CU. YD.	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: _____

NINTH ORDER OF BUSINESS

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 the electric 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 \$0.00 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 necessary for 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 of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, 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. Payments shall 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 or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates approved 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 supply electric 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 Agreement by 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

By: _____

(Signature)

Chris Venoy
(Print or type name)

Title: **FPL LT-1 Representative**

TENTH ORDER OF BUSINESS



Memorandum

TO: Joe Walter, Land Development Project Manager | DR Horton
Joe Parsons – Building Division Manager | City of Bunnell

FROM: Marcus DePasquale, PE, City Engineer

DATE: March 11, 2024

SUBJECT: City of Bunnell – Grand Reserve Phase 5 – Clearing and Grading Permit Conditions

The import fill for the Grand Reserve Phase 5 Clearing and Grading Permit is estimated to require 6,789 loads of fill at 12 cubic yards per load. Due to the large number of full trucking loads and the current roadway degradation from previous construction activities within the Grand Reserve community, the City will require the following conditions to be attached to the Grand Reserve Phase 5 Clearing and Grading Permit.

D.R. Horton and Contractors to comply with and/or provide the following:

1. Contractors shall use tandem-axle dump trucks with a capacity not to exceed 12 cubic yards of fill material.
2. The sole truck route for entry shall be from SR 100 to Grand Reserve Parkway, to Grand Reserve Blvd, then to Grand Reserve Drive. Reverse the route for egress back to SR 100. Ingress and egress from/to US1 is not allowed.
3. The maximum number of truck loads for any given day shall be limited to 100 loads and **trucks SHALL obey all posted speed limit signs. If speed limit signs are not posted, understand the speed limit within Grand Reserve shall not exceed 25 mph. It shall be DR Hortons' responsibility to inform the Contractors' truck drives of the speed limit which is subject to local Police Department enforcement.**
4. Road sweeping shall be provided daily and wherever necessary to clean construction dust accumulated anywhere along the truck route.
5. DR Horton shall monitor potholes and/or any roadway surfaces which may require repair due to new roadway deficiencies. New pothole repairs are expected within 72 hours of notice to DR Horton.
6. The trucking activities shall be limited to the following time frames:
 - a. Monday through Friday: 8:00 am to 5:00 pm
 - b. Saturday: 10:00 am to 2:00 pm
 - c. Sunday: No truckloads can be scheduled on Sunday
 - d. Holidays: No truckloads can be scheduled on Holidays
7. Provide trucking and sweeping schedules to the Grand Reserve CDD to keep residents informed.
8. For public safety, DR Horton, shall perform an open cut investigation of the Grand Reserve Road sink hole in Phase 4 to determine the extent of road failure and repair, as necessary. Provide a 72-hour notice to the City of Bunnell and Geotechnical Engineer who must be present during the investigation. This repair shall be completed prior to the commencement of Phase 5 Construction. A temporary, partial repair prior to construction commencement may be considered by the City if it's recommended by the Geotechnical Engineer.

END OF CLEARING & GRADING PERMIT CONDITIONS

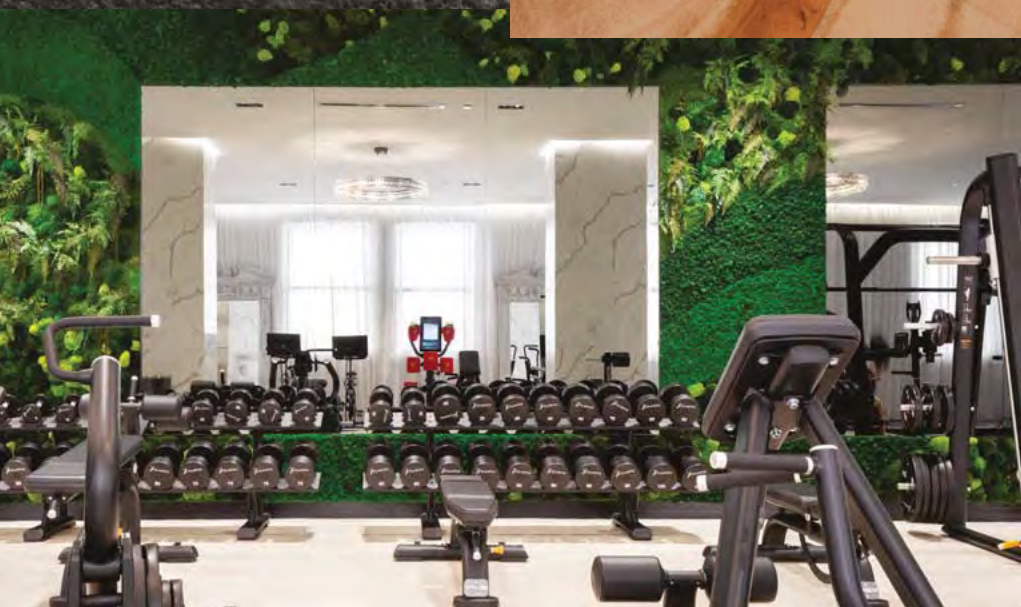
The City of Bunnell is an Equal Opportunity Service Provider.

Post Office Box 756 · Bunnell, Florida 32110-0756 · 386-437-7500 · Fax 386-437-7503

www.bunnellcity.us

TWELFTH ORDER OF BUSINESS

A.



Advantage
Sport & Fitness Inc.

PROPOSAL PREPARED FOR

DEER CREEK CDD (GRAND RESERVE)
Equipment Replacement Proposal
April 29, 2024

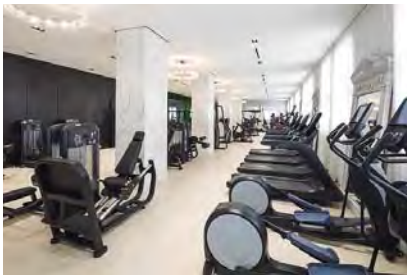


Fitness Facility Planning + Design by **Advantage Sport & Fitness**



EXPERIENCE MATTERS.

Advantage Sport & Fitness provides professional fitness space design consultations and a premium selection of fitness equipment from the best brands in the industry. Since our company was founded in 1987, we've grown to become more than just a fitness equipment distributor – we are the full-service partner you can trust to create, equip, maintain and support your fitness space.



SUPPORTING YOUR FACILITY IN EVERY PHASE

PRE-CONSTRUCTION

DESIGN

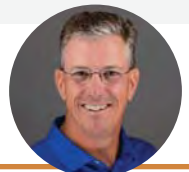
BUILDING

INSTALLATION

IN OPERATION

Advantage
Sport & Fitness Inc.

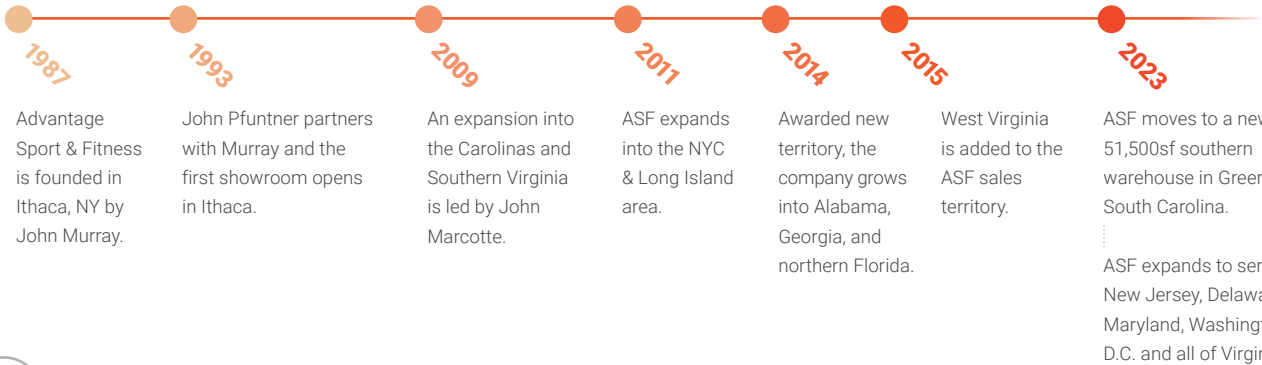
JOHN MARCOTTE
VICE PRESIDENT OF SALES & MARKETING
919-943-1699 | JSMARCOTTE@ADVANTAGEFITNESS.COM





COMPANY HISTORY

Advantage Sport & Fitness was founded in 1987, giving us over 35 years of experience in providing fitness solutions to a variety of different markets. Having served as a commercial fitness provider since 1987, we are confident that we have come as close as possible to “seeing it all.” From our knowledgeable sales professionals to our experienced installation technicians, you can be sure that not much will surprise us, and being ready for the unexpected guarantees the timely completion of your project.



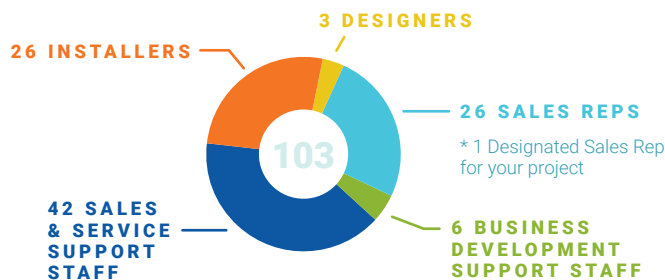
ORGANIZATIONAL CAPABILITIES

Advantage has the best people, with the right training and relevant experience to provide the highest quality products and services. In 2023, Advantage booked \$52 million in commercial fitness equipment, completed deliveries to 1,751 unique customers and handled 3,411 sales orders. Based on our history and experience, Advantage is certainly capable of supporting the requirements of your project.



MANAGEMENT TEAM

Our company is led by a senior leadership team of five individuals, and your project would have the dedicated service of one of our market specialists. Our commitment doesn't stop there, however, as our sales representatives are supported by a robust support staff of inside sales personnel, installation and service technicians, and customer service representatives.



TOTAL NUMBER OF EMPLOYEES = 103*
*AS OF DECEMBER 2023

IV — THE BENEFITS OF WORKING WITH ADVANTAGE

When it comes to designing your new facility, you can trust Advantage to be there every step of the way. We are confident in our ability to deliver on making your vision a reality. Here's why:

- We stand 100% behind each and every product we install.
- We have developed long-standing relationships with international fitness equipment manufacturers.
- We will work with you to design a fitness solution that is tailor-made to appeal to your demographics.

V — COMPANY PHILOSOPHY

As a company, we are committed to working as a team, doing the right thing, working hard, and acting with integrity. Every time we work with a customer, the number one priority is to establish trust.

VI — COMPANY EXPERIENCE

Visit www.advantagefitness.com/portfolio to view our portfolio of work.



NEW EQUIPMENT PROPOSAL



Quote
Q.000032461

Corporate Office:		Quote Provided by:	
Advantage Sport & Fitness, Inc. 2255 N Triphammer Rd Ithaca, NY 14850-1576 Phone: (607)-257-2107 Fax: 919-882-1864	John Marcotte jsmarcotte@advantagefitness.com Phone: 919-943-1699	Quote Date: 4/29/2024 Valid Until: 5/29/2024 Quote Amount: \$41,282.50	

This quote was produced for:

Ship To: Deer Creek CDD (Grand Reserve) 400 Grand Reserve dr. Bunnell, FL 32210 Rich Gray Phone: 9047598890 Email: rgray@rmsnf.com	Bill To : Deer Creek CDD (Grand Reserve) 400 Grand Reserve dr. Bunnell, FL 32210 Rich Gray Phone: 9047598890 Email: rgray@rmsnf.com
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QTY	Product Number	Product Description	MSRP	Discount Price/Unit	Extended Price
		EQUIPMENT REPLACEMENT PROPOSAL			
		CARDIOVASCULAR PRODUCTS			
		TREADMILLS			
2	PRE-BP-TRM631P31/120	Precor BP TRM631 P31 Tread/120V 120V / 20 AMP Dedicated Circuit 5-20R NEMA Receptacle	\$7,095.00	\$4,495.00	\$8,990.00
		ELLIPTICALS			
2	PRE-BP-EFX635P31	Precor BP EFX635 P31 TB Elliptical Self Powered	\$7,195.00	\$4,695.00	\$9,390.00
		RECUMBENT CYCLE			
1	PRE-BP-RBK635P31	Precor BP RBK635 P31 Recumbent Bike Self Powered	\$3,445.00	\$2,295.00	\$2,295.00
		SAFWARE EQUIPMENT PROTECTION PROGRAM			
5	SAFE-BOOST3	Safeware - Boosts Labor from 1 to 3 Years Extends Warranty to: 3 Years Parts & Labor	\$159.00	\$0.00	\$0.00
		STRENGTH PRODUCTS			
		VITALITY DUAL STATIONS			
		Lower Body			
1	PRE-C027BP	Precor BP Vitality Leg Extension/Curl Upper Body	\$4,380.00	\$3,095.00	\$3,095.00
1	PRE-C024BP	Precor BP Vitality Multi Press	\$4,380.00	\$3,095.00	\$3,095.00
1	PRE-C026BP	Precor BP Vitality Pulldown/Row	\$4,260.00	\$2,995.00	\$2,995.00
		FUNCTIONAL TRAINER			
1	PRE-FTSBP	Precor BP FTS Glide	\$5,030.00	\$3,595.00	\$3,595.00
1	HAR-373000	Harbinger Tri Rope- 36in	\$39.99	\$0.00	\$0.00
		FREE WEIGHT PRODUCTS			

		BENCHES & RACKS			
1	PRE-VBR6804	Precor Vitality 3 Tier Hex DB Rack (10 Pr)	\$980.00	\$695.00	\$695.00
1	PRE-VBR6117	Precor Vitality FID Utility Bench	\$960.00	\$675.00	\$675.00
		RUBBER HEX DUMBBELLS			
1	YORK-34090	York Rubber Hex DB Set 5-50lb (10prs)	\$1,239.70	\$885.00	\$885.00
		TRADE-IN EQUIPMENT			

We are extending you a trade-in credit on the equipment below as part of a new equipment proposal.
 This trade-in value has already been established as part of a resale proposal to a third party.
 Changes can no longer be made once your order is confirmed.

1	\TRADE-IN	Trade-In (Used Equipment)	\$0.00	\$0.00	\$0.00
		"To Be Determined"			

NOTE: Quote valid until: 5/29/2024

Estimated Delivery Date: 6-8 weeks from receipt of order confirmation

Total Discount Applied: (\$18,379.69)

Product Total After Discount:	\$35,710.00
Inbound Freight:	\$2,660.00
Delivery & Installation:	\$2,912.50
Est. Tax:	\$0.00
TOTAL AMOUNT:	\$41,282.50

Payment Terms:
As per Approved Purchase Order

Customer Acceptance of Quote

Quote #: Q.000032461

Grand Total: \$41,282.50

Signature

Print Name
Date

ADVANTAGE SPORT & FITNESS, INC. STANDARD TERMS & CONDITIONS

www.advantagefitness.com/terms

ACCEPTANCE - Buyer accepts these terms and conditions by paying any portion of the sales price.

ENTIRE AGREEMENT- This document, together with the Advantage Sport & Fitness, Inc. quotation signed by the Buyer and accepted by Advantage Sport & Fitness, Inc. (i.e. the "Quotation"), and any attachments, constitutes the entire agreement between the parties and supersedes all prior agreements: no understanding, modification, trade custom or prior course at variance with these terms and conditions will bind Advantage Sport & Fitness, Inc. This document may only be amended in writing signed by both parties. In the case that these terms conflict with the Quotation, the Quotation shall apply, except that Advantage Sport & Fitness, Inc. reserves the right to correct typographical errors in the Quotation at any time.

PRICE PROTECTION- Prices quoted are guaranteed for 30 days from the date quoted in writing unless stated otherwise. This applies to all quotes. Advantage Sport & Fitness, Inc. reserves the right to correct typographical errors in the Quotation prices at any time.

DELIVERY OF EQUIPMENT All equipment ordered from Advantage Sport & Fitness, Inc. or its vendors is shipped F.O.B. Buyer's "ship to" address.

Buyer must guarantee Advantage Sport & Fitness, Inc. access to the "ship to" address on the delivery date in order to ensure proper delivery and installation.

TERMS - Unless otherwise stated, Buyer will pay a minimum non refundable deposit of 50% of the sale price. The outstanding sales balance will be due at delivery. All payments must be made by cash, cashiers check, or wire transfer. Advantage Sport & Fitness, Inc. or its agents will not accept a personal or business check unless so noted in writing on the Quotation.

DELAY IN PERFORMANCE - Advantage Sport & Fitness, Inc. will exercise its best efforts to deliver the equipment in a timely manner, but Buyer acknowledges that the estimate of shipment and delivery is approximate only and Advantage Sport & Fitness, Inc. shall have no liability for loss of use or for any direct, indirect or consequential damages resulting from any delay in shipment or delivery. Advantage Sport & Fitness, Inc. is not responsible for any delay, failure or omission due to any cause beyond its control, such as labor strikes, shortage of materials, inclement weather, interruption in electrical service, acts of God, war or similar events.

INSPECTION- Buyer must inspect the equipment upon delivery and provide Advantage Sport & Fitness, Inc. with written notice of any defects. Otherwise Buyer waives its right to object to the condition of the equipment.

CLEARED AREA/DEBRIS Buyer agrees to clear an area where the equipment is to be delivered and installed. The installation area shall be clean and free of all debris, construction dust, etc. prior to the delivery date. Advantage Sport and Fitness, Inc will not deliver into an area undergoing construction, e.g. "hard-hat" area.

INSTALLATION AREA - The equipment is designed to operate on a smooth, level, immovable surface. An unlevelled floor or shift in the structure housing the equipment may cause equipment malfunctions. Advantage Sport & Fitness, Inc. will not be liable for any damage associated with an unlevelled surface or structural movement.

MECHANICAL/ELECTRICAL/NETWORKING/VIDEO REQUIREMENTS - Unless otherwise stated, Buyer is responsible for all utility service such as electrical connections, computer and/or Internet networking connections, video connections, etc., and must secure all necessary tradesmen required for the installation of such connections. Such services must be ready prior to the fitness equipment delivery date.

PERMITS - Buyer is responsible for obtaining all permits for the installation or operation of the equipment, for any such permits required by state, local or other lawful authorities.

TAXES - Federal, state and local taxes, (unless otherwise shown on the quotation), are not included and are Buyer's responsibility. Advantage Sport & Fitness, Inc. may bill Buyer separately at any time for any such charge as Advantage Sport & Fitness, Inc. may be requested to collect or pay.

ADDITIONAL CHARGES - In addition to the open balance of the sales price, Buyer agrees to pay the following prior to delivery.

- Any actual costs Advantage Sport & Fitness, Inc. incurs transporting or storing the equipment if the Buyer fails to pay the outstanding balance upon delivery or the equipment cannot be delivered for any reason outside the control of Advantage Sport & Fitness, Inc., its agents or subcontractors.
- Any actual costs Advantage Sport & Fitness, Inc. incurs if the equipment cannot be delivered due to Buyer's error, omission or lack of preparation of the installation area.
- A commercially reasonable charge for deliveries requested outside the normal business hours (Monday-Friday), (8:00 A.M. - 5:00 P.M.) or requiring a specific start or stop time, provided that Advantage Sport & Fitness, Inc. has agreed to perform a delivery at such a time.
- A commercially reasonable charge for deliveries or labor required to handle stairways, inadequate door openings, structural obstacles or long delivery routes when direct access to installation site is not available.

NEW EQUIPMENT PURCHASES - Limited Warranty: There is no warranty of merchantability or warranty that the equipment will be fit for a particular purpose. Buyer agrees that all warranties are manufacturers warranties only, and are subject to all manufacturers limitations and exclusions. No materials sold by Advantage Sport & Fitness, Inc. are warranted by Advantage Sport & Fitness, Inc.; only manufacturers warranties apply to all sales.

Warranties extend only to the buyer and automatically terminate upon transfer of business or equipment. Equipment manufacturers warranty policies, terms, and limitations only will govern warranty issues. All decisions made by the equipment manufacturers are made at the discretion of the manufacturer, not Advantage Sport & Fitness, Inc.

All claims for warranty work must be submitted in accordance with the manufacturer's warranty claims process.

Waiver of Warranty - All expressed warranties are automatically voided if buyer attempts to repair the equipment, either personally or through its employees, agents or subcontractors without first obtaining written approval from the manufacturer as to scope of work and price.

Buyer's Remedy - Buyer's sole remedy is application of manufacturers' warranties and limitations. Buyer also agrees that Advantage Sport & Fitness, Inc. will not be responsible for buyer's consequential or incidental damages, costs, losses or expenses, including by way of example only, repair or replacement costs, loss of anticipated profits, loss of product, punitive/exemplary damages or non-economic damages.

ADVANTAGE SPORT & FITNESS, INC. CERTIFIED PRE-OWNED EQUIPMENT PURCHASES - Equipment parts covered under Advantage Sport & Fitness, Inc. Certified Pre-Owned equipment warranty: all parts except entertainment.

Equipment parts not covered under Advantage Sport & Fitness, Inc. Certified Pre-Owned equipment warranty: PVS, headphone jack, USB connector, iPod connector.

The 90 day warranty period begins the day the equipment is delivered to your facility. The warranty is offered directly through Advantage Sport & Fitness, Inc. There is no manufacturer's warranty implied or expressed when purchasing Certified Pre-Owned equipment. The warranty covers parts and labor costs for equipment examined and certified through our Certified Pre-Owned inspection process. Any warranty claim must be submitted within the 90 day Certified Pre-Owned warranty window. Any claim or service request submitted after the close of the 90 day window will be subject to normal service repair charges. Certified pre-owned warranties extend only to the buyer and automatically terminate upon transfer of business or equipment.

Waiver of Warranty - All expressed warranties are automatically voided if buyer attempts to repair the equipment, either personally or through its employees, agents or subcontractors.

Buyer's Remedy - Buyer's sole remedy is application of Advantage Sport & Fitness, Inc. Certified Pre-Owned warranty and limitations. Buyer also agrees that Advantage Sport & Fitness, Inc. will not be responsible for buyer's consequential or incidental damages, costs, losses or expenses, including by way of example only, loss of anticipated profits, loss of product, punitive/exemplary damages or non-economic damages.

As Available We sell equipment we have in stock, have examined and certify that the equipment meets our standards. In some situations we may not have an item in stock and cannot guarantee delivery until our stock is replenished. Certified Pre-Owned equipment will be included in a sales order that contains new equipment when the equipment is available. In the event that Certified Pre-Owned equipment is not in stock; the Certified Pre-Owned equipment will be listed on a separate sales order. Customer is responsible for paying for all equipment that has been delivered. The payment for new equipment cannot be held while waiting on Certified Pre-Owned equipment, or vice versa.

Certified Pre-Owned Means - The equipment is free of major cosmetic wear or damage. The equipment is in full working condition. Our Service Technicians have completed a Certified Pre-Owned examination of the equipment. All "wear" parts have been checked and tested for defects and are in good working condition. The function and reliability of the equipment is covered under our 90 day Certified Pre-Owned Parts & Labor Warranty. Treadmills will have a new deck surface and new running belt.

"AS IS" EQUIPMENT PURCHASES - No "as is" materials sold by Advantage Sport & Fitness, Inc. are warranted by Advantage Sport & Fitness, Inc. Buyer also agrees that Advantage Sport & Fitness, Inc. will not be responsible for buyer's consequential or incidental damages, costs, losses or expenses, including by way of example only, repair or replacement costs, loss of anticipated profits, loss of product, punitive/exemplary damages or non-economic damages.

GOVERNING LAW - New York law shall govern any dispute between the parties pertaining to this document or the equipment.

JURISDICTION Any dispute between the parties involving this document or the equipment shall be filed in Monroe County, New York.

ADVANTAGE SPORT & FITNESS, INC. DAMAGES - Advantage Sport & Fitness, Inc. shall receive actual, consequential and incidental damages, costs, interest and attorney fees if buyer violates these terms and conditions.

CANCELLATIONS - Buyer agrees to pay 25% of sales price as a re-stocking fee on all orders, plus freight charges, if any order is cancelled.

SUBROGATION CLAUSE - Buyer agrees to purchase and maintain insurance which permits a waiver of liability and contains a waiver of subrogation. If Buyer has an Insured loss, then Buyer agrees to release Advantage Sport & Fitness, Inc. and its agents for any claim for such loss to the extent of any recovery under its insured loss, and Buyer also agrees to release Advantage Sport & Fitness, Inc. and its agents for any claim for such loss to the extent of any recovery under its insurance even if Advantage Sport & Fitness, Inc.'s workmanship may have caused or contributed to the loss.

ADVANTAGE SPORT & FITNESS, INC. INSTALLATIONS - When Advantage Sport & Fitness, Inc. has been contracted to do partial or full installation, only the portion of installation contracted to be performed by Advantage Sport & Fitness, Inc. is subject to labor warranty. Such labor warranty shall be in accordance with the manufacturer's labor warranty, or in the event that no such manufacturer's warranty is applicable, then the labor shall be covered by a limited 30 day labor warranty. Problems that may arise from aspects of the installation not performed by Advantage Sport & Fitness, Inc. are not covered by Advantage Sport & Fitness, Inc. for any labor charges that may be incurred.

THIRD PARTY CONTRACTORS - Advantage Sport & Fitness, Inc. may subcontract its delivery and installation obligations shown on any quotation and these terms and conditions shall apply with respect to the third party as an agent of Advantage Sport & Fitness, Inc.



LEASE PROPOSAL

5 Yr

\$1 Buyout



MACROLEASE

185 Express Street, Suite 100, Plainview, NY 11803 Tel: 800-645-3535 Fax: 516-576-1100 www.macrolease.com

April 30, 2024

Prepared by:
Victoria Grillo
p. 516.576.9000 x22125
c. 631.275.7458
vgrillo@macrolease.com

Lease quote prepared for:

Deer Creek CDD (Grand Reserve)
400 Grand Reserve dr.
Bunnell, FL 32210

In cooperation with John Marcotte of Advantage Sport & Fitness, Inc., we are pleased to provide you with our lease proposal. The terms and conditions are as follows:

ONE DOLLAR - LEASE PROPOSAL	
EQUIPMENT:	Quote #Q.000032461
EQUIPMENT COST:	\$41,282.50 (pre-tax)
TERM:	5 years
ANNUAL PAYMENT:	\$9,979 plus tax
ADVANCE RENTAL:	First year
PURCHASE OPTION:	One Dollar

One Dollar Option: At the end of the lease term, Lessee may own the equipment for \$1.

The monthly rental payments (the “Monthly Payment”) indicated above have been calculated using a fixed spread over the Federal Home Loan Bank Boston Amortizing Debt Rate with similar maturity (the “Benchmark Rate”) and are presented for planning purposes only. The final Monthly Payment will be set at transaction funding and will be based on the same fixed spread over the then current Benchmark Rate. Once fixed, the Monthly Payments will remain unchanged for the entire term of the transaction.

If you are interested in applying for a lease, please complete and return the attached lease application along with a copy of your most recent business tax return or Year End Audited Financial Statement. If the financials are more than six months old, please also include an interim P&L and Balance Sheet.

Thank you,

Victoria Grillo

This proposal is for informational purposes only and should not be considered an offer to lend. The prices quoted are not a guarantee to lend based on this quote and are subject to credit approval. All rights reserved.



CARDIO PRODUCT SPEC SHEETS

P31

LED CONSOLE

Product Highlights

An LED console that works harder for you, your servicers, and your exercisers. Get integrated asset management to supercharge your service techs with extra information, right at their fingertips and yours. Exercisers will enjoy the well-placed hand holds indentations at grip-height sculpted into the back. The black color on the P31 looks great with the full range of Experience™ Series 600, 700 and 800 Line cardio equipment, so you can mix and match consoles and bases with confidence.

Product Features

Asset Management

Supercharge your service techs with extra information about equipment status, to provide efficient and timely service. Network the P31 and enable your technicians to receive operational status about the cardio lower directly to their mobile phone.

Choice of Entertainment

The integrated reading rack, placed at just the right height, securely holds phones and tablets. Exercisers can keep the tunes, video, or audio books flowing, while our mobile device charger keeps devices powered. An optional personal viewing system brings a 15.6-in wide screen television to the P31.

Thoughtful and Informed Design

We carefully observe exercisers using Precor equipment, and we know gripping the console provides a helpful assist, especially during tough workouts. That's why we added indentations at grip-height and key pad and workout buttons within thumb's reach.



Specifications

Dimensions: 17.7 x 12.7 x 6 in / 45 x 32.3 x 15.2 cm

Asset Management: Optional with Preva®Sync™ Module

Languages: English, French, German, Italian, Hebrew, Japanese, Portuguese, Russian, Spanish

Console Features: Optional - 15 in / 38.1 cm Personal Viewing System (PVS)

Accessories: Integrated Reading Rack, Audio Jack Port and Mobile Device Charger

Warranty: Visit www.precor.com/warranty

TRM 631

Experience™ Series

TREADMILL

Product Features

1. P31 Console

Finally, an LED console that works harder for you, your servicers, and your exercisers. Get integrated asset management to supercharge your service techs with extra information, right at their fingertips. Exercisers will enjoy the well-placed channel or volume change controls. The black color on the P31 looks great across the full range of Precor cardio equipment.

2. Commercial-Grade Drive and Lift Motor

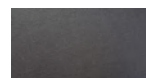
The TRM 631 is equipped with a commercial-grade 3 HP high-efficiency AC-motor drive (4.3 HP peak) that enhances performance, efficiency, and reliability to deliver a treadmill that is ideal for dues-paying commercial fitness facilities as well as hospitality venues, multi-family housing complexes, corporations and municipal service organizations.

3. Integrated Footplant Technology™

Recognizes the exerciser's natural foot speed and matches every stride for an ultra-smooth feel that enhances their workout experience.

4. Ground Effects® Impact Control System

Our patented system combines ideal cushioning, support, and stability for exercisers. Precor decks are designed to provide more absorption in the front where the exercisers' feet hit the belt and added rigidity at the back for a firm push-off.



Storm Grey

Refined colorways with dark Tungsten covers and two frame color options, Storm Grey and Black Pearl.



Black Pearl

Specifications

Dimensions (L x W x H): 83 x 35 x 62 in / 211 x 89 x 157.5 cm

Product Weight: 385 lb / 175 kg

Step-up Height: 8.4 in / 21.3 cm

Handrail Length: 18 in / 46 cm

Running Surface: 60 x 22 in / 152 x 56 cm

Power: 120 volt, 20 amp individual branch circuit

Total Workouts: 27

Elevation Range: 0% to 15% incline in 0.5% increments

Speed Range: 0.5 - 12 mph / 0.8 - 19.2 km/h

Motor Drive: 3 HP high-efficiency AC-motor (4.3 HP peak)

Languages: English, French, German, Hebrew, Italian, Japanese, Portuguese, Russian, Spanish

Network Capabilities: C-SAFE enabled
Mobile Device Charger - Standard

Entertainment: Optional - 15.6 in / 39.6 cm Personal Viewing System (PVS)

Accessories: Integrated Reading Rack
Optional - Cable Management

Warranty: Visit www.precor.com for warranty terms.

EFX® 635

Experience™ Series

ELLIPTICAL FITNESS CROSSTRAINER®

Product Features

1. Drive System

Designed for multi-family housing complexes, corporations, small municipal service organizations, and many hospitality venues, the single-stage drive system provides the amazing feel that you and your exercisers have come to expect from Precor.

2. Handlebars

With moving handlebars, exercisers can push and pull with their upper body to achieve a total body workout.

3. P31 Console

The P31 console features easy-to-use motion controls and an LED display that focuses on the essential fitness stats to keep exercisers informed and engaged.

4. Adjustable CrossRamp®

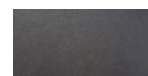
With our patented CrossRamp, exercisers can isolate or cross-train specific lower body muscle groups by adjusting the angle of the ramp between 10 and 35 degrees, making it easy for exercisers to focus on their individual fitness goals.

5. Covered Rear Drive Housing

Experience easy maintenance with a covered rear drive housing that enables quick access for cleaning and service.

6. Step-Up Height & Pedal Spacing

The low step-up height improves accessibility and the optimized pedal spacing provides a more natural and comfortable feel.



Storm Grey

Refined colorways with dark Tungsten covers and two frame color options, Storm Grey and Black Pearl.



Black Pearl

Specifications

Dimensions (L x W x H): 82 x 30 x 68 in / 208 x 76 x 173 cm

Product Weight: 308 lb / 140 kg

Step-up Height: 8 in / 20 cm (pedal at lowest point)

Power: Self-Powered

Total Workouts: 15

Resistance Levels: 20

Ramp Angle: 10 - 35 degrees

Languages: English, French, German, Hebrew, Italian, Japanese, Portuguese, Russian, Spanish

Network Capabilities: C-SAFE enabled
Mobile Device Charger - Standard

Entertainment: Optional - 15.6 in / 39.6 cm Personal Viewing System (PVS)

Accessories: Integrated Reading Rack
Optional - Cable Management

Warranty: Visit www.precor.com for warranty terms.

GO.PRECOR.COM/EFX635

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PRECOR®

RBK 635

Experience™ Series

RECUMBENT BIKE

Product Features

1. P31 Console

Finally, an LED console that works harder for you, your servicers, and your exercisers. Get integrated asset management to supercharge your service techs with extra information, right at their fingertips. Exercisers will enjoy the well-placed channel or volume change controls. The black color on the P31 looks great across the full range of Precor cardio equipment.

2. Step-through Design

Designed for easy entry, the recumbent bike has a step-through design (14 in / 36 cm wide) with a low step-over height (4 in / 10 cm).

3. Air Flex Seat Back

The custom-designed air flex seat features a ventilated panel and unique suspension system for a cool, cushioned ride.

4. Seat Adjustment

The simple seat adjustment allows the exerciser to change the position of the seat with one hand, either on or off the bike.

5. Ease of Maintenance

The easy-to-remove shrouds ensure quick access to the belt-drive system for maintenance and servicing without removing the pedals or crank arms.

6. Pedals

The extra wide pedals comfortably accommodate feet of all sizes and feature integrated, adjustable straps to ensure proper pedaling form.



Storm Grey

Refined colorways with dark Tungsten covers and two frame color options, Storm Grey and Black Pearl.



Black Pearl

Specifications

Dimensions (L x W x H): 65 x 23 x 51 in / 165 x 58 x 130 cm

Height with PVS: 63 in / 160 cm

Product Weight: 179 lb / 81 kg

Power: Self-powered

Total Workouts: 12

Resistance Levels: 25

Minimum Watts: 22 (level 1 at 20 RPM)

Maximum Watts: 500 (level 25 at 150 RPM)

Languages: English, French, German, Hebrew, Italian, Japanese, Portuguese, Russian, Spanish

Network Capabilities: C-SAFE enabled
Mobile Device Charger - Standard

Entertainment: Optional - 15.6 in / 39.6 cm Personal Viewing System (PVS)

Accessories: Reading Rack, Dual Water Bottle Holder
Optional - Cable Management

Warranty: Visit www.precor.com for warranty terms.



STRENGTH PRODUCT SPEC SHEETS

VSL027BP

Vitality™ Series Selectorized

Leg Curl / Leg Extension

Easy Entrance and Exit

The location of all the adjustments on the Leg Curl / Leg Extension allow the exerciser a clear the path for an easy entry and exit.

Find the Fit While Seated

The start position and roller pads can be easily adjusted from the seated position, making it easier for the exerciser to get in and fit the machine to their needs.

Low Starting Lift Weight

The counter-balanced movement arm provides exercisers with a low starting lift weight.

Helpful Guidance

The conveniently located instructional placard provides step-by-step guidance on body position, movement and muscles worked.

Specifications

Dimensions (L x W x H): 55 x 45 x 60 in / 140 x 113 x 152 cm

Equipment Weight: 574 lb / 261 kg

Weight Stack: 240 lb / 109 kg

Add-on Weight: 5 lb / 2.5 kg

Frame and Finish: Heavy-duty steel tubing is fully welded in all structural areas. Powder coated frame.

Warranty: Visit www.precor.com for warranty terms.

Color Options*

Frame



Black Pearl

Upholstery



Black

*Colors may vary.



VSL024BP

Vitality™ Series Selectorized

Multi-Press

Three Exercises, One Machine

The Multi-Press saves valuable space by combining three pressing movements—bench press, incline press, decline press—in one machine.

Similar to Free Weight Positions

When using the Multi Press, exercisers will quickly feel how similar it is to using free weights for the same exercises.

Get Exercising Faster

The remote start adjustment allows the exerciser to easily adjust their start position from within the machine, getting them to their workout faster.

Helpful Guidance

The conveniently located instructional placard provides step-by-step guidance on body position, movement and muscles worked.

Specifications

Dimensions (L x W x H): 72 x 58 x 69 in / 182 x 148 x 175 cm

Equipment Weight: 568 lb / 258 kg

Weight Stack: 240 lb / 109 kg

Add-on Weight: 5 lb / 2.5 kg

Frame and Finish: Heavy-duty steel tubing is fully welded in all structural areas. Powder coated frame.

Warranty: Visit www.precor.com for warranty terms.

Color Options*

Frame



Black Pearl

Upholstery



Black

*Colors may vary.



VSL026BP

Vitality™ Series Selectorized

Pulldown / Seated Row

Two Exercises – One Machine

Because the Pulldown / Seated Row accommodates both the lat pull down and mid-row exercise movements, it saves valuable floor space.

Convenient Bar Storage Resists Wear

The row bar storage keeps the bar out of the way when the pull down is being used. With a protective coating the storage plate resists scratches and dents.

Adjustment to Fit Most

The thigh hold-down pad features an easy-to-adjust mechanism to accommodate most exercisers.

Helpful Guidance

The conveniently located instructional placard provides step-by-step guidance on body position, movement and muscles worked.

Specifications

Dimensions (L x W x H): 79 x 52 x 87 in / 200 x 131 x 220 cm

Equipment Weight: 495 lb / 225 kg

Weight Stack: 220 lb / 100 kg

Add-on Weight: 5 lb / 2.5 kg

Frame and Finish: Heavy-duty steel tubing is fully welded in all structural areas. Powder coated frame.

Warranty: Visit www.precor.com for warranty terms.

Color Options*

Frame



Black Pearl

Upholstery



Black

*Colors may vary.





FTS Glide

Icarian® Strength Line

Functional Training System

With attention to fit and feel, comfortable touch points, and easy-to-use adjustments, the FTS Glide helps exercisers of all abilities benefit from strength training. To complement your facility, every machine is durable and streamlined with a long track record of reliability.

The FTS Glide offers resistance training with freedom of motion to increase core strength, balance, stability and coordination. Designed with a compact footprint and low height to fit any fitness facility, the FTS Glide is easy to use.



[GO.PRECOR.COM/FTS-GLIDE](https://go.precor.com/fts-glide)

© 2020 Precor Incorporated.



FTS Glide

Icarian® Strength Line

Functional Training System

Exercise Variability

With its adjustable height options for the pulleys, a pull-up bar, and a collection of accessories, the FTS Glide offers a huge variety of movements to work every muscle group. Consider adding our multi-adjustable bench (DBR 119) to provide even more options for your exercisers.

Ample Weight in a Compact Footprint

Two weight stacks, each 200 lb (91kg), provide a lot of lifting potential in a frame that's only 85 in (216 cm) high. Perfect for smaller facilities that want to offer a serious, full-body workout in a single machine.

Ease of Use

The FTS Glide features an illustrated instructional placard that assists both novice and experienced exercisers in set up, and with suggestions for various exercises. Ideal for lightly staffed or unmanned facilities.

Color Option

Two refined colorways to choose from, Gloss Metallic Silver or Black Pearl, to more better suit your home gym.

Specifications

Dimensions (L x W x H): 53 x 48 x 85 in / 135 x 123 x 216 cm

Weight Stacks: 200 lb / 91 kg each

Equipment Weight: 672 lb / 305 kg

Workout Area (L x H): 53 x 85 in / 135 x 216 cm

NOTE: 12 in / 30 cm of additional clearance is needed above machine for pull-ups

Frame: 11 gauge 2 x 4" racetrack steel tubing

Finish: Electrostatically applied, heat-cured powder coat

Instructional Placard: Guide to model exercise guidance and link to QR code for video instruction

Standard Accessories: two d-rings, over-molded strap handles; one ankle/thigh strap; one straight pull bar

Warranty: Visit www.precor.com for warranty terms.



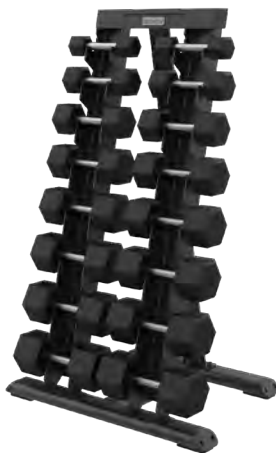
Gloss Metallic Silver



Black Pearl



Vitality™ Series Benches and Racks Storage Solutions

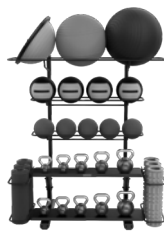


Storage solutions for functional fitness accessories are a must if you're going to maximize your space and present a well-organized fitness facility.

The Vitality™ Series line of storage solutions will bring order to chaos for your dumbbells, kettlebells, medicine balls, foam rollers and other accessories while also lending a premium look to your facility.

The design of our Vitality Series Line complements our FTS Glide, Resolute Strength and Discovery Series Lines so that you can mix and match equipment to meet the needs of your budget.

This line was tested to the same standards as our premium commercial strength line and as such, it carries the same warranty.



Vitality™ Series Benches and Racks Storage Solutions

Dumbbells offered in a range of weights set the stage for great exercise variety but can often take up a lot of space. We offer our racks in space-efficient vertical and 3-tier options. Our trays can accommodate round and hex-head dumbbells and have been tested for compatibility with MFitness International, TAG Fitness and Umax® Strength brands.

Because you don't get a second chance to make a first impression, we chose high-quality materials and construction so that our

products keep their premium appearance, feel and functionality for years to come.

Hex-head dumbbells rest on high-impact ABS plastic that overlays the powder-coated steel trays to prevent scratches, dents and noise. We pinned the dumbbell saddles to prevent them from rotating and mechanically fastened the rack end caps so they won't fall off.

VBR6804

3-Tier, 10 Pair, Flat Tray*

Dimensions (L x W x H): 48 x 30 x 39 in / 122 x 77 x 99 cm

Product Weight: 145 lb / 66 kg

Max Storage Weight: 550 lb / 250 kg

Compatible with: MFitness International and TAG Fitness rubber hex dumbbells

Warranty: Visit www.precor.com for warranty terms.

*Not intended for use with round head dumbbells



VBR6805

3-Tier, 15 Pair, Flat Tray*

Dimensions (L x W x H): 80 x 30 x 39 in / 202 x 77 x 99 cm

Product Weight: 212 lb / 96 kg

Max Storage Weight: 1200 lb / 546 kg

Compatible with: MFitness International and TAG Fitness rubber hex dumbbells

Warranty: Visit www.precor.com for warranty terms.

*Not intended for use with round head dumbbells



VBR6117

Vitality™ Series Benches and Racks

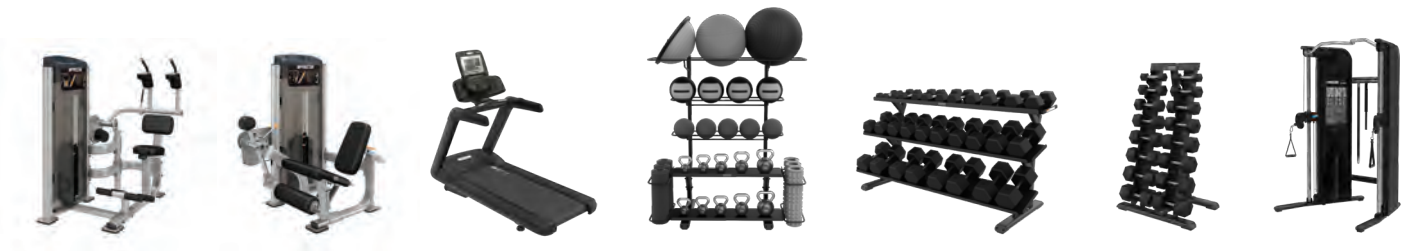
Flat-Incline-Decline Bench



If your aim is to offer strength training as a part of your fitness experience, while also staying consistent with your brand, budget and space constraints, the Vitality Benches & Racks Line is the perfect package of essentials for strength training.

Versatility is key to getting the most for your budget. With flat, incline and decline adjustments, quality materials and premium appearance, the Vitality™ Flat-Incline-Decline (FID) Bench delivers on the Precor promise of reliability, functionality, and a proven reputation.

A well-placed handle and transport wheels will make it easy for exercisers and staff to reposition the bench from the free weight racks to a cable-based rig like the Precor FTS Glide.



VBR6117

Vitality™ Series Benches and Racks

Flat-Incline-Decline Bench

Working the Angles

Because the back pad of the FID Bench can be adjusted across a 90 degree range between decline and incline, and the seat pad can be inclined across a 20 degree range, exercisers can be comfortably positioned for shoulder press, incline press and many other lifting activities.

Long-lasting Functionality

We put our emphasis on ensuring that the features exercisers value the most deliver long-lasting functionality. The pop-pin adjustments and pivots move easily so the FID Bench can be re-positioned repeatedly and without strain.

The Perfect Companion

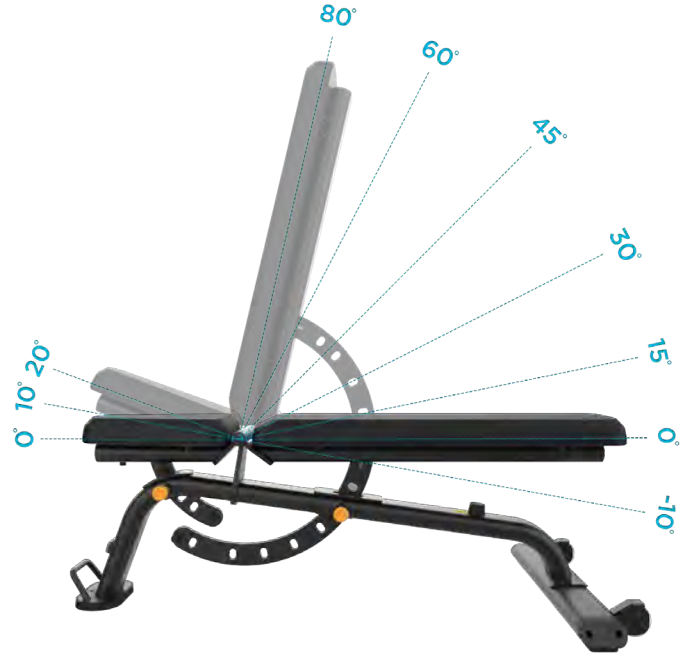
The Vitality Series FID Bench is the perfect companion for weight training with Vitality Series storage solutions for dumbbells or kettlebells. In addition, the bench can be paired with the Precor FTS Glide functional training system to increase training variety.

Good Looks for Years to Come

We chose high-quality materials and implemented thoughtful design elements and careful construction to give the Vitality Benches & Racks Line a substantial yet elegant look. Our products keep their premium appearance, feel and functionality for years to come.

Same Testing and Warranty as Premium Line

The Vitality Benches & Racks Line is tested to the same standards as our premium commercial strength line and as such, it carries the same warranty.



Specifications

Dimensions (L x W x H): 54 x 30 x 18 in / 137 x 76 x 46 cm

Equipment Weight: 82 lb / 37 kg

Max User Weight: 300 lb / 136 kg

Max Lift Load Weight: 200 lb / 91 kg

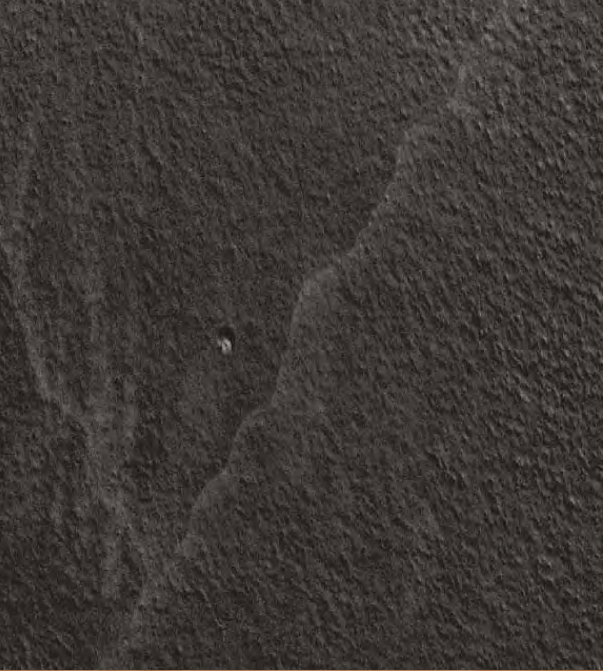
Warranty: Visit www.precor.com for warranty terms.

Color Options*

Frame	Upholstery
	
Black Pearl	Black

*Colors may vary.





FOR FACILITY DESIGN INSPIRATION, OUR
PRODUCT OFFERING, AND PORTFOLIO OF WORK
PLEASE VISIT:

www.advantagefitness.com

AND

FOLLOW ALONG



Gym Pros
 1560 Newbury Rd Ste 1 282
 Newbury Park, CA 91320
 +1 8885022348
 roycrocker@gympros.com
 www.gympros.com



ADDRESS

Richard Gray
 Riverside Management Services
 9655 Florida Mining Blvd
 Building 300
 Jacksonville, FL 32247

SHIP TO

Richard Gray
 Riverside Management Services
 9655 Florida Mining Blvd
 Building 300
 Jacksonville, FL 32247

Estimate 24102

DATE 04/24/2024

REP

Roy Crocker

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Treadmill:STAR TRAC SERIES 4 4TR STAR TRAC SERIES 4 COMMERCIAL TREADMILL. NEW. LCD CONSOLE Commercial: Limited 10-year warranty on frame; 5-year parts & 3-year labor on all other components Consumer: Limited 10- year warranty on frame; 10-year parts & 3- year labor on all other components	2	3,995.00	7,990.00
	https://www.gympros.com/startrac-4tr-treadmill-new/			
	Elliptical:STAR TRAC SERIES 4 4CT STAR TRAC SERIES 4CT CROSS TRAINER COMMERCIAL ELLIPTICAL.NEW LCD CONSOLE. Commercial: Limited 10- year warranty on frame; 5-year parts & 3- year labor on all other components Consumer: Limited 10-year warranty on frame; 10-year parts & 3-year labor on all other components	2	2,995.00	5,990.00
	https://www.gympros.com/startrac-4ct-cross-trainer/			
	BIKE:STAR TRAC 4 SERIES RECUMBENT BIKE STAR TRAC 4 SERIES RECUMBENT BIKE -NEW LCD CONSOLE Commercial Grafe Limited 10 Year Warranty on Frame ,5 Years Parts 3 Year Labor	1	2,495.00	2,495.00
	https://www.gympros.com/star-trac-4-series-light-commercial-upright-bike-new/			
	Strength Circuit:NAUTILUS NAUTILUS COMMERCIAL STRENGTH INSTINCT LAT PULL DOWN/SETAED ROW COMBO MACHINE .SELECTORIZED WEIGHT STACK -NEW	1	3,195.00	3,195.00
	https://www.gympros.com/nautilus-instinct-dual-lat-pull-down-vertical-row/			
	Strength Circuit:NAUTILUS NAUTILUS COMMERCIAL STRENGTH INSTINCT MULTI PRESS SYSTEM COMBO MACHINE SELECTORIZED WITH STACK - NEW	1	3,295.00	3,295.00
	https://www.gympros.com/nautilus-instinct-dual-multi-press/			

UNLESS OTHERWISE STATED ON YOUR INVOICE, THE FOLLOWING SHIPPING TRANSIT TIMES SHALL APPLY:
 FOR ALL NEW PRODUCTS PLEASE ALLOW UP TO APPROXIMATELY 14-21 BUSINESS DAYS ON AVERAGE FOR DELIVERY.
 FOR PRE-OWNED PRODUCTS THAT UNDERGO A "SPECIAL ORDER" COMPREHENSIVE CERTIFICATION PROCESS, PLEASE
 ALLOW UP TO APPROXIMATELY 14-45 BUSINESS DAYS ON AVERAGE FOR DELIVERY
 RUSH DELIVERY AVAILABLE UPON REQUEST

DATE	ACTIVITY	QTY	RATE	AMOUNT
	SALES. INSPIRE FT1 DUAL ADJUSTABLE PULLEY SYSTEM WITH ATTACHMENT	1	2,690.00	2,690.00
	https://www.gympros.com/inspire-fitness-ft-1-functional-trainer			
	Strength Circuit:GFID225 BDS COMMERCIAL FLAT INCLINE DECLINE BENCH-NEW IN CRATE	1	595.00	595.00
	Barbells:DUMBBELL RACK 2 TIER DUMBBELL RACK 10 PAIR - NAUTILUS	1	790.00	790.00
	SDR 5-50 CAP 5-50LB SET COMMERCIAL RUBBER DUMBBELLS WITH CHROME CONTOURED HANDLES	1	1,389.00	1,389.00
	GP CODE DISCOUNT GP CODE DISCOUNT COMMERCIAL PROMOTION	1	-1,590.00	-1,590.00
	SHIPPING-1 LTL FREIGHT WITH SELECTED CARRIER SERVICE/CURB SIDE DELIVERY DROP ONLY.	1	2,680.00	2,680.00
	**DOES NOT INCLUDE INSIDE INSTALLATION			
	INSTALLATION INSTALLATION FULL BUILD UP TRUCKS AND CREW	1	1,680.00	1,680.00
	NOTE SALES TAX EXEMPT AND ALL INCLUDED IN PRICING	1	0.00	0.00

TOTAL \$31,199.00

Accepted By

Accepted Date

UNLESS OTHERWISE STATED ON YOUR INVOICE, THE FOLLOWING SHIPPING TRANSIT TIMES SHALL APPLY:
 FOR ALL NEW PRODUCTS PLEASE ALLOW UP TO APPROXIMATELY 14-21 BUSINESS DAYS ON AVERAGE FOR DELIVERY.
 FOR PRE-OWNED PRODUCTS THAT UNDERGO A "SPECIAL ORDER" COMPREHENSIVE CERTIFICATION PROCESS, PLEASE
 ALLOW UP TO APPROXIMATELY 14-45 BUSINESS DAYS ON AVERAGE FOR DELIVERY
 RUSH DELIVERY AVAILABLE UPON REQUEST

Payment Proposal

Quote Number
3744102-1R

IMPORTANT:
Credit review and approval are required.

Applicable Taxes Not Included
Rate:
36 months @ 11.49%
48 months @ 10.99%
60 months @ 10.49%

CONTACT: Michelle L. Caruso
COMPANY: Life Fitness
PHONE: 847-288-3620
FAX: 847-288-3756
EMAIL: michelle.caruso@lifefitness.com

Lessee Name	Issue Date
Deer Run CDD	April 25, 2024

Equipment Quote Total	Expires
\$43,344.35	Quote is valid for 15 days from Issue Date unless withdrawn by HNB in writing prior to such date

Payment Options

	36 Months	48 Months	60 Months
\$1 Purchase Option			
0 Advance Payment	\$1,429.12	\$1,120.05	\$931.42

Additional Terms:

Rates and terms are subject to change based on market conditions and are contingent upon receipt of a completed credit application, credit review and approval. A \$225 UCC documentation fee applies.

This payment calculator tool is proprietary to Huntington National Bank ("HNB") and can be used solely for the purpose of providing a financing quote for a transaction that will be referred to HNB. Any quote generated by this tool is for discussion purposes only and does not represent a commitment or an offer by HNB to enter into a transaction. Any transaction resulting from such quote is subject to credit approval and additional credit enhancements may be required. Neither HNB nor Life Fitness is the agent of the other. HNB, not being the manufacturer, seller or distributor of the equipment, makes no representation whatsoever with respect thereto.

Quote# 3744102 - 1R

Date 25-APR-2024

Bill To

DEER RUN CDD
501 GRAND RESERVE DR
BUNNELL, FLAGLER
FL 32110-3430
US

Contact:
Cell:
Office:
Email:

Ship To

DEER RUN CDD
501 GRAND RESERVE DR
BUNNELL, FLAGLER
FL 32110-3430
United States

Contact:
Cell:
Office:
Email:



SALES REPRESENTATIVE

JEFFREY DIBLER
Cell: 410-236-7753
Office:
Email: Jeffrey.Dibler@lifefitness.com

Life Fitness

Corporate Address:
10601 Belmont Avenue
Franklin Park, IL 60131 USA
Phone: Main (847) 288-3300
Toll Free (800) 735-3867

Remittance Address:
2716 Network Place,
Chicago, IL
60673, USA

ONSITE CONTACT

Cell:
Email:
Facility ID:

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
1	ACC-DB HEX DUMBBELL SET 5-50LB,RUBBER	1	1,515.00	-454.50	1,060.50	1,060.50
2	ASPX-SL ASPIRE CROSS-TRAINER SL MODEL - Aspire Cross Trainer SL Arctic Silver Base/SL BIKE/CT LED CONSOLE ENGLISH IMPERIAL	2	6,999.00	-2,799.60	4,199.40	8,398.80
3	ASPR-SL ASPIRE RECUMBENT BIKE SL MODEL - Aspire Recumbent SL Arctic Silver Base/SL BIKE/CT LED CONSOLE ENGLISH IMPERIAL	1	4,599.00	-1,839.60	2,759.40	2,759.40
4	ASPT-SL ASPIRE TREADMILL SL MODEL - Aspire Tread SL Arctic Silver Low VT Base/SL TREAD LED CONSOLE ENGLISH IMPERIAL/Line Cord Tread Domestic Low Voltage	2	8,999.00	-3,599.60	5,399.40	10,798.80
5	OP-DB3HX AXIOM SERIES 3 TIER DB RACK (5-50 HEX) - Platinum Frame	1	1,396.00	-530.48	865.52	865.52
6	OP-LR AXIOM PULLDOWN/ROW - Platinum Frame//Black Uph//Full Shroud	1	4,783.00	-1,718.74	3,064.26	3,064.26
7	OP-MP AXIOM MULTI-PRESS - Platinum Frame//Black Uph//Full Shroud	1	5,263.00	-1,901.14	3,361.86	3,361.86
8	LBR-MA LIFE FITNESS MULTI ADJUSTABLE BENCH - Frame Platinum/Uph Black Single Stitch	1	1,869.00	-710.22	1,158.78	1,158.78

This is a draft quote and not a contract - Subject to management approval

Quote#

3744102 - 1R

Date 25-APR-2024

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
9	CMDAP CABLE MOTION DUAL ADJUSTABLE PULLEY - Platinum Frame/GLB/Rear Shroud/LANG.ENG/BOOM.HANDLE S	1	9,118.00	-3,464.84	5,653.16	5,653.16

This is a draft quote and not a contract - Subject to management approval

Quote#

3744102 - 1R

Date 25-APR-2024

PO Number	Subtotal	
Payment Type	List Price	60,539.00
Payment Terms	Adjustment and Surcharge	-23,417.92
Freight Terms	Selling Price	37,121.08
FOB		
	Freight/Fuel/Installation	6,223.27
	Tax	TAXES AS APPLICABLE
	Total(USD)	43,344.35

Notes:

This is a draft quote and not a contract - Subject to management approval

Quote#

3744102 - 1R

Date 25-APR-2024

Shipment Priority:
Requested Delivery Date:

Prices set forth in this Quote are good for 30 days.

Full set of Life Fitness Terms and Conditions <https://www.lifefitness.com/en-us/legal/terms-conditions>

Excerpts from the Life Fitness Terms and Conditions are below:

Key Term	Contract Language
Delivery Delay - Buyer extends Requested Delivery Date by more than 30 days	2. DELIVERY (B): Delays or Product Holds made at Buyer's request or due to Buyer's failure to take requested action ("Buyer's Factors"), as more specifically defined in Section 19, may result in delivery delay fees and/or price adjustments in accordance with Sections 2 and 19. If Buyer seeks to extend the Requested Delivery Date by more than thirty (30) days from the Buyer's original Requested Delivery Date, (i) Buyer will pay LF 50% of the total invoice price for the Products at the time of providing notice to LF of the extended delivery date, with the balance due in accordance with Buyer's previously agreed-upon payment terms with LF, and (ii) Buyer will pay monthly "delivery delay fees" equal to 1% of the total invoice price for the Products, calculated from Buyer's original Requested Delivery Date until Products are delivered. The payment and fees pursuant to sections 2(B)(i) and 2(B)(ii) will not apply if Buyer requests extension of the delivery date at least sixty (60) days prior to the original Requested Delivery Date.
Payment - Late Payment	5. PAYMENT: [Late payment]. . . Payments not made by Buyer on or before the due date shall bear interest at three percent (3%) per month or the maximum rate permitted by law, whichever is less. Such interest shall be in addition to and without limitation of any other rights or remedies which LF may have under this Agreement or at law or in equity. Buyer agrees to pay any attorney's fees and costs incurred by LF in enforcing its rights under this Agreement. . .
Returns	7. RETURNS: Within ten (10) days of delivery, Buyer may contact LF to discuss return options, which may include, at LF's sole discretion, (A) return of new, unused Products for credit; or (B) return of non-stocked or used Products for a fair market repurchase price, as determined by LF, which shall be issued in the form of a product credit. (C) All custom, ("Built-to-Order") Products, which are defined as any Products ordered in optional or custom frame colors, as defined on the [LF Quote and Purchase Order], are final sale and not eligible for return. Approved credits or repurchase prices will not include freight, fuel and installation charges incurred by LF. Authorized returns require a Return Material Authorization (RMA) Number. To obtain an RMA number contact LF at 1.800.735.3867. The returned Product must be returned in its original packaging, as applicable with the RMA number boldly written on the outside of the package. LF assumes no responsibility for damage caused by shipping or improper packaging. Each returned Product is subject to a re-stocking fee of twenty percent (20%) of the Product's purchase price, plus all expenses incurred by LF in connection with facilitating the return, including but not limited to costs related to third party installers, and shipping and handling.
Canceled and Changed orders	8. CANCELED AND CHANGED ORDERS: Orders modified, changed, or canceled by Buyer (including, but not limited to, failure to timely collect or pick up a Will Call Order) within 60 days prior to the Buyer's original Requested Delivery Date or within 90 days prior to the Requested Delivery Date for Built-to-Order Products are subject to a restocking fee of twenty percent (20%) of the Products' purchase price.
Price Adjustment - External Factors	19. PRICE ADJUSTMENT: (A) External Factors - Buyer acknowledges that the Products' price and associated costs and taxes are subject to external factors unknown to LF at the Agreement date ("External Factors"), including, but not limited to: (a) fluctuations in prices for raw materials, fuel, transportation; (b) fluctuations in foreign exchange; (c) changes to applicable law, duties, tariffs and tolls; and (d) Force Majeure Events. LF may notify Buyer of a change to a price caused by an External Factor 30 days after Order is placed, or whatever notice period may be required by applicable law. Buyer may suggest ways for LF to mitigate the External Factor, which LF will consider in good faith. If LF and Buyer cannot agree on the price change caused by an External Factor within 10 business days of notification, LF may at its option: (a) proceed on the basis of the unchanged price; or (b) terminate the Order on 1 business days' prior written notice. . .
Price Adjustment - Requested Delivery Date extended more than nine (9) months from the Order Acknowledgement Date	19. PRICE ADJUSTMENT. . . (B): Buyer's Factors. Buyer acknowledges that if the price and associated costs and taxes increase, and are dependent on Buyer's Factors, which are within the control of Buyer, including: (a) failure or delay to give LF information or instructions; or (b) request by Buyer: (i) to schedule the Requested Delivery Date; or (ii) to extend the Requested Delivery Date, to a date more than nine (9) months from the Order Acknowledgement date; then LF may, after giving the Buyer 5 business days' written notice, adjust the Products price to reflect current pricing as of the new Requested Delivery Date and/or to take account of Buyer's Factors. (C) Inability to Reach Agreement. If Buyer seeks to extend the Requested Delivery Date to a date more than nine (9) months from the Order Acknowledgement Date, and Buyer does not agree to LF's proposed adjusted price, reflecting updated pricing as of the new Requested Delivery Date, LF has the right to cancel the Order and Buyer agrees to pay a 20% restocking fee in connection with the Order.
Price Escalation	20. PRICE ESCALATION: If the term of the Agreement exceeds one (1) year, LF may automatically adjust the LF MSRP Price List(s): (i) annually effective on each new Order after the adjusted Price List(s)' effective date, and (ii) periodically, with five (5) days prior written notice, during the Term of the Agreement if subsections (a) through (d) herein cause a significant increase in LF's input costs, and will be effective on any Orders placed after the notification. The price adjustment shall be based on: (a) changes to the cost of raw materials and/or labor costs related to personnel responsible for manufacturing and/assembling the Products, (b) macroeconomic conditions, such as taxes, tariffs or duties, inflation, increased logistics/transportation costs, fluctuations in foreign exchange rates, natural disasters, labor shortages/strikes, etc., (c) applicable market trends, or (d) other events not within LF's control that impact the cost of manufacturing or selling the Products. The variation in the cost of the Products shall be consistent with applicable market indexes, where available, third-party sources or other evidence. LF reserves the right to add periodic surcharges to Orders, including without limitation, adjustments for the then-current price of fuel, such surcharges to be specified and invoiced by LF.
Limited Warranty	10: LIMITED WARRANTY: (A) Products – Standard Limited Warranty: Each Product has its own limited manufacturer's warranty (see www.lifefitness.com). Such limited warranty shall be the original Buyer's sole and exclusive remedy for any breach of warranty. (B) Products – Extended Limited Warranty: Each Product has its own limited manufacturer's warranty (see www.lifefitness.com). Such limited warranty shall be the original Buyer's sole and exclusive remedy for any breach of warranty. (C) Parts: Parts shall have the following limited warranty: Parts are warranted to the original Buyer for ninety (90) days from the date they are received. Such limited warranty shall be Buyer's exclusive remedy for any breach of warranty. To make a claim (parts only) during the limited warranty period, Buyer must contact LF for an RMA Number (see Section 7). For Non-Consumable (NC) part claims, Buyer will be subject to an "Unreturned Equipment Charge" which may be the price of the replacement part, if the replaced NC part is not returned within thirty (30) days of opening the claim. If, in LF's sole discretion, the part is damaged due to accident, misuse, abuse, fire, flood, Force Majeure Events, or other contingencies beyond LF's control, LF may deny the claim, in which case Buyer shall not be entitled to a credit, and any replacement parts must be purchased pursuant to LF's credit terms. THE WARRANTY STATEMENTS SET FORTH IN THIS SECTION 10 ARE THE SOLE LIMITED WARRANTIES MADE BY LF WITH RESPECT TO THE PRODUCTS PURCHASED BY OR PROVIDED TO BUYER PURSUANT TO THIS AGREEMENT AND ARE IN LIEU OF ALL OTHER WARRANTIES BY LF, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

This is a draft quote and not a contract - Subject to management approval

LifeFitness
ASPIRE CARDIO

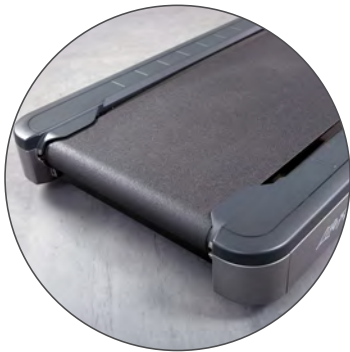
TREADMILL



ROOM TO RUN

A streamlined all-purpose treadmill that keeps exercisers of all levels coming back. Aspire builds on the Life Fitness heritage of advanced biomechanics and is crafted with the reliability that Life Fitness cardio equipment is known for.

FEATURED:
Aspire Treadmill with
SL Console in Smooth Charcoal.



EXERCISER COMFORT

The Flex Deck® Shock Absorption System reduces impact on the joints for both runners and walkers. Thoughtful touches like a large accessory tray and cross handrail add plenty of running room.



INVITING DESIGN

Combines modern design with intuitive functionality. A sleek look and two color options allow fitness facilities to enhance their aesthetic while providing cardio equipment that appeals to both workout novices and veteran exercisers.



OPERATIONAL EFFICIENCY

Advanced engineering improves operational efficiency by simplifying interior mechanics, which makes maintenance easier and provides lasting value.

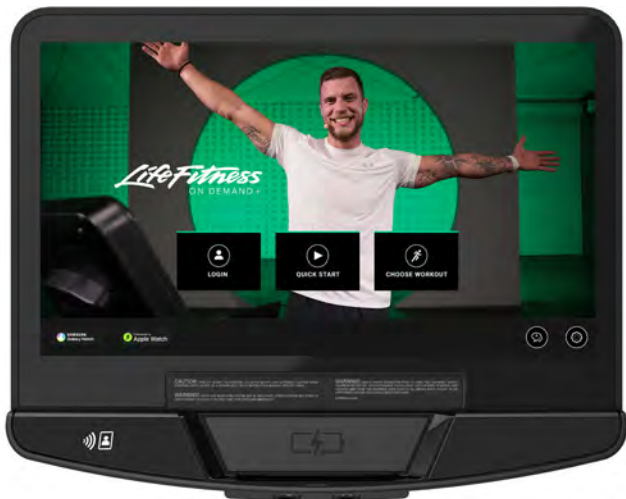
LifeFitness

ASPIRE TREADMILL

CONSOLE OPTIONS

Choose from the immersive experiences provided by the Discover SE4 Console or the get-on-and-go functionality of the SL Console.

DISCOVER SE4 CONSOLE



Immersive. A large, vivid screen captures the attention of exercisers and provides them with immersive workout experiences.

More workout experiences. SE4 provides seamless wearable connectivity, personalized app integrations, ample entertainment options, and access to more than 500 free Life Fitness™ On Demand experiences.

Custom content. SE4 gives fitness facilities the power to create custom-branded content.

SL CONSOLE



LED evolution. Includes advancements in exerciser interaction like Apple Watch® compatibility and Bluetooth® connection.

An LED with aesthetics. A fresh, modern look that's appealing in any setting.

Service is made easy. Facilities can set preventive maintenance metrics and be alerted with an on-console service notification.

ASPIRE TREADMILL

BASE FEATURES	
DX3™ Belt and Deck System (belt tracking system)	•
FlexDeck® 2.0 Shock Absorption System (8 Lifespring shock absorbers)	•
Speed Range	0.5 - 12.3 mph (0.8 - 19.3 km/h)
Rollers: 3.5" (9 cm) precision crowned steel rollers, front and back	•
Incline	0-15%
Motor System: 4-HP AC Continuous Duty (8-HP Peak Duty) Motor. Motor efficiency rated IE2 at 2-HP	•
Side handrails	20" (51 cm)
Molded-in cup holders	2
Integrated accessory tray	3.6" (9 cm) deep
FRAME	
Plastic lower side rails and end caps	•
Front wheels for easy mobility	•
Adjustment levelers for product stability	•
Quick-release removable shroud for simple serviceability	•
Robust paint (corrosion, stain, and chemical resistant coating)	•
Color options	Arctic Silver, Smooth Charcoal

TECHNICAL SPECIFICATIONS	
Running surface	22 x 60" (56 x 152 cm)
Step-up height	10" (25 cm)
Max user weight	400 lbs (181 kg)
Length	83.5" (212 cm)
Width	36" (92 cm)
Height	58" (147 cm)
Unit weight	375 lbs (170 kg)
POWER REQUIREMENTS	
All treadmills should be installed with a dedicated electrical circuit – line, neutral, ground (a single circuit breaker for each treadmill)	Consult the installation manual
120V, 20A or 230V, 10A (varies by country) outlet with dedicated line, neutral, ground wires and dedicated circuit breaker	•
Japan: 100V, 20A or 200v, 10A outlet with dedicated line, neutral, ground wires and dedicated circuit breaker	•
WARRANTY*	
Parts and Labor	3 Years
* Visit LifeFitness.com/warranties for full warranty details.	
PRODUCT MODEL/SKUS	
Discover SE4 Console	ASPT-SE424 (24") and ASPT-SE416 (16")
SL Console	ASPT-SL

LifeFitness.com

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LifeFitness

LifeFitness ELLIPTICAL

ASPIRE CARDIO



SIMPLICITY, REFINED

A streamlined and efficient elliptical that offers inviting and effective workouts for a wide range of exercisers. Aspire is built with the advanced biomechanics and focus on durability that Life Fitness cardio is known for.

FEATURED:
Aspire Elliptical with
SL Console in
Smooth Charcoal.



SMOOTH COMFORT

The elliptical path is the culmination of recent biomechanics research and years of study of how the body interacts with a cross-trainer. The result is an inviting elliptical that feels extremely natural because the path of motion is similar to an exerciser's actual running stride.



INVITING DESIGN

Aspire mixes attractive design with intuitive functionality. A modern look and two color options enhance the aesthetic of any fitness facility and provide cardio that appeals to both workout novices and experienced exercisers.



OPERATIONAL EFFICIENCY

The majority of the elliptical is assembled at the factory, which makes installation quick and easy. Thoughtful parts design makes service easier and ensures reliability.

LifeFitness

ASPIRE ELLIPTICAL

CONSOLE OPTIONS

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ASPIRE ELLIPTICAL

BASE FEATURES	
18" (46 cm) Ergonomic Fixed Stride	•
Central, fixed support handlebars	•
Resistance Levels	0 - 25
Oversized 15" (38 cm) pedals	•
Removable locking cup holder	1
Step-up height	9.5" (24 cm)
FRAME	
Generator Drive System	•
Rear wheels for easy mobility	•
Quick-release removable shroud for simple serviceability	•
Robust Paint (corrosion, stain, and chemical resistant coating)	•
Color options	Arctic Silver, Smooth Charcoal
TECHNICAL SPECIFICATIONS	
Max user weight	400 lbs (181 kg)
Length	85.5" (217 cm)
Dynamic length	87" (222 cm)
Width	29.5" (75 cm)
Height	64" (163 cm)
Unit weight	250 lbs (113 kg)

POWER REQUIREMENTS	
Self-powered	•
Auto Start: Brings power to console when user begins pedaling	•
120V, 20A or 230V, 10A (varies by country) outlet with dedicated line, neutral, ground wires and dedicated circuit breaker	Required for Attachable TV
Japan: 100V, 20A or 200V, 10A outlet with dedicated line, neutral, ground wires and dedicated circuit breaker	Required for Attachable TV
WARRANTY*	
Parts and Labor	3 Years
*Visit LifeFitness.com/warranties for full warranty details.	
PRODUCT MODELS/SKUs	
Discover SE4 Console, 16"	ASPX-SE416
SL Console	ASPX-SL

LifeFitness.com

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LifeFitness

LifeFitness
ASPIRE CARDIO

RECUMBENT BIKE



STREAMLINED COMFORT

Comfortable and inviting experiences for exercisers at any fitness level. Aspire® Cardio employs a sleek, modern design with a functionality that is rooted in more than 20 years of innovation and reliability.

FEATURED:
Aspire® Recumbent
Bike with SL Console in
Smooth Charcoal.



COMFORTABLE RIDE

A backrest, lumbar support and a wrap-around adjustment lever combine to help exercisers achieve maximum comfort.



GET-ON-AND-GO ACCESSIBILITY

Step-through design and front assist handle allow for easy entry and exit. Wide, self-leveling pedals with simple buckle straps allow exercisers to get started quickly.



GENERATOR DRIVE SYSTEM

Drive system with 8-ribbed poly-V belt resistance provides a smooth, quiet operation and requires limited maintenance.

LifeFitness

ASPIRE ELLIPTICAL

CONSOLE OPTIONS

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DISCOVER SE4 CONSOLE



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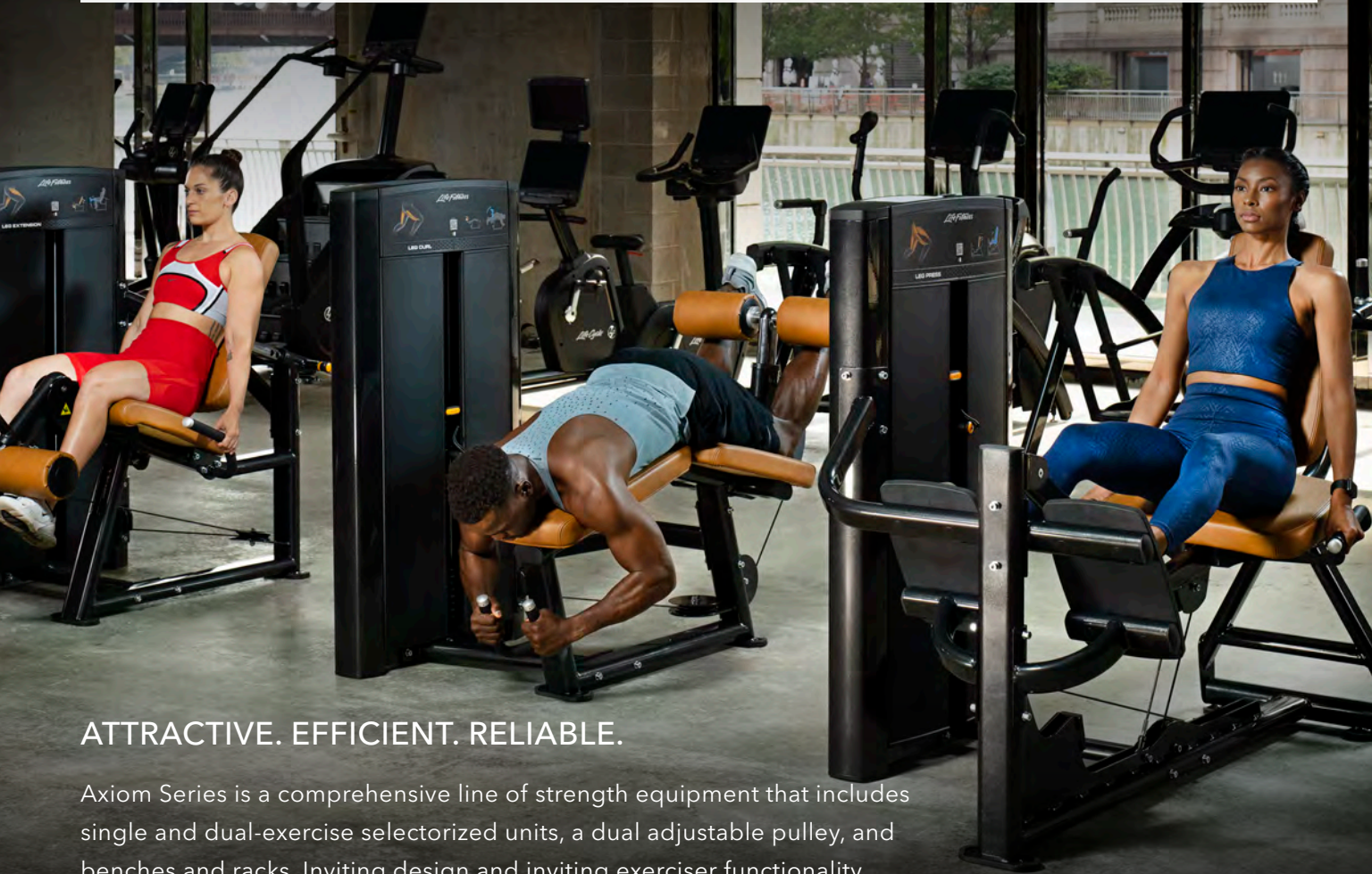
Service is made easy. Facilities can set preventive maintenance metrics and be alerted with an on-console service notification.

ASPIRE RECUMBENT BIKE

BASE FEATURES	
Step-through design	•
Easy-adjust pedal straps	•
Standard Wide Ride™ Pedals	•
Seat with lumbar support	•
Wrap-around seat adjustment lever	•
Fine-tuned seat adjustment positions	41
Resistance levels	0-25
Maximum resistance (Watts)	900+
Removable locking cup holders	1
Integrated accessory tray	•
FRAME	
Generator Drive System	•
Front wheels for easy mobility	•
Adjustment levelers for product stability	•
Quick-release removable shroud for simple serviceability	•
Robust paint (corrosion, stain, and chemical resistant coating)	•
Color options	Arctic Silver, Smooth Charcoal

TECHNICAL SPECIFICATIONS	
Max user weight	400 lbs (181 kg)
Length	67" (170 cm)
Width	26" (66 cm)
Height	51.5" (131 cm)
Unit weight	298 lbs (135 kg)
POWER REQUIREMENTS	
Self-powered	•
Auto Start: Brings power to console when user begins pedaling	•
120V, 20A or 230V, 10A (varies by country) outlet with dedicated line, neutral, ground wires and dedicated circuit breaker	Required for Attachable TV
Japan: 100V, 20A or 200V, 10A outlet with dedicated line, neutral, ground wires and dedicated circuit breaker	Required for Attachable TV
WARRANTY*	
Parts and Labor	3 Years
*Visit LifeFitness.com/warranties for full warranty details.	
PRODUCT MODELS/SKUS	
Discover SE4 Console, 16"	ASPR-SE416
SL Console	ASPR-SL

AXIOM SERIES



ATTRACTIVE. EFFICIENT. RELIABLE.

Axiom Series is a comprehensive line of strength equipment that includes single and dual-exercise selectorized units, a dual adjustable pulley, and benches and racks. Inviting design and inviting exerciser functionality combine to create a strength line ideal for any facility.



INVITING DESIGN

Axiom Series features a low-profile, modern tower design that allows for clear sight lines across the floor and can upgrade the appearance of any facility.



INTUITIVE FUNCTIONALITY

Familiar biomechanics, easy machine setup and easy-to-read instructional placards with QR codes combine to make Axiom Series easy to use for any level of exerciser.



CRAFTED WITH PRECISION

Expertly engineered weight stacks, guide rods, pulleys and cables create a smooth feel for exercisers. Components are rigorously tested to exceed industry standards.

LifeFitness

AXIOM SERIES

SINGLE AND DUAL-EXERCISE MACHINE FEATURES



Shown: Life Fitness Axiom Series Chest Press

SHROUD OPTIONS



FULL SHROUD



REAR SHROUD ONLY

Shown: Life Fitness Axiom Series Shoulder Press

Platinum frame color and Black Single Stitch upholstery are standard, other colors available.

LifeFitness

AXIOM SERIES

SINGLE-EXERCISE MACHINES



CHEST PRESS
OP-CP



SEATED ROW
OP-RW



SHOULDER PRESS
OP-SP



LAT PULLDOWN
OP-PD



BICEPS CURL
OP-BC



TRICEPS EXTENSION
OP-TE



LEG EXTENSION
OP-LE



LEG CURL
OP-LC



LEG PRESS
OP-LP



ABDOMINAL
OP-AB

DUAL-EXERCISE MACHINES



MULTI-PRESS
OP-MP



PULLDOWN/ROW
OP-LR



PECTORAL FLY/REAR DELTOID
OP-FLY



BICEPS CURL/TRICEPS EXTENSION
OP-BT



HIP ABDUCTOR/ADDUCTOR
OP-HAA



LEG CURL/EXTENSION
OP-LCE



SEATED LEG CURL/EXTENSION
OP-SLCE



ABDOMINAL/BACK EXTENSION
OP-ABBA

AXIOM SERIES

DUAL ADJUSTABLE PULLEY / OP-DAP

- 90" (228 cm) of cable accommodates full body movements
- Ergonomic pull-up bar with neutral, chin-up, and pull-up grip positions
- Optimized weight stack position minimizes product width without sacrificing function
- Included: Long adjustable handles, pair (x1), Ankle strap (x1), Triceps rope (x1)



BENCHES AND RACKS

Benches and trainers allow for free-weight training, bodyweight training and proper stretching. Racks offer workout versatility and provide ample storage options for easy exerciser access to dumbbells, barbells and medicine balls.



FLEXIBILITY TRAINER
OP-FS



ABDOMINAL BENCH
OP-ABB



ADJUSTABLE BENCH
OP-ADJ



DIP/LEG RAISE
OP-DLR



3-TIER ACCESSORY RACK
OP-AR3



3-TIER DUMBBELL RACK (5-50LB HEX)
OP-DB3HX



3-TIER SHORT SADDLE DUMBBELL RACK (5-50LB)
OP-DB3SS



3-TIER LONG SADDLE DUMBBELL RACK (5-75LB)
OP-DB3LS



SMITH RACK
OP-SM



BARBELL RACK
OP-BBR



VERTICAL DUMBBELL RACK
OP-DBV



VERTICAL MEDICINE BALL STORAGE
OP-MBS

AXIOM SERIES

SPECIFICATIONS - SINGLE-EXERCISE STATIONS

NAME	CODE	DIMENSIONS (L X W X H)	PRODUCT WEIGHT	WEIGHT STACK
Abdominal	OP-AB	50" x 41" x 53" (127 cm x 104 cm x 135 cm)	384 lbs (174.2 kg)	142.5 lbs (71.25 kg)
Biceps Curl	OP-BC	55" x 41" x 53" (139 cm x 104 cm x 135 cm)	403 lbs (182.8 kg)	172.5 lbs (86.25 kg)
Chest Press	OP-CP	44" x 51" x 53" (112 cm x 129 cm x 135 cm)	462 lbs (210 kg)	202.5 lbs (101.25 kg)
Lat Pulldown	OP-PD	63" x 55" x 73" (152 cm x 140 cm x 185 cm)	459 lbs (208.2 kg)	202.5 lbs (101.25 kg)
Leg Curl	OP-LC	65" x 43" x 53" (165 cm x 109 cm x 135 cm)	405 lbs (183.7 kg)	202.5 lbs (101.25 kg)
Leg Extension	OP-LE	55" x 41" x 53" (139 cm x 104 cm x 135 cm)	435 lbs (197.3 kg)	202.5 lbs (101.25 kg)
Leg Press	OP-LP	86" x 40" x 53" (218 cm x 102 cm x 135 cm)	594 lbs (269.4 kg)	262.5 lbs (131.25 kg)
Seated Row	OP-RW	65" x 40" x 53" (165 cm x 102 cm x 135 cm)	459 lbs (208.2 kg)	202.5 lbs (101.25 kg)
Shoulder Press	OP-SP	61" x 55" x 53" (155 cm x 140 cm x 135 cm)	484 lbs (219.5 kg)	172.5 lbs (86.25 kg)
Triceps Extension	OP-TE	55" x 41" x 53" (139 cm x 104 cm x 135 cm)	379 lbs (171.9 kg)	142.5 lbs (71.25 kg)

SPECIFICATIONS - DUAL-EXERCISE STATIONS

NAME	CODE	DIMENSIONS (L X W X H)	PRODUCT WEIGHT	WEIGHT STACK
Abdominal/Back Extension	OP-ABBA	58" x 45" x 53" (147 cm x 114 cm x 135 cm)	519 lbs (235 kg)	202.5 lbs (101.25 kg)
Biceps Curl/Triceps Extension	OP-BT	49" x 43" x 53" (124 cm x 109 cm x 135 cm)	463 lbs (211 kg)	172.5 lbs (86.25 kg)
Hip Abductor/Adductor	OP-HAA	68" x 67" x 53" (173 cm x 170 cm x 135 cm)	432 lbs (196 kg)	142.5 lbs (71.25 kg)
Leg Curl/Extension	OP-LCE	63" x 40" x 53" (160 cm x 102 cm x 135 cm)	450 lbs (204 kg)	202.5 lbs (101.25 kg)
Multi-Press	OP-MP	68" x 54" x 62" (173 cm x 137 cm x 157 cm)	539 lbs (245 kg)	202.5 lbs (101.25 kg)
Pectoral Fly/Rear Deltoid	OP-FLY	61" x 75" x 81" (155 cm x 191 cm x 206 cm)	543 lbs (246 kg)	262.5 lbs (131.25 kg)
Pulldown/Row	OP-LR	91" x 50" x 85" (231 cm x 127 cm x 216 cm)	452 lbs (205 kg)	202.5 lbs (101.25 kg)
Seated Leg Curl/Extension	OP-SLCE	70" x 46" x 53" (178 cm x 117 cm x 135 cm)	601 lbs (273 kg)	202.5 lbs (101.25 kg)

AXIOM SERIES

SPECIFICATIONS - DUAL ADJUSTABLE PULLEY

NAME	CODE	DIMENSIONS (L X W X H)	PRODUCT WEIGHT	WEIGHT STACK
Dual Adjustable Pulley	OP-DAP	55" x 56" x 84" (140 cm x 142 cm x 213 cm)	718 lbs (326 kg)	Two 165 lb (75 kg) stacks

SPECIFICATIONS - BENCHES AND RACKS

NAME	CODE	DIMENSIONS (L X W X H)	PRODUCT WEIGHT	MAX CAPACITY
3-Tier Accessory Rack	OP-AR3	54" x 29" x 38" (137 cm x 73 cm x 96 cm)	168 lbs (76 kg)	810 lbs (368 kg)
3-Tier Hex Dumbbell Rack	OP-DB3HX	54" x 29" x 38" (137 cm x 73 cm x 96 cm)	167 lbs (76 kg)	550 lbs (250 kg)
3-Tier Long Saddle Dumbbell Rack	OP-DB3LS	96" x 29" x 38" (244 cm x 73.7 cm x 96.5 cm)	286 lbs (130 kg)	1,200 lbs (545 kg)
3-Tier Short Saddle Dumbbell Rack	OP-DB3SS	61" x 29" x 38" (155 cm x 73 cm x 96 cm)	200 lbs (91 kg)	550 lbs (250 kg)
Abdominal Bench	OP-ABB	50" x 25" x 21" (127 cm x 63.5 cm x 53.3 cm)	45 lbs (20 kg)	-
Adjustable Bench	OP-ADJ	55" x 25" x 45" (140 cm x 64 cm x 114 cm)	72 lbs (33 kg)	500 lbs (227 kg)
Barbell Rack	OP-BBR	36" x 23.5" x 56.5" (91.5 cm x 60 cm x 143.5 cm)	92 lbs (42 kg)	450 lbs (205 kg)
Dip/Leg Raise	OP-DLR	41.5" x 29" x 61" (105.4 cm x 73.6 cm x 155 cm)	137 lbs (62 kg)	
Flexibility Trainer	OP-FS	54" x 23" x 43" (137 cm x 58 cm x 109 cm)	78 lbs (35 kg)	-
Smith Rack	OP-SM	56" x 73" x 88" (142 cm x 185 cm x 223 cm)	398 lbs (180 kg)	495 lbs (224 kg)
Vertical Dumbbell Rack	OP-DBV	20" x 19" x 46" (51 cm x 48 cm x 117 cm)	57 lbs (26 kg)	180 lbs (82 kg)
Vertical Medicine Ball Storage	OP-MBS	25.5" x 25" x 56" (65 cm x 64 cm x 142 cm)	37 lbs (17 kg)	100 lbs (45 kg)

Axiom Series strength equipment has a max user weight of 300 lbs (136kg)



10-year limited warranty on structural frame (coating excluded); 1-year guide rods, cables, pulleys and weight plates, grips; 90-day upholstery, and other items not specified. Warranties outside US may vary. Contact Life Fitness for details.

LifeFitness.com

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LifeFitness



Dual Adjustable Pulley CMDAP

Signature Cable Motion – Dual Adjustable Pulley

Size (L x W x H): 45" x 62" x 94"

Metric (cm): 113 x 156 x 240

Recommended Live Area (L x W x H): 217" x 410" x 112"

Metric (cm): 551 x 1041 x 285

Weight: 1301 lbs (590 kg)

Weight Stack: 2 x 390 lbs (2 x 177 kg)

Max User Weight: 300 lbs (136 kg)

Resistance per handle:

Ratio: 1:4

Effective User Resistance: 97.5 lbs (44.25 kg)

Key Features:

- Has 6 Chin-up handles
- 6 – Accessory Storage Hangers
- Accessories included: 2 – Short Strap Handles, 2 – Long Strap Handles, LE/LC Strap, Sport Bar, Tricep Rope, 4-Way Ankle Strap, Belt, Long Bar
- Cable Travel: 11' 8"
- Carriage Adjustments: 22
- Minimum Distance between cables: 40"



B.

Future Horizons, Inc

403 N First Street
 PO Box 1115
 Hastings, FL 32145
 USA

Voice: 904-692-1187
 Fax: 904-692-1193

QUOTATION

Quote Number: 3069
 Quote Date: May 9, 2024
 Page: 1

Quoted To:

Grand Reserve
 c/o Riverside Management Services
 9655 FL Mining Blvd, Bldg 300 Ste 305
 Jacksonville, FL 32257

Customer ID	Good Thru	Payment Terms	Sales Rep
Grand04	6/8/24	Net 30 Days	Kenney01

Quantity	Item	Description	Unit Price	Amount
1.00		5hp 230v 1ph Waterfall Motor	3,025.00	3,025.00
75.00		Power Cord, 8/4	11.57	867.75
1.00		5hp Capacitor Box	550.00	550.00
1.00	Aerator Service	Labor to repair the waterfall at Grand Reserve Since we have not actually pulled the pump for further diagnostics this quote should be considered more like an estimate for budgeting purposes. The new motor and cable will come with a 3-year warranty as long as we replace the capacitor box as well, if we do not the factory will not honor any warranty.	1,100.00	1,100.00
			Subtotal	5,542.75
			Sales Tax	
			Freight	275.00
			TOTAL	5,817.75



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

Proposal

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

PROPOSAL #	DATE
1613	05/07/2024

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Crane Crane with operator	1	1,500.00	1,500.00T
	Technician	8	135.00	1,080.00T
	Mech/Elect Shop Tear down and inspection for needs	4	150.00	600.00T

Location: Front entrance fountain
 This is a proposal to remove fountain pump for inspection of needs.
 Once this is completed a proposal for needs and reinstall will be submitted,

SUBTOTAL	3,180.00
TAX	0.00
TOTAL	\$3,180.00

Accepted By

Accepted Date

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

THIRTEENTH ORDER OF BUSINESS



Deer Run
Community Development District

Proposed Budget
FY 2025



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Deer Run

Community Development District

General Fund Budget

DESCRIPTION	ADOPTED FY2024 BUDGET	ACTUAL THRU 4/30/24	PROJECTED NEXT 5 MONTHS	TOTAL AS OF 9/30/24	PROPOSED FY2025 BUDGET	INCREASE/ (DECREASE) REVISION	% Change
Revenues							
Assessments	\$1,006,746	\$925,051	\$81,695	\$1,006,746	\$ 1,006,746	\$0	0%
Golf Course Lake Maintenance	\$4,368	\$2,320	\$2,048	\$4,368	\$4,368	\$0	0%
Miscellaneous Income/Int, Inc.	\$0	\$500	\$350	\$850	\$500	\$500	
TOTAL REVENUES	\$ 1,011,114	\$ 927,871	\$ 84,093	\$ 1,011,964	\$ 1,011,614	\$ 500	0.05%
Expenditures							
<i>Administrative</i>							
Supervisor Fees	\$8,000	\$5,400	\$2,000	\$7,400	\$8,000	\$0	0%
FICA Expense	\$612	\$413	\$150	\$563	\$612	\$0	0%
Engineering	\$12,000	\$5,438	\$6,562	\$12,000	\$17,000	\$5,000	42%
Dissemination	\$2,500	\$1,708	\$1,040	\$2,748	\$2,500	\$0	0%
Attorney	\$20,000	\$13,977	\$6,023	\$20,000	\$25,000	\$5,000	25%
Annual Audit	\$4,000	\$0	\$4,000	\$4,000	\$4,200	\$200	5%
Trustee Fees	\$3,500	\$0	\$3,500	\$3,500	\$3,500	\$0	0%
Arbitrage	\$450	\$450	\$0	\$450	\$450	\$0	0%
Assessment Roll Services	\$2,500	\$2,500	\$0	\$2,500	\$2,625	\$125	5%
Management Fees	\$36,486	\$21,284	\$15,202	\$36,486	\$38,311	\$1,824	5%
Information Technology	\$1,161	\$677	\$484	\$1,161	\$1,219	\$58	5%
Website Maintenance	\$694	\$405	\$289	\$694	\$694	\$0	0%
Telephone	\$168	\$77	\$91	\$168	\$168	\$0	0%
Postage	\$650	\$510	\$400	\$910	\$850	\$200	31%
Insurance	\$7,744	\$7,040	\$0	\$7,040	\$8,518	\$774	10%
Printing & Binding	\$800	\$209	\$250	\$459	\$800	\$0	0%
Travel Per Diem	\$250	\$0	\$125	\$125	\$250	\$0	0%
Legal Advertising	\$4,000	\$957	\$642	\$1,599	\$2,000	(\$2,000)	-50%
Other Current Charges	\$2,500	\$716	\$1,784	\$2,500	\$2,500	\$0	0%
Office Supplies	\$100	\$4	\$50	\$54	\$100	\$0	0%
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	\$0	0%
Total Administrative	\$ 108,290	\$ 61,940	\$ 42,592	\$ 104,532	\$ 119,472	\$ 11,182	10.33%

Deer Run

Community Development District

General Fund Budget

DESCRIPTION	ADOPTED FY2024 BUDGET	ACTUAL THRU 4/30/24	PROJECTED NEXT 5 MONTHS	TOTAL AS OF 9/30/24	PROPOSED FY2025 BUDGET	INCREASE/ (DECREASE) REVISION	% Change
<i>Maintenance</i>							
Field Management	\$33,418	\$19,494	\$13,925	\$33,419	\$35,089	\$1,671	5%
Electric	\$103,789	\$48,452	\$48,452	\$96,904	\$103,789	\$0	0%
Water & Sewer	\$16,000	\$8,810	\$8,810	\$17,620	\$18,400	\$2,400	15%
Landscape Maintenance	\$185,400	\$73,056	\$73,056	\$146,112	\$180,000	(\$5,400)	-3%
Landscape Contingency	\$3,000	\$3,865	\$1,000	\$4,865	\$3,000	\$0	0%
Mulch	\$5,000	\$0	\$5,000	\$5,000	\$5,250	\$250	5%
Tree Pruning	\$4,500	\$0	\$4,500	\$4,500	\$4,725	\$225	5%
Lake Maintenance and Repairs	\$24,476	\$14,423	\$14,423	\$28,846	\$25,700	\$1,224	5%
Irrigation Repairs	\$20,400	\$2,872	\$15,000	\$17,872	\$21,420	\$1,020	5%
Sidewalk Repair	\$2,500	\$0	\$2,500	\$2,500	\$2,500	\$0	0%
Street Repair	\$5,000	\$0	\$5,000	\$5,000	\$5,000	\$0	0%
Contingency	\$0	\$527	\$1,500	\$2,027	\$2,500	\$2,500	
Total Maintenance	\$ 403,483	\$ 171,499	\$ 193,166	\$ 364,665	\$ 407,373	\$ 3,890	0.96%
<i>Amenity Center</i>							
Amenities Management	\$75,000	\$48,616	\$26,384	\$75,000	\$82,500	\$7,500	10%
Facilities Assistant	\$16,823	\$0	\$16,823	\$16,823	\$17,000	\$177	1%
Property Insurance	\$58,517	\$32,984	\$0	\$32,984	\$40,000	(\$18,517)	-32%
Pool Maintenance	\$12,342	\$6,825	\$4,875	\$11,700	\$12,000	(\$342)	-3%
Pool Chemicals	\$11,616	\$10,027	\$7,162	\$17,189	\$20,000	\$8,384	72%
Janitorial Services	\$15,643	\$9,115	\$6,000	\$15,115	\$16,425	\$782	5%
Pest Control	\$1,100	\$538	\$450	\$988	\$1,155	\$55	5%
Facilities Maintenance	\$17,500	\$17,704	\$10,000	\$27,704	\$19,250	\$1,750	10%
Cable, Internet & Telephone Se	\$6,000	\$3,687	\$3,687	\$7,374	\$7,743	\$1,743	29%
Electric - Amenities	\$16,000	\$9,692	\$6,923	\$16,615	\$17,600	\$1,600	10%
Water & Sewer - Amenities	\$23,000	\$28,411	\$20,294	\$48,705	\$51,140	\$28,140	122%
Gas Service	\$950	\$371	\$500	\$871	\$1,045	\$95	10%
Security Monitoring	\$1,500	\$1,368	\$132	\$1,500	\$1,500	\$0	0%
Access Cards	\$500	\$0	\$500	\$500	\$500	\$0	0%
Operating Supplies	\$3,000	\$1,248	\$1,747	\$2,995	\$3,150	\$150	5%
Amenity Repairs & Maintenan	\$18,800	\$10,274	\$10,000	\$20,274	\$20,680	\$1,880	10%
Pool Repairs & Maintenance	\$10,000	\$10,458	\$1,000	\$11,458	\$11,000	\$1,000	10%
Special Events	\$15,000	\$6,742	\$9,560	\$16,302	\$17,500	\$2,500	17%
Holiday Décor	\$2,000	\$165	\$1,500	\$1,665	\$2,000	\$0	0%
Fitness Center Repairs & Maint	\$1,050	\$635	\$415	\$1,050	\$1,500	\$450	43%
Office Supplies	\$1,000	\$914	\$1,280	\$2,194	\$2,500	\$1,500	150%
Elevator Maintenance	\$2,000	\$0	\$1,500	\$1,500	\$2,000	\$0	0%
Contingency	\$0	\$92	\$300	\$392	\$1,000	\$1,000	
Total Amenity Center	\$ 309,341	\$ 199,866	\$ 131,031	\$ 330,897	\$ 349,188	\$ 39,847	12.88%
Other Sources/(Uses)							
Capital Reserve - Transfer out	\$190,000	\$51,035	\$138,965	\$190,000	\$ 135,582	(\$54,418)	-29%
Total Other Sources/(Uses)	\$ 190,000	\$ 51,035	\$ 138,965	\$ 190,000	\$ 135,582	\$ (54,418)	-29%
TOTAL EXPENDITURES	\$ 1,011,114	\$ 484,340	\$ 505,755	\$ 990,095	\$ 1,011,614	\$ 500	
EXCESS REVENUES/(EXPENDI	\$ -	\$ 443,531	\$ (421,662)	\$ 21,869	\$ -	\$ 0	

FY2025 Budget

Operations & Maintenance Assessments - No Amenities

Lot Size	No. of Units	ERU Value	Total ERU's	%	FY25 Total Net Assessments	FY24 Total Gross Assessments	FY24 Per Unit Gross Assessment
40'	444	0.54	237.98	44.51%	\$232,347.71	\$247,178.42	\$556.71
50'	338	0.67	226.46	42.36%	\$221,100.36	\$235,213.14	\$695.90
75'	61	1	61	11.41%	\$59,556.31	\$63,357.78	\$1,038.65
Commercial	15	0.5	7.5	1.40%	\$7,322.50	\$7,789.89	\$519.33
Golf Course	1	1.69	1.69	0.32%	\$1,650.00	\$1,755.32	\$1,755.32
			534.63		\$521,976.88	\$555,294.55	

Operations & Maintenance Assessments - Amenities

Lot Size	No. of Units	ERU Value	Total ERU's	%	FY25 Total Net Assessments	FY24 Total Gross Assessments	FY24 Per Unit Gross Assessment
40'	444	1	444	52.67%	\$255,323.24	\$271,620.47	\$611.76
50'	338	1	338	40.09%	\$194,367.69	\$206,774.14	\$611.76
75'	61	1	61	7.24%	\$35,078.19	\$37,317.23	\$611.76
Commercial	15	0	0	0.00%	\$0.00	\$0.00	\$0.00
Golf Course	1	0	0	0.00%	\$0.00	\$0.00	\$0.00
			843		\$484,769.12	\$515,711.83	

Operations & Maintenance Assessments - Combined

Lot Size	No. of Units	FY25 Total Net Assessments	FY25 Total Gross Assessments	FY25 Gross Per Unit Assessment	FY24 Gross Per Unit Assessment	Increase	Percentage Increase
40'	444	\$487,670.95	\$518,798.88	\$1,168.47	\$1,171.31	-\$2.84	0%
50'	338	\$415,468.05	\$441,987.28	\$1,307.65	\$1,306.62	\$1.03	0%
75'	61	\$94,634.50	\$100,675.00	\$1,650.41	\$1,639.80	\$10.61	1%
Commercial	15	\$7,322.50	\$7,789.89	\$519.33	\$504.83	\$14.50	3%
Golf Course	1	\$1,650.00	\$1,755.32	\$1,755.32	\$1,706.32	\$49.00	3%
		\$1,006,746.00	\$1,071,006.38				

Deer Run Community Development District

GENERAL FUND BUDGET

REVENUES:

Assessments

The District will levy a non-ad valorem special assessment on taxable property within the District to fund all general operating and maintenance expenditures for the Fiscal Year. It will also enter into a Deficit Funding Agreement with landowner to fund the District's general operating and maintenance expenses throughout the fiscal year.

Golf Course Lake Maintenance Contribution

The District's Lake Maintenance expense will be partially funded by contributions from the Golf Course.

Miscellaneous Income/Int. Inc.

Miscellaneous income received on behalf of the District. The District will have all excess funds invested with State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is based upon 5 Supervisors attending meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, Dewberry Engineers, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is contracted with Berger, Toombs, Elam Gaines & Frank to provide this service.

Deer Run Community Development District

GENERAL FUND BUDGET

Trustee Fees

The District's Series 2018 Capital Improvement Revenue Bonds are held with a Trustee at Regions Bank.

Arbitrage

The District will contract with an independent certified public accountant, to annually calculate the District's Arbitrage Rebate Liability once the Bonds are issued. The District has contracted with AMTEC Corporation to provide this service.

Assessment Roll Services

Represents cost associated with certifying, invoicing and collections of annual operations and maintenance and debt service assessments.

Management Fees

The District has contracted with Governmental Management Services - Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financials reporting, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, checks for vendors, and any other required correspondence, etc.

Insurance

Represents the District's general liability, public officials liability and property insurance coverage, which is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Deer Run Community Development District

GENERAL FUND BUDGET

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Legal Advertising

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

Maintenance:

Field Management

The District is contracted with Governmental Management Services, Central Florida – LLC to provide onsite field management of contracts for District Services such as landscape maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Electric

This represents the District cost for electric and street lighting with Florida, Power & Light.

Water & Sewer

The District incurs cost for water with the City of Bunnell.

Landscape Maintenance

The District will incur landscape maintenance expenses, which include mowing, edging, string-trimming, annual flower replacements, shrub and palm pruning, weeding, fertilization, pine straw, pest control and irrigation inspections during the fiscal year.

Deer Run
Community Development District
GENERAL FUND BUDGET

Landscape Contingency

To record the cost of landscape enhancements as well as any miscellaneous landscape items currently not budgeted or covered in landscape contract.

Mulch

Represents estimated costs for supplemental mulch to be added during the fiscal year.

Tree Pruning

Represents the costs of trimming trees throughout the fiscal year.

Lake Maintenance and Repairs

The monthly aquatic management service of 28 waterways for the District is provided by Applied Aquatic Management. Services include monthly inspections and treatment for the continued control of torpedo grass, cattails, spike rush and algae.

Irrigation Repairs

To record the cost of repairs to the irrigation system and preventative maintenance on the irrigation pump station.

Sidewalk Repairs

Represents costs for any side walk repairs for areas owned and maintained by the District.

Street Repairs

Represents costs for any street repairs for areas owned and maintained by the District.

Contingency

To record the cost of any maintenance expenses not properly classified in any of the other accounts.

Amenity Center:

Amenities Management

Represents the cost to staff the Amenity Center, oversee maintenance contracts related to the Amenity Center, conduct various special events throughout the year, administer rental program, respond to resident request, etc.

Facilities Assistant

Cost to provide assistance to Facility Manager during summer weekend hours, special events, etc. contracted with Riverside Management Services.

Deer Run

Community Development District

GENERAL FUND BUDGET

Property Insurance

The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the pools within the District.

Pool Chemicals

Represents the costs of pool chemicals purchased to maintain the pool not covered by the pool maintenance contract.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity center.

Pest Control

The District will incur costs for pest control treatments to its amenity center.

Facilities Maintenance

Represents the estimated costs to provide routine repairs and maintenance on the District's common areas and amenities.

Cable, Internet & Telephone Services

The District will obtain cable television, internet and phone services for its amenity center.

Electric – Amenities

This represents the estimated cost for electric utilities of the Amenity Center.

Water & Sewer – Amenities

This represents the estimated cost for electric utilities of the Amenity Center.

Gas Service

Represents estimated gas services provided at the amenity center.

Security Monitoring

Represents estimated costs of maintaining security systems for the amenity center and any maintenance needed to those systems.

Access Cards

Represents the estimated cost for providing and maintaining an access card system.

Deer Run
Community Development District
GENERAL FUND BUDGET

Operating Supplies

Represents estimated costs of supplies purchased for operating and maintaining common areas.

Amenity Repairs & Maintenance

Represents estimated cost for repairs and maintenance of the amenity center.

Pool Repairs & Maintenance

Estimated miscellaneous pool maintenance cost not included under the agreements with Aquatic Express.

Special Events

The Facilities Manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, etc.

Holiday Decor

The District will incur costs to related to the decoration of common areas during the Holidays.

Fitness Center Repairs & Maintenance

Represents costs related to repairing and maintaining the fitness equipment owned by the District.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Elevator Maintenance

Represents costs of repairs and maintenance of the elevators.

Contingency

To record the cost of any amenity expenses not properly classified in any of the other accounts.

OTHER SOURCES AND USES:

Capital Reserve – Transfer Out

Funds transfer out to Capital Projects fund for repairs and replacement of District-owned capital assets.

Deer Run

Community Development District

Capital Reserve Fund Budget

DESCRIPTION	ADOPTED FY2024 BUDGET	ACTUAL THRU 4/30/24	PROJECTED NEXT 5 MONTHS	TOTAL AS OF 9/30/24	PROPOSED FY2025 BUDGET
Revenues					
Interest	\$0	\$0	\$0	\$0	\$1,000
Carry Forward Surplus	\$42,132	\$25,257	\$0	\$25,257	\$ 164,222
TOTAL REVENUES	\$ 42,132	\$ 25,257	\$ -	\$ 25,257	\$ 165,222
Expenditures					
Capital Outlay	\$0	\$51,035	\$0	\$51,035	\$0
TOTAL EXPENDITURES	\$ -	\$ 51,035	\$ -	\$ 51,035	\$ -
Other Sources/(Uses)					
Capital Reserve - Transfer In	\$190,000	\$51,035	\$138,965	\$190,000	\$135,582
Total Other Sources/(Uses)	\$ 190,000	\$ 51,035	\$ 138,965	\$ 190,000	\$ 135,582
EXCESS REVENUES	\$ 232,132	\$ 25,257	\$ 138,965	\$ 164,222	\$ 300,804

Deer Run

Community Development District

Debt Service Fund Budget - Series 2018

DESCRIPTION	ADOPTED FY2024 BUDGET	ACTUAL THRU 4/30/24	PROJECTED NEXT 5 MONTHS	TOTAL AS OF 9/30/24	PROPOSED FY2025 BUDGET
Revenues					
Assessments	\$652,463	\$587,354	\$0	\$587,354	\$636,913
Prepayments	\$0	\$0	\$0	\$0	\$0
Interest	\$100	\$21,983	\$5,496	\$27,479	\$13,000
Carry Forward Surplus	\$385,336	\$468,581	\$0	\$468,581	\$343,751
TOTAL REVENUES	\$ 1,037,899	\$ 1,077,918	\$ 5,496	\$ 1,083,414	\$ 993,663
Expenditures					
Interest - 11/1	\$226,468	\$218,623	\$0	\$218,623	\$210,233
Special Call - 11/1	\$100,000	\$95,000	\$0	\$95,000	\$0
Principal - 5/1	\$205,000	\$0	\$210,000	\$210,000	\$220,000
Interest - 5/1	\$226,468	\$0	\$216,040	\$216,040	\$210,233
Special Call - 5/1	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$ 757,935	\$ 313,623	\$ 426,040	\$ 739,663	\$ 640,465
EXCESS REVENUES	\$ 279,964	\$ 764,295	\$ (420,544)	\$ 343,751	\$ 353,198

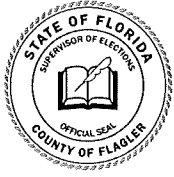
Interest 11/1 \$204,293

Deer Run
Community Development District
Series 2018 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
05/01/24	\$ 7,950,000.00	\$ 210,000.00	\$ 216,040.00	
11/01/24	\$ 7,740,000.00	\$ -	\$ 210,232.50	\$ 636,272.50
05/01/25	\$ 7,740,000.00	\$ 220,000.00	\$ 210,232.50	
11/01/25	\$ 7,520,000.00	\$ -	\$ 204,292.50	\$ 634,525.00
05/01/26	\$ 7,520,000.00	\$ 230,000.00	\$ 204,292.50	
11/01/26	\$ 7,290,000.00	\$ -	\$ 198,082.50	\$ 632,375.00
05/01/27	\$ 7,290,000.00	\$ 245,000.00	\$ 198,082.50	
11/01/27	\$ 7,045,000.00	\$ -	\$ 191,467.50	\$ 634,550.00
05/01/28	\$ 7,045,000.00	\$ 260,000.00	\$ 191,467.50	
11/01/28	\$ 6,785,000.00	\$ -	\$ 184,447.50	\$ 635,915.00
05/01/29	\$ 6,785,000.00	\$ 275,000.00	\$ 184,447.50	
11/01/29	\$ 6,510,000.00	\$ -	\$ 177,022.50	\$ 636,470.00
05/01/30	\$ 6,510,000.00	\$ 290,000.00	\$ 177,022.50	
11/01/30	\$ 6,220,000.00	\$ -	\$ 169,192.50	\$ 636,215.00
05/01/31	\$ 6,220,000.00	\$ 305,000.00	\$ 169,192.50	
11/01/31	\$ 5,915,000.00	\$ -	\$ 160,957.50	\$ 635,150.00
05/01/32	\$ 5,915,000.00	\$ 320,000.00	\$ 160,957.50	
11/01/32	\$ 5,595,000.00	\$ -	\$ 152,317.50	\$ 633,275.00
05/01/33	\$ 5,595,000.00	\$ 340,000.00	\$ 152,317.50	
11/01/33	\$ 5,255,000.00	\$ -	\$ 143,137.50	\$ 635,455.00
05/01/34	\$ 5,255,000.00	\$ 360,000.00	\$ 143,137.50	
11/01/34	\$ 4,895,000.00	\$ -	\$ 133,417.50	\$ 636,555.00
05/01/35	\$ 4,895,000.00	\$ 380,000.00	\$ 133,417.50	
11/01/35	\$ 4,515,000.00	\$ -	\$ 123,157.50	\$ 636,575.00
05/01/36	\$ 4,515,000.00	\$ 400,000.00	\$ 123,157.50	
11/01/36	\$ 4,115,000.00	\$ -	\$ 112,357.50	\$ 635,515.00
05/01/37	\$ 4,115,000.00	\$ 420,000.00	\$ 112,357.50	
11/01/37	\$ 3,695,000.00	\$ -	\$ 101,017.50	\$ 633,375.00
05/01/38	\$ 3,695,000.00	\$ 445,000.00	\$ 101,017.50	
11/01/38	\$ 3,250,000.00	\$ -	\$ 89,002.50	\$ 635,020.00
05/01/39	\$ 3,250,000.00	\$ 470,000.00	\$ 89,002.50	
11/01/39	\$ 2,780,000.00	\$ -	\$ 76,312.50	\$ 635,315.00
05/01/40	\$ 2,780,000.00	\$ 495,000.00	\$ 76,312.50	
11/01/40	\$ 2,285,000.00	\$ -	\$ 62,700.00	\$ 634,012.50
05/01/41	\$ 2,285,000.00	\$ 525,000.00	\$ 62,700.00	
11/01/41	\$ 1,760,000.00	\$ -	\$ 48,262.50	\$ 635,962.50
05/01/42	\$ 1,760,000.00	\$ 555,000.00	\$ 48,262.50	
11/01/42	\$ 1,205,000.00	\$ -	\$ 33,000.00	\$ 636,262.50
05/01/43	\$ 1,205,000.00	\$ 585,000.00	\$ 33,000.00	
11/01/43	\$ 620,000.00	\$ -	\$ 16,912.50	\$ 634,912.50
05/01/44	\$ 620,000.00	\$ 620,000.00	\$ 16,912.50	\$ 636,912.50
		\$ 7,950,000.00	\$ 5,390,620.00	\$ 13,340,620.00

FOURTEENTH ORDER OF BUSINESS

B.



Kaiti Lenhart ★ FLAGLER COUNTY SUPERVISOR OF ELECTIONS

1769 E. Moody Boulevard, Building 2, Suite 101 * PO Box 901 * Bunnell, Florida 32110-0901
Phone (386) 313-4170 * Fax (386) 313-4171 * www.FlaglerElections.com

April 15, 2024

Sarah Sweeting
Deer Run CDD
475 West Town Pl, Suite 114
St. Augustine, FL 32092

RE: CDD Registered Voters

Dear Sarah Sweeting:

Per your request, in accordance with the requirements of Florida Statute 190.006(3)(a)(2)(d), the total number of registered voters for the Deer Run Community Development District as of April 15, 2024, is **884**.

According to Florida Statute 190.006 (3)(b) you will need to publish the qualifying period for candidates to run for Seat 3, 4, and 5:

Elections of board members by qualified electors held pursuant to this subsection shall be nonpartisan and shall be conducted in the manner prescribed by law for holding general elections. The district shall publish a notice of the qualifying period set by the supervisor of elections for each election at least 2 weeks prior to the start of the qualifying period.

Candidate Qualifying for the 2024 Election will be from Noon, June 10, 2024, through Noon, June 14, 2024. Any qualified elector of the district can file paperwork starting May 28, 2024. Interested individuals can contact the Flagler County Elections Office to get the necessary paperwork for filing to run for office.

If you have any questions or require any further assistance, please contact this office.

Thank you,

Kaiti Lenhart
Supervisor of Elections

C.

1.

Deer Run

5/29/2024

Community Development District
Field Operations & Amenity Management Report



Kayla Rinker

AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Richard Gray

MANAGER OF OPERATIONS
RIVERSIDE MANAGEMENT SERVICES, INC.

Deer Run

Community Development District

Amenity Management Report

May 29, 2024

To: Board of Supervisors

From: Kayla Rinker
Amenity Manager

Richard Gray
Manager Of Operations

RE: Amenity Management Report – May 29, 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:

- March 29th Paint Night
- April 4th Bingo Night
- April 8th Craft Night
- April 19th Paint Night
- May 2nd Bingo Night
- May 3rd Adult Luau Party
- May 13th Craft Night
- May 23rd Schools Out For Summer Pool Party

Upcoming Special Events:

- May 31st Paint Night
- June 4th Kids Board Game Night
- June 6th Bingo Night
- June 10th Craft Night
- June 18th Kids Night Pool Party
- June 25th Chat With The Chief

Classes:

- Aqua Exercise on Wednesday's and Friday's
- Yogalates on Saturday mornings
- Yoga on Thursdays evenings

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 1st Friday of the month.
- Stone Cold Poker Night is every third Tuesday of the month
- Ladies Poker Night is every Wednesday.
- LRC is every Monday, and the first and third Saturday of the month.
- Turbo Poker is every Monday and Thursday Night
- Lob Wedge Social is the second Friday of the month
- Happy Hour Potluck is every third Friday of the month
- Pickleball is every day of the week
- Party with The Reserves is the last Saturday of the month.
- Card Game Night is every Sunday night.
- Happy Hour is every Friday.
- Euchre is the 2nd Saturday of every month
- Bocce Ball every Monday and Thursday mornings

May 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 POOL CLOSED 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM- ZUMBA WITH NANCY 6PM-LADIES POKER 7PM-PICKLEBALL	2 8:30AM-PICKLEBALL 8:30AM-BOCCE EARLY BIRDS 5PM-YOGA WITH IRENE 6PM-TURBO POKER UP-STAIRS 6:30PM-RINGO	3 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-WATER EXERCISE WITH NANCY 11AM-QUILTING 4PM-HAPPY HOUR-BYOB 5PM BROWNSOUND MUSIC 6PM-ABBY LIME POOL PARTY	4 8:30AM-PICKLEBALL 10AM- YOGALATES WITH ARI 1:30-5:30PM-RENTAL 6:30PM-LCR FULL
5 8:30AM-PICKLEBALL 11-3PM-RENTAL 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 6:30PM-DIAMOND PAINTING (DOWNSTAIRS)	6 8:30AM- PICKLEBALL 10AM-BOCCE 3PM-LCR 2 FULL 6PM-MONDAY NIGHT TURBO OPEN 7PM-BUNCO 2 7PM-PICKLEBALL	7 8:30AM-PICKLEBALL 7PM-LADIES NIGHT-CUSTOMIZED TOTE BAGS	8 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-WATER EXERCISE WITH NANCY 6PM-LADIES POKER 7PM-PICKLEBALL	9 8:30AM-PICKLEBALL 8:30AM-BOCCE EARLY BIRDS 5PM-YOGA WITH IRENE 6PM-TURBO POKER UP-STAIRS 6:30PM- BUNCO 4	10 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-WATER EXERCISE WITH NANCY 11AM-QUILTING 4PM-HAPPY HOUR-BYOB 6PM-LOB WEDGE LANE SOCIAL	11 8:30AM-PICKLEBALL 10AM- YOGALATES WITH ARI CANCELLED 7PM-EUCHRE
12 8:30AM-PICKLEBALL 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 6:30PM-DIAMOND PAINTING (DOWNSTAIRS)	13 8:30AM- PICKLEBALL 10AM-BOCCE 3PM-LCR 2 FULL 6PM-MONDAY NIGHT TURBO OPEN 6:30PM-CRAFT NIGHT 7PM-PICKLEBALL	14 8:30AM-PICKLEBALL	15 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-WATER EXERCISE WITH NANCY 6PM-LADIES POKER 7PM-PICKLEBALL	16 8:30AM-PICKLEBALL 8:30AM-BOCCE EARLY BIRDS 5PM-YOGA WITH IRENE 6PM-TURBO POKER UP-STAIRS 6:30PM-BUNCO FULL	17 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-WATER EXERCISE WITH NANCY 11AM-QUILTING 4PM-HAPPY HOUR-BYOB POTLUCK	18 8:30AM-PICKLEBALL 10AM- YOGALATES WITH ARI 11AM-3PM-RENTAL 6:30PM-LCR FULL
19 8:30AM-PICKLEBALL 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 6:30PM-DIAMOND PAINTING	20 8:30AM- PICKLEBALL 10AM-BOCCE 3PM-LCR 2 FULL 6PM-MONDAY NIGHT TURBO OPEN 7PM-PICKLEBALL	21 8:30AM-PICKLEBALL 6:15PM -STONE COLD POKER FULL	22 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-WATER EXERCISE WITH NANCY 6PM-LADIES POKER 7PM-PICKLEBALL	23 8:30AM-PICKLEBALL 8:30AM-BOCCE EARLY BIRDS 5PM-YOGA WITH IRENE 6PM-TURBO POKER UP-STAIRS 6PM-SCHOOL'S OUT FOR SUB-	24 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-WATER EXERCISE WITH NANCY 11AM-QUILTING 4PM-HAPPY HOUR-BYOB	25 8:30AM-PICKLEBALL 10AM- YOGALATES WITH ARI CANCELLED 7PM-PARTY WITH THE RESERVES
26 8:30AM-PICKLEBALL 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 6:30PM-DIAMOND PAINTING (DOWNSTAIRS)	27 8:30AM- PICKLEBALL 10AM-BOCCE 3PM-LCR 2 FULL 6PM- MONDAY NIGHT TURBO OPEN 7PM-PICKLEBALL	28 8:30AM-PICKLEBALL	29 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-WATER EXERCISE WITH NANCY 1PM-FREEDOM RESIDENTS GROUP 6PM-CDI MEETING 7PM-PICKLEBALL	30 8:30AM-PICKLEBALL 8:30AM-BOCCE EARLY BIRDS 5PM-YOGA WITH IRENE 6PM-LADIES POKER	31 8:30AM- PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-WATER EXERCISE WITH NANCY 11AM-QUILTING 4PM-HAPPY HOUR-BYOB 6:30PM-PAINT NIGHT	

Highlights of Events Held



Amenity Center Maintenance

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

- Debris was 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 were 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

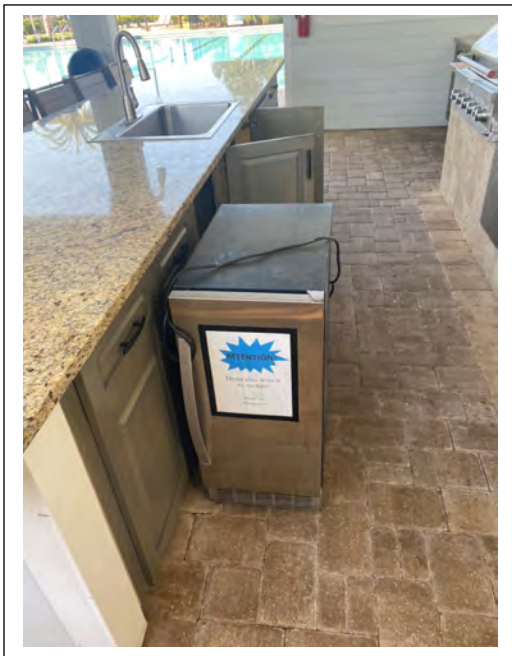
- RMS Staff patched potholes on Grand Reserve Drive and Blvd.
- RMS Staff cleaned out the refrigerators and Indoor & outdoor Ice Machines.
- RMS Staff reset leaning No Parking Sign on Grand Reserve Drive.
- RMS staff replaced burnt bulbs in the Outdoor Pool Patio bathrooms and inside of the kitchen area.
- Applied Aquatics completed a Deep Chemical Treatment in May. This will help keep Black Algae and build-up at bay. (Recommended to do at least 2x a year)
- Lloyds Exercise Equipment completed the repair to the treadmill in the gym.
- Florida Pest Control treated the facility on May 2nd.
- Hi-Tech completed the installation of two new security cameras, one in the library and one in the parking lot facing the model home area.

Administrative items Completed

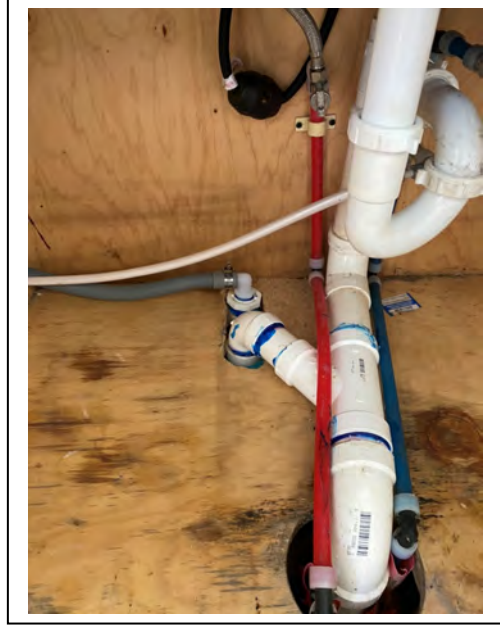
- The Deer Run website has been successful throughout the community and will continue to be utilized and updated on a regular basis.
- The overnight parking policy has been very successful and will continue to be enforced.
- Food trucks have been successful in serving the community. We are now able to 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 regularly.
- The Amenity Manager has started the process of having each potluck and fitness class complete a sign in sheet to keep track of attendance.
- Monthly Calendars and Newsletters are created and sent out via email blast.

- Potential new residential run groups applications are presented to the Amenity Activities Committee monthly by the staff for approval or denial.
- Received invoices are approved and sent over for payment on a regular basis.

Completed Projects



RMS Staff replaced the Outdoor Patio Ice Machine & Mr. Rooter did the replumbing of the drain line for proper drainage of the unit.



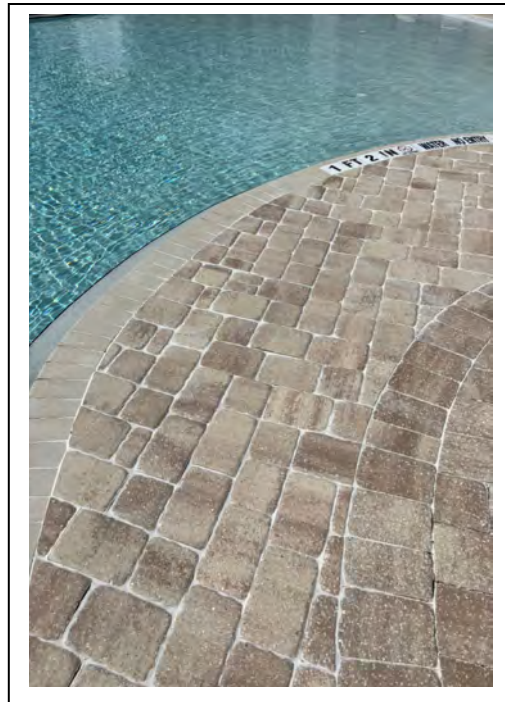
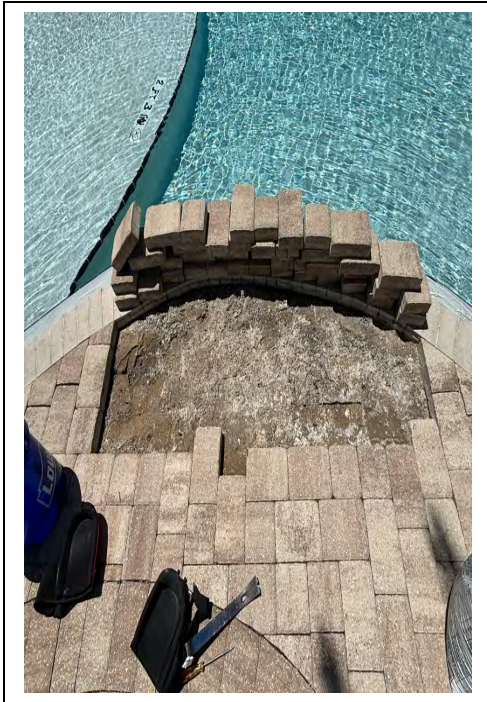
Completed Projects



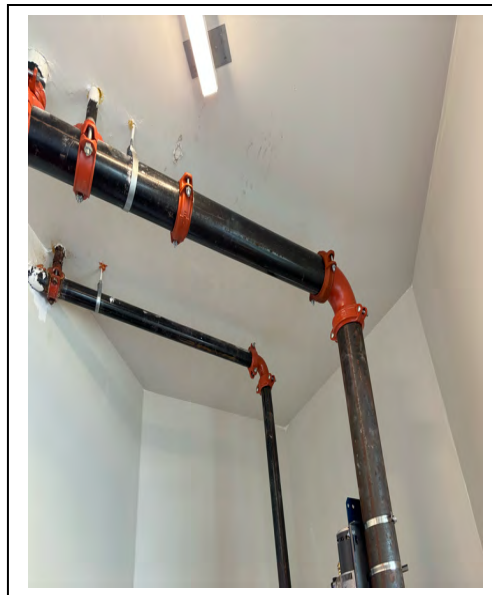
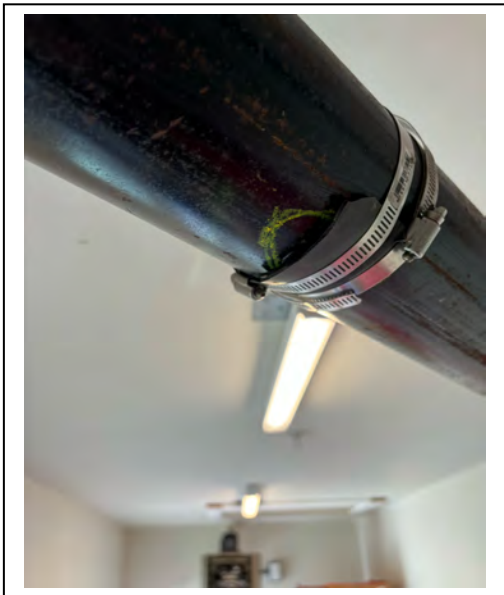
and a new Irrigation
Point of Control

TECO Gas- Replaced the regulator
on the output side of the gas line.

Completed Projects

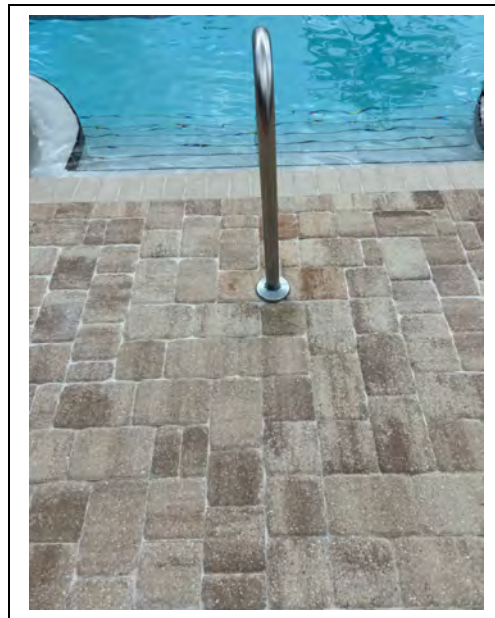
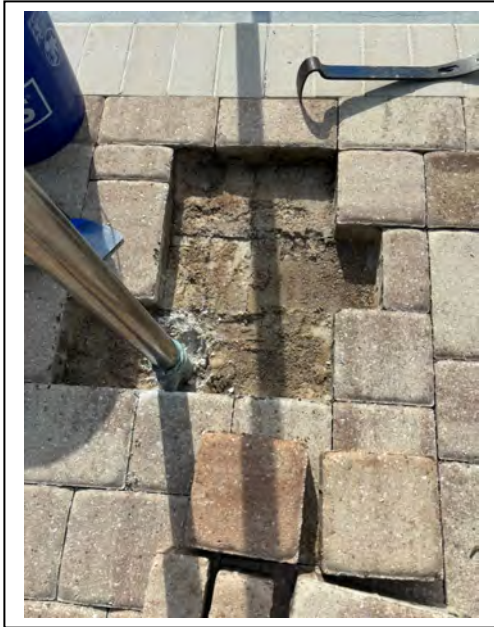


RMS Staff reset settling pavers located on Pool Deck.

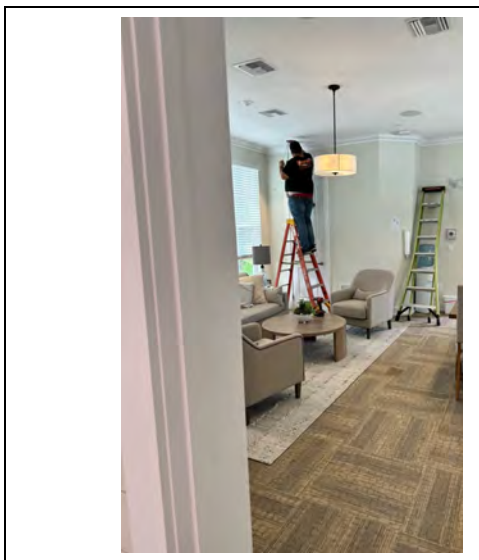


Cintas replaced a section of 4" pipe located on the Fire Suppression System.

Completed Projects



RMS Staff reset loose Pool Assist Rail on Pool Deck



Hi-Tech Security installed the requested cameras inside of the Amenity Center

Conclusion

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

Kind Regards,

Kayla Rinker
Amenity Manager

Richard Gray
Manager Of Operations

SEVENTEENTH 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, March 27, 2024 at 6:00 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

Andre Poulin	Vice Chairman
Greg Dean	Supervisor
Gary Garner	Supervisor
Shannon Martin	Supervisor

Also present were:

Darrin Mossing	District Manager
Katie Buchanan	District Counsel by telephone
Peter Armans	District Engineer by telephone
Kayla Rinker	RMS
Rich Gray	RMS
Natalie Klum	RMS
Alison Mossing	RMS
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

A resident stated I moved here in December and the neighborhood was pitch black. The lights came in three months later, and put a pole in the middle of my property, they ripped up my lawn, I called the HOA and they directed me to FPL and they came out today and there must be something wrong with the light and I asked them about the sod and they said I have to put in a separate claim for the sod to be replaced.

A resident asked is it a homeowner issue if the light doesn't work or to fix the area around it?

Mr. Mossing stated we have your address and will look at it but that is an FPL responsibility. I doubt we have any control of where the poles are installed. We pay for streetlighting costs, but the installation is the responsibility of FPL.

Mr. Poulin stated the lights at the Links are the responsibility of the Links HOA not the CDD.

THIRD ORDER OF BUSINESS

Engineer's Report

Mr. Armans stated I will stay on the line for items 5, 7 and 8. Outside those items I don't have additional comments.

FOURTH ORDER OF BUSINESS

Memorandum Regarding Annual Ethics Training & Annual Form 1 Filing

Ms. Buchanan stated this is a reminder to the board that you are now responsible for completing four hours of ethics training prior to the end of the year, 12/31/24. The memo included in your agenda package has some links that are available for free training as provided by the State. You can watch those videos on your own time for free. Then you keep a record yourself and when you file your form 1 in the summer of 2025 there will be a box for you to check that says, I have completed by training that is required for 2024. You are required to complete the training on a calendar year basis, but you report it the following summer.

FIFTH ORDER OF BUSINESS

Consideration of Conveyance of Phase 4 Improvements

Mr. Mossing stated there are certain documents that were included in your agenda related to this matter. Peter, do you want to give the board an update of what you have completed and the progress of your review of those improvements?

Mr. Armans stated based on our current understanding in communication with Katie and D.R. Horton, there are three parcels within Phase 4. There are two open spaces on one parcel that has a pond. Those are the only pieces in Phase 4 that are being conveyed to the CDD. The roadway, stormwater inlets, stormwater pipes and water and sewer are going to the city. Again, just talking about Phase 4. Today, we did an inspection of the three properties that will be going to the CDD. We have some minor items that we will be coordinating with D.R. Horton, some dead spots in the sod and so forth, those are minor. However, we are working with D.R. Horton

and counsel on some of the permits that are related to the storm system in Phase 4. We have to make sure that those permits are filed with the current entity for the maintenance responsibility. Once we sort through all of that we would probably give a recommendation that we are ready to move forward with the transfer of those properties.

Mr. Mossing stated this is part of the overall development plan for the district to take ownership of certain improvements related to the stormwater management system. Even though the total cost for those improvements was approximately \$2.4 million that D.R. Horton paid, we have no money, we are not paying for these improvements, we are just accepting them for maintenance. That is part of a completion agreement that they signed when we issued the bonds originally to complete these improvements. There is no cost associated with those. Katie, do you have anything to add?

Ms. Buchanan stated generally speaking it is the district's obligation to accept the improvements that were in the improvement plan that was adopted. We always want to make sure that they are in good condition before we take them over. That is why we appreciate Peter and Rich reviewing them onsite with D.R. Horton in advance of the conveyance process.

Mr. Mossing stated a common request from our district auditors are the value of those improvements that the district is being conveyed. I want to get with Peter to break out the \$2.4 million, how much of that is related specifically to those three parcels for record keeping purposes for our financial records. Is the city going to accept this section of roadway.

Mr. Armans stated based on my conversation earlier today with D.R. Horton they have already accepted it. We have a bill of sale that reflects that. Katie is also looking into their claim that this document has been executed. That document basically states that the city is going to take over the potable water system, the sanitary sewer system, and the storm collection system, which are the pipes and structures, excluding the stormwater ponds, basically excluding three parcels. Only one of those three parcels have a stormwater pond. I want to clarify there is one pond and the two other parcels are just open spaces that require mowing.

Mr. Poulin asked are they accepting the roadway or the infrastructure under the roadway? The city has not taken responsibility for roadways in the last few years.

Mr. Armans stated according to the bill of sale it says that they are taking the roadway. According to the call I had with D.R. Horton it sounded like they also understand the city is taking the roadway and the infrastructure below it.

Mr. Poulin stated along with the things that are not completed now should we table this to the next meeting?

Mr. Armans stated we are not asking for board action at this meeting. We will keep working with the developer on getting all the paperwork addressed. Once that is ready to go we will come with a recommendation for that, probably at the next meeting. If the board chooses to they can decide to have an action to execute this transfer contingent upon us addressing the permitting issue and addressing the couple minor things we saw to be repaired, but that is up to the board.

Ms. Buchanan stated I agree, it is up to the board.

Mr. Poulin stated we will wait until the next meeting.

Mr. Dean stated anything that we have spoken to Horton about that the city agree to I would like to verify and get something in writing from the city.

Mr. Armans stated I will send you the bill of sale that was forwarded to us by D.R. Horton and you can forward it to the board.

Mr. Mossing stated Katie, I think the board would like your opinion that the document has the city taking over the roadways from a legal perspective.

Ms. Buchanan stated I understand.

SIXTH ORDER OF BUSINESS

Discussion of Irrigation Guidelines

Mr. Mossing stated this was discussed at the last meeting.

Mr. Dean stated I'm pretty sure we approved it.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Ponds

Mr. Mossing asked Peter did you have any discussion on the ponds that you need to bring up?

Mr. Armans stated I do not. It is on here in case you have any questions.

Mr. Dean asked what is the status of repairs on the last stormwater pond?

Mr. Gray stated from the inspection. There are probably three or four open items, those are the replacement grates. I'm working with D.R. Horton on trying to track down where I can get the grates because of the different sizes. Outside of that what is left on the stormwater inspection report is part of Phase 6 that is A1, B1, E1, F1 and that is going to be taken over by

D.R. Horton. They are going to absorb that cost because when they filed the permit with the city they had to restructure it for Phase 6, so they are going to cover the cost of any issues on that.

EIGHTH ORDER OF BUSINESS

Consideration of Remediation Planting on Areas 4 & 11

Mr. Armans stated these are areas that the water management district agreed that these items have to be replanted. The district has seen the planting plan, they approved them and in the agenda is the cost to install these plants.

Mr. Gray stated I did get three proposals. Starting with Yellowstone for Areas 4 and 11 across from Fairway Court where the lift station is and the other one is a little bit down from Birdie Way, which is the smaller parcel. The bigger area is Fairway Court and is almost a quarter acre. It was close to 460 plants combined that need to go in there. I did speak with t. Johns River Water Management District, we are trying to time this so we can utilize the rainy season, but I told them we are still 60 – 90 days out because this is the starting process. I wanted you to see the prices.

Mr. Dean stated when we first discussed this you had an estimate from a Company for about \$10,000. Did the plan change that much since then?

Mr. Armans stated no, the planting plan has not changed. It is the original planting plan. We did not get specific quotes at that time. I don't think it was our estimate, at that time D.R. Horton was on the board and that number was probably put out without getting estimates.

Mr. Mossing stated looking at the proposals two of them are comparable and one appears to be an outlier but they all bid the same quantities. There was lack of detail on the higher proposal, the other two seem to be comparable even though they are outside the engineer's estimate.

Mr. Poulin stated it is way outside the funds we have available in this budget.

Mr. Mossing stated we have \$190,000 capital reserve. We did a significant increase this last year. We discussed this a little bit prior to the meeting.

Mr. Poulin asked wasn't the additional funds for the irrigation system?

Mr. Gray stated the total irrigation with the control cabinet, pump and everything was at \$96,000 we went additional if we were going to do additional improvements to the irrigation system itself. I don't believe all \$196,000 was going to be placed towards the irrigation system.

Mr. Mossing stated your question was are you going to have the money, maybe, but certainly this cost was not contemplated when the district adopted the budget.

Mr. Poulin stated the challenge I have with this is we have some funds left over but we sold the capital improvement increase last year for the irrigation system. I don't think it is fair to the residents to have to now fork out \$45,000. We need to look at our budget towards the end of the year and see what we have left in our operating budget and possibly budget this into next year's program.

Mr. Mossing stated there is a budget workshop scheduled for April 10th, we are going to talk about that under the manger's report.

Mr. Poulin asked will the county understand that we are working on this and it will probably be in next year's budget? Is that something the engineer can relay to the county?

Mr. Mossing asked is this time sensitive, the completion of this work from the water management district?

Mr. Armans stated it is in the sense that if the water management district feels like we are not being proactive or we are not addressing the issue. They could issue another warning letter or something. We have been proactive and have been communicating with them. If the board is not ready to move on this we can communicate with them and let them know what our plan is and we will find out pretty quick their take on that. If we do nothing, that is a concern.

Mr. Mossing stated I can give you some guidelines that may help. The chair mentioned to place this dollar amount in the fiscal year 2025 budget, which is where it will be addressed. If that gets adopted, assessments get certified again, we begin to receive our assessments for fiscal year 2025 at the end of November t. The timeframe we would look to start that project would be around December 1. It is planting so I don't know that the weather is a factor in when that project is started. Our request to the water management district would be that we would have funding around December 1, 2024.

Mr. Armans stated we can bring that up to the district. I don't know if Rich has been in communication with the district, unless you want us to take over communication with the district again. Let us know what you would like us to do.

Mr. Mossing stated going back to our budget issue, cash flow wise, we could use those funds and put that in the budget and replenish that with next year's budget. That way the project could go forward at an earlier date. You are basically borrowing those funds.

Mr. Poulin stated let’s bring that up at the budget meeting next month.

NINTH ORDER OF BUSINSS

Consideration of State Board of Administration Account or Money Market Account for Investment of Excess Funds

Mr. Mossing stated the district is now starting to accumulate excess funds, even if it is in the shorter-term basis. The State Board of Administration is an investment pool set up for state and local governments. It is an allowable investment under your simplified investment plan that was probably adopted in 2008. You are very limited on what you can invest in, savings accounts, certificates of deposit, U.S. Treasuries, or the investment pools. We generally recommend a money market account or the State Board of Administration. They yield similar interest rates, a money market is slightly more secure as it relates to your funds, but the State Board account can be established quicker, it is easier to work with and it is specifically for governmental agencies. My recommendation would be to approve the State Board of Administration.

On MOTION by Mr. Garner seconded by Mr. Dean with all in favor staff waws authorized to open an account with the State Board of Administration to invest excess funds.

TENTH ORDER OF BUSINESS

Consideration of LED Lighting Agreement with FPL

This item tabled.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Buchanan stated as a follow-up to conversations we had last month I did provide Supervisor Garner with some information in connection with any modifications they wanted to make to scopes of work. At this point I’m in a holding pattern until the board gives direction on next steps.

B. District Manager – 2024 General Election

Mr. Mossing stated there is an election this year and the qualifying period is from June 10th to June 14th with Flagler County. This is a reminder for the board and for anyone interested

in becoming a member of the board of supervisors. There are three seats that will be up for election this year. There is a specific qualifying period and all that information is available online with the supervisor of elections for anyone interested. The qualifications are that you are a U.S. citizen, a resident of the district and registered voter in Flagler County.

I mentioned earlier there is a budget workshop scheduled for April 10, 2024. It was a previous recommendation that we schedule at a different venue than here because of the potential crowd. I think we should have it here. There are costs associated with the other places, conflicts. Is there a time the board would like to have that workshop.

Ms. Martin stated if there is a concern about the number of people who will fit in this room, maybe we can make it available online, not for people to participate on a Zoom call because that could be chaotic but there is certainly a way we can broadcast the meeting so everyone can see it in real time as it is happening. Maybe Zoom where they can see what is happening but will be not able to participate.

Mr. Mossing stated I'm sure we can make the Zoom option available. There has been a request for streaming capability that is a little more complicated, but we will look into that.

C Operations Manager

1. Report

Mr. Gray gave an overview of the field operations report, ongoing maintenance items and the fire suppression system.

2. Yellowstone Report

Mr. Gray stated Yellowstone will be completing their contractual pine straw, they will start next week and have everything done by Friday.

D. Amenity Manager

Ms. Rinker stated we were asked to obtain three quotes for the pickleball windscreen. One is \$620, one is \$633, and the other is \$662. I know we are able to purchase these, but we wanted to run it by you to make sure this is something you are interested in us getting.

Mr. Gray stated we can get with the pickleball group and see which one they would like to have.

On MOTION by Mr. Dean seconded by Mr. Garner with all in favor staff was authorized to purchase the pickleball windscreens in an amount not to exceed \$700.

TWELFTH ORDER OF BUSINESS

Supervisor’s Requests

Additional comments: RFPs ready for Katie for review, Easter event was great, Phase 5 is underway, new mailboxes are in, curb work, speed bumps will be fixed when Phase 5 is completed.

THIRTEENTH ORDER OF BUSINESS

Public Comments

Additional comments: Construction truck traffic, can Zoom be set up for all meetings, staff attends by telephone, Kayla, Natalie, & Rich do a great job, is someone available during the day to police the drivers of construction trucks, excessive speeding by trucks is an ongoing issue, need better street sweeping, put agendas on PowerPoint during the meetings, construction entrance/exit, when new homes are built the amenity center will be overrun, look into a new amenity center and things for kids to do, fix speed bumps, weeds on golf course pond, maintenance is not taking place in Phase 4, ponds in Phase 4 are a mess, phase 4 still being maintained by D.R. Horton, during a storm a tree came down and leaning on another tree which is the responsibility of the golf course, responsibilities of CDD and HOA, construction trash, blinking light at 100 entrance, put site plan on website, encouraging residents to review documents on the CDD website, who caused damage to preserve area that is being replanted.

FOURTEENTH ORDER OF BUSINESS

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**

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

FIFTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 29, 2024 at
3:00 p.m. at the Island Club**

Mr. Mossing stated the next meeting is scheduled for May 29, 2024 at 3:00 p.m. in the same location. We do have a budget workshop scheduled for April 10, 2024 at 6:00 p.m.

On MOTION by Mr. Garner seconded by Ms. Martin with all in favor the meeting adjourned at 7:27 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Deer Run
Community Development District

Unaudited Financial Reporting
April 30, 2024



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

Deer Run
Community Development District
Combined Balance Sheet
April 30, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 578,351	\$ 25,257	\$ -	\$ -	\$ 603,608
Investments:					
<u>Series 2018</u>					
Reserve	\$ -	\$ -	\$ 319,920	\$ -	\$ 319,920
Revenue	\$ -	\$ -	\$ 337,892	\$ -	\$ 337,892
Interest	\$ -	\$ -	\$ 216,043	\$ -	\$ 216,043
Prepayment	\$ -	\$ -	\$ 7,860	\$ -	\$ 7,860
Sinking Fund	\$ -	\$ -	\$ 210,002	\$ -	\$ 210,002
Construction	\$ -	\$ -	\$ -	\$ 23,663	\$ 23,663
Due from General Fund	\$ -	\$ -	\$ 2,684	\$ -	\$ 2,684
Due from Other	\$ 100	\$ -	\$ -	\$ -	\$ 100
Total Assets	\$ 578,451	\$ 25,257	\$ 1,094,400.57	\$ 23,664	\$ 1,721,772
Liabilities:					
Accounts Payable	\$ 14,106	\$ -	\$ -	\$ -	\$ 14,106
Accrued Expense Payable	\$ 9,997	\$ -	\$ -	\$ -	\$ 9,997
Deferred Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	\$ 2,631	\$ -	\$ -	\$ -	\$ 2,631
Due to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other	\$ 147	\$ -	\$ -	\$ -	\$ 147
FICA Payable	\$ 153	\$ -	\$ -	\$ -	\$ 153
Total Liabilities	\$ 27,034	\$ -	\$ -	\$ -	\$ 27,034
Fund Balance:					
Restricted for:					
Debt Service - Series 2018	\$ -	\$ -	\$ 1,094,401	\$ -	\$ 1,094,401
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 23,663	\$ 23,663
Assigned for:					
Capital Reserves	\$ -	\$ 25,257	\$ -	\$ -	\$ 25,257
Unassigned	\$ 551,417	\$ -	\$ -	\$ -	\$ 551,417
Total Fund Balances	\$ 551,417	\$ 25,257	\$ 1,094,401	\$ 23,664	\$ 1,694,738
Total Liabilities & Fund Balance	\$ 578,451	\$ 25,257	\$ 1,094,401	\$ 23,664	\$ 1,721,772

Deer Run
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
<u>Revenues:</u>				
Assessments	\$ 1,006,746	\$ 925,051	\$ 925,051	\$ -
Golf Course Lake Maintenance Contribution	\$ 4,368	\$ 2,320	\$ 2,320	\$ -
Rental Income	\$ -	\$ -	\$ 500	\$ 500
Total Revenues	\$ 1,011,114	\$ 927,371	\$927,871	\$ 500
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 8,000	\$ 4,667	\$ 5,400	\$ (733)
FICA Expense	\$ 612	\$ 357	\$ 413	\$ (56)
Engineering	\$ 12,000	\$ 7,000	\$ 5,438	\$ 1,563
Dissemination	\$ 2,500	\$ 1,458	\$ 1,708	\$ (250)
Attorney	\$ 20,000	\$ 11,667	\$ 13,977	\$ (2,311)
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	\$ 21,284	\$ 21,284	\$ 0
Information Technology	\$ 1,161	\$ 677	\$ 677	\$ (0)
Website Maintance	\$ 694	\$ 405	\$ 405	\$ 0
Telephone	\$ 168	\$ 98	\$ 77	\$ 21
Postage	\$ 650	\$ 379	\$ 510	\$ (130)
Insurance	\$ 7,744	\$ 7,744	\$ 7,040	\$ 704
Printing & Binding	\$ 800	\$ 467	\$ 209	\$ 258
Travel Per Diem	\$ 250	\$ 146	\$ -	\$ 146
Legal Advertising	\$ 4,000	\$ 2,333	\$ 957	\$ 1,376
Other Current Charges	\$ 2,500	\$ 1,458	\$ 716	\$ 743
Office Supplies	\$ 100	\$ 58	\$ 4	\$ 54
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 108,290	\$ 63,323	\$ 61,939	\$ 1,384
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 33,418	\$ 19,494	\$ 19,494	\$ 0
Electric	\$ 103,789	\$ 60,543	\$ 48,452	\$ 12,091
Water & Sewer	\$ 16,000	\$ 9,333	\$ 8,810	\$ 524
Landscape Maintenance	\$ 185,400	\$ 108,150	\$ 73,056	\$ 35,094
Landscape Contingency	\$ 3,000	\$ 1,750	\$ 3,865	\$ (2,115)
Mulch	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Tree Pruning	\$ 4,500	\$ 2,625	\$ -	\$ 2,625
Lake Maintenance and Repairs	\$ 24,476	\$ 14,278	\$ 14,423	\$ (145)
Irrigation Repairs	\$ 20,400	\$ 11,900	\$ 2,872	\$ 9,028
Sidewalk Repair	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Street Repair	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Contingency	\$ -	\$ -	\$ 527	\$ (527)
Subtotal Field Expenditures	\$ 403,483	\$ 235,365	\$ 171,498	\$ 63,867

Deer Run
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Amenity Expenditures				
Amenities Management	\$ 75,000	\$ 43,750	\$ 48,616	\$ (4,866)
Facilities Assistant	\$ 16,823	\$ 9,813	\$ -	\$ 9,813
Property Insurance	\$ 58,517	\$ 58,517	\$ 32,984	\$ 25,533
Pool Maintenance	\$ 12,342	\$ 7,200	\$ 6,825	\$ 375
Pool Chemicals	\$ 11,616	\$ 11,616	\$ 10,027	\$ 1,589
Janitorial Services	\$ 15,643	\$ 9,125	\$ 9,115	\$ 10
Pest Control	\$ 1,100	\$ 642	\$ 538	\$ 104
Facilities Maintenance	\$ 17,500	\$ 10,208	\$ 17,704	\$ (7,496)
Cable, Internet & Telephone Services	\$ 6,000	\$ 3,500	\$ 3,687	\$ (187)
Electric - Amenities	\$ 16,000	\$ 9,333	\$ 9,692	\$ (358)
Water & Sewer - Amenities	\$ 23,000	\$ 13,417	\$ 28,411	\$ (14,994)
Gas Service	\$ 950	\$ 554	\$ 371	\$ 183
Security Monitoring	\$ 1,500	\$ 875	\$ 1,368	\$ (493)
Access Cards	\$ 500	\$ 500	\$ -	\$ 500
Operating Supplies	\$ 3,000	\$ 1,750	\$ 1,248	\$ 502
Amenity Repairs & Maintenance	\$ 18,800	\$ 10,967	\$ 10,274	\$ 693
Pool Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 10,458	\$ (458)
Special Events	\$ 15,000	\$ 8,750	\$ 6,742	\$ 2,008
Holiday Décor	\$ 2,000	\$ 1,167	\$ 165	\$ 1,002
Fitness Center Repairs & Maintenance	\$ 1,050	\$ 613	\$ 635	\$ (22)
Office Supplies	\$ 1,000	\$ 583	\$ 914	\$ (331)
Elevator Maintenance	\$ 2,000	\$ 1,167	\$ -	\$ 1,167
Contingency	\$ -	\$ -	\$ 92	\$ (92)
Capital Project	\$ 190,000	\$ 110,833	\$ 51,035	\$ 59,798
Subtotal Amenity Expenditures	\$ 499,341	\$ 324,879	\$ 250,902	\$ 73,977
Total Operations & Maintenance	\$ 902,824	\$ 560,244	\$ 422,400	\$ 137,844
Total Expenditures	\$ 1,011,114	\$ 623,567	\$ 484,339	\$ 139,228
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 443,532	
Fund Balance - Beginning	\$ -		\$ 107,886	
Fund Balance - Ending	\$ -		\$ 551,417	

Deer Run
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 51,035	\$ (51,035)
Total Expenditures	\$ -	\$ -	\$ 51,035	\$ (51,035)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (51,035)	
Other Financing Sources/(Uses)				
Capital Reserve	\$ -	\$ -	\$ 51,035	\$ 51,035
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 51,035	\$ 51,035
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning	\$ 42,132		\$ 25,257	
Fund Balance - Ending	\$ 42,132		\$ 25,257	

Deer Run

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Assessments	\$ 648,163	\$ 587,354	\$ 587,354	\$ -
Interest	\$ 100	\$ 58	\$ 21,983	\$ 21,924
Total Revenues	\$ 648,263	\$ 587,412	\$ 609,336	\$ 21,924
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		\$ 295,714	
Fund Balance - Beginning	\$ 378,368		\$ 798,687	
Fund Balance - Ending	\$ 378,830		\$ 1,094,401	

Deer Run
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 676	\$ 676
Total Revenues	\$ -	\$ -	\$ 676	\$ 676
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 676	
Fund Balance - Beginning	\$ -		\$ 22,988	
Fund Balance - Ending	\$ -		\$ 23,663	

Deer Run
Community Development District
Long Term Debt Report

Series 2018, Special Assessment Revenue and Refunding Bonds	
Interest Rate:	5.40%, 5.50%
Maturity Date:	5/1/2044
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$322,969
Reserve Fund Balance	\$319,920
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

C.

DEER RUN
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

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

ON ROLL ASSESSMENTS

Series 2018

63.59% 36.41% 100.00%

DATE	Check#	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M 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
1/30/24	66380	12/21/23-01/26/24	\$ 18,473.95	\$ 360.84	\$ 431.98	\$ -	\$ 17,681.13	\$ 11,242.84	\$ 6,438.29	\$ 17,681.13
2/27/24	66512	1/27/24-2/21/24	\$ 4,373.32	\$ 86.15	\$ 65.76	\$ -	\$ 4,221.41	\$ 2,684.25	\$ 1,537.16	\$ 4,221.41
3/27/24	66686	2/22/24-3/18/24	\$ 7,393.97	\$ 147.45	\$ 21.71	\$ -	\$ 7,224.81	\$ 4,594.02	\$ 2,630.79	\$ 7,224.81
5/1/24	66800	3/19/24-4/19/24	\$ 19,797.80	\$ 395.96	\$ -	\$ -	\$ 19,401.84	\$ 12,336.99	\$ 7,064.85	\$ 19,401.84
TOTAL			\$1,223,046.28	\$ 23,512.65	\$ 47,414.27	\$ -	\$ 1,152,119.36	\$ 732,594.48	\$ 419,524.88	\$1,152,119.36

100%	Gross Percent Collected
\$ 4,321.54	Balance Remaining to Collect

DIRECT ASSESSMENTS

DR Horton						
		Net Assessments				
		\$	\$	\$	\$	\$
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2018
11/8/23	10/1/23	1784208	\$ 126,544.48	\$ 126,544.48	\$ 68,264.48	\$ 58,280.00
1/24/23	12/1/23	1823259	\$ 126,544.48	\$ 126,544.48	\$ 68,264.48	\$ 58,280.00
2/1/24	2/1/24	1830140	\$ 126,544.48	\$ 126,544.48	\$ 68,264.48	\$ 58,280.00
5/1/24	5/1/24	1881875	\$ 126,544.48	\$ 126,544.48	\$ 68,264.48	\$ 58,280.00
			\$ 506,177.92	\$ 506,177.92	\$ 273,057.92	\$ 233,120.00

D.

Deer Run Community Development District

Summary of Check Register

March 01, 2024 through April 30, 2024

Fund	Date	Check No.'s	Amount
General Fund	3/7/24	2002-2005	\$ 6,502.16
	3/19/24	2006-2013	\$ 20,622.99
	3/22/24	2014	\$ 550.50
	3/27/24	2015-2018	\$ 124,982.44
	4/4/24	2019-2032	\$ 40,476.71
	4/17/24	2033-2039	\$ 11,818.81
Payroll	3/27/24	50204 G. Dean	\$ 184.70
	3/27/24	50205 G. Garner	\$ 184.70
	3/27/24	50206 S. Martin	\$ 184.70
	3/27/24	50207 A. Poulin	\$ 184.70
Payroll	4/10/24	50208 G. Dean	\$ 184.70
	4/10/24	50209 G. Garner	\$ 184.70
	4/10/24	50210 S. Martin	\$ 184.70
	4/10/24	50211 A. Poulin	\$ 184.70
	4/10/24	50212 D. St. Pierre	\$ 184.70
Total Amount			\$ 206,615.91

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #		
3/07/24	00082	3/03/24	121	202402	320	53800	48300		CLEANING 2/26/24	*	300.00				
												J&G COMMERCIAL CLEANING SERVICE LLC		300.00	002002
3/07/24	00085	2/29/24	3355866	202401	310	51300	31500		GENERAL COUNSEL JAN 24	*	4,257.44				
												KUTAK ROCK LLP		4,257.44	002003
3/07/24	00093	2/27/24	Z709-7	202401	320	53800	56000		GYM EQUIPMENT MAINT	*	459.99				
												LLOYDS EXERCISE EQUIPMENT		459.99	002004
3/07/24	00059	3/01/24	11129560	202403	320	53800	48100		MAR POOL CHEMICALS	*	1,484.73				
												POOLSURE		1,484.73	002005
3/19/24	00054	3/12/24	11	202403	310	51300	31300		AMORT SCHED S18 11/1/23	*	250.00				
												DISCLOSURE SERVICES, LLC		250.00	002006
3/19/24	00027	3/01/24	18004537	202403	320	53800	43000		PREMIUM LIGHTING MAR 24	*	902.00				
												FLORIDA POWER & LIGHT COMPANY		902.00	002007
3/19/24	00066	3/06/24	58659508	202403	320	53800	48400		PEST CONTROL MAR 24	*	89.60				
												FLORIDA PEST CONTROL & CHEMICAL CO		89.60	002008
3/19/24	00001	3/01/24	365	202403	310	51300	34000		MANAGEMENT FEES MAR 24	*	3,040.50				
		3/01/24	365	202403	310	51300	35200		WEBSITE ADMIN MAR 24	*	57.83				
		3/01/24	365	202403	310	51300	35100		INFO TECH MAR 24	*	96.75				
		3/01/24	365	202403	310	51300	31300		DISSEM AGENT SERV MAR 24	*	208.33				
		3/01/24	365	202403	310	51300	51000		OFFICE SUPPLIES	*	.21				
		3/01/24	365	202403	310	51300	42000		POSTAGE	*	35.18				
		3/01/24	365	202403	310	51300	42500		COPIES	*	12.30				
		3/01/24	366	202403	320	53800	12000		FIELD MANAGEMENT MAR 24	*	2,784.83				
												GOVERNMENTAL MANAGEMENT SERVICES		6,235.93	002009

DRUN DEER RUN AMOSSING

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/19/24	00102	3/10/24 POY89469	202403 320-53800-47000	LAKE MAINTENANCE MAR 24	*	2,038.93	
				J & J AQUATICS SPECIALIST LLC			2,038.93 002010
3/19/24	00082	3/10/24 122	202403 320-53800-48300	CLEANING 3/4	*	315.00	
		3/17/24 123	202403 320-53800-48300	CLEANING 3/11	*	300.00	
				J&G COMMERCIAL CLEANING SERVICE LLC			615.00 002011
3/19/24	00101	3/07/24 43704470	202403 320-53800-50000	QRTLTY MAINT MAR 24	*	425.00	
				SUNSHINE STATE HEATING & AIR			425.00 002012
3/19/24	00042	3/15/24 PC 67008	202403 320-53800-46000	LANDSCAPE MAINT MAR 24	*	10,066.53	
				YELLOWSTONE LANDSCAPE			10,066.53 002013
3/22/24	00003	12/27/23 00061412	202312 310-51300-48000	NOT RULEMAKING 12/27/23	*	48.70	
		1/03/24 00062069	202401 310-51300-48000	NOT OF PUBIC HEAR 1/3/24	*	501.80	
				DAYTONA NEWS-JOURNAL			550.50 002014
3/27/24	00035	12/01/23 12012023	202403 300-20700-10100	DIRECT ASSESS 12/1	*	58,280.00	
				DEER RUN CDD C/O REGIONS BANK			58,280.00 002015
3/27/24	00035	2/01/24 02012024	202403 300-20700-10100	DIRECT ASSESS 02/1	*	58,280.00	
				DEER RUN CDD C/O REGIONS BANK			58,280.00 002016
3/27/24	00035	2/27/24 02272024	202403 300-20700-10100	01.30 FY24 ASSESS	*	6,438.29	
		2/27/24 02272024	202403 300-20700-10100	02.27 FY24 ASSESS	*	1,537.16	
				DEER RUN CDD C/O REGIONS BANK			7,975.45 002017
3/27/24	00044	1/30/24 01302024	202401 300-20700-10200	COMMISSIONS	*	360.84	
		2/27/24 02272024	202402 300-20700-10200	COMMISSIONS	*	86.15	
				FLAGLER COUNTY TAX COLLECTOR			446.99 002018
4/04/24	00081	12/01/23 20203	202312 320-53800-48000	POOL MAINTENANCE - DEC 23	*	975.00	

DRUN DEER RUN AMOSSING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		1/01/24	20527	202401	320	53800	48000			*	975.00		
									POOL MAINTENANCE - JAN 24				
		2/01/24	20872	202402	320	53800	48000			*	975.00		
									POOL MAINTENANCE - FEB 24				
		3/01/24	21208	202403	320	53800	48000			*	975.00		
									POOL MAINTENANCE - MAR 24				
AQUATIC XPRESSS												3,900.00	002019
4/04/24	00091	3/23/24	0F611766	202403	320	53800	50000			*	4,334.01		
									SPRINKLER REPAIRS				
CINTAS FIRE 636525												4,334.01	002020
4/04/24	00092	3/29/24	72663	202403	320	53800	51000			*	10.70		
									INSTALLED CELL BATTERY				
HI-TECH SYSTEM ASSOCIATES INC												10.70	002021
4/04/24	00082	3/24/24	124	202403	320	53800	48300			*	300.00		
									CLEANING 3/18				
		3/31/24	125	202403	320	53800	48300			*	300.00		
									CLEANING 3/25				
J&G COMMERCIAL CLEANING SERVICE LLC												600.00	002022
4/04/24	00085	3/30/24	3368894	202402	310	51300	31500			*	871.50		
									GENERAL COUNSEL FEB 24				
KUTAK ROCK LLP												871.50	002023
4/04/24	00089	3/25/24	1857	202403	320	53800	46200			*	1,240.00		
									REMVE & INSTLL CONTRL BOX				
M&M SALES SERVICE												1,240.00	002024
4/04/24	00059	4/01/24	11129560	202404	320	53800	48100			*	1,484.73		
									WATER MANAGEMENT APR 24				
POOLSURE												1,484.73	002025
4/04/24	00056	2/29/24	205	202402	320	53800	12100			*	1,819.76		
									FACILITY ASSIST THRU FEB				
RIVERSIDE MANAGEMENT SERVICES, INC												1,819.76	002026
4/04/24	00056	3/26/24	208	202402	320	53800	53000			*	250.00		
									OPERATING SUPPLIES				
		3/26/24	208	202402	320	53800	54000			*	815.61		
									AMENITY REPAIRS & MAINT				
		3/26/24	208	202402	320	53800	50000			*	1,000.00		
									FACILITY MAINTENANCE				
RIVERSIDE MANAGEMENT SERVICES, INC												2,065.61	002027

DRUN DEER RUN AMOSSING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/04/24	00056	3/01/24	202	202403	320	53800	12100		FACILITY MANAGEMENT-MAR24 RIVERSIDE MANAGEMENT SERVICES, INC	*	6,250.00	6,250.00	002028
4/04/24	00056	3/26/24	207	202403	320	53800	59000		SPECIAL EVENT 3/5 RIVERSIDE MANAGEMENT SERVICES, INC	*	1,301.44	1,301.44	002029
4/04/24	00056	4/01/24	206	202404	320	53800	12100		FACILITY MGMT - APR 24 RIVERSIDE MANAGEMENT SERVICES, INC	*	6,250.00	6,250.00	002030
4/04/24	00042	2/21/24	PC660249	202401	320	53800	46200		IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	282.43	282.43	002031
4/04/24	00042	4/01/24	PC673684	202404	320	53800	46000		LANDSCAPE MAINT - APR 24 YELLOWSTONE LANDSCAPE	*	10,066.53	10,066.53	002032
4/17/24	00081	4/01/24	21548	202404	320	53800	48000		POOL MAINTENANCE - APR 24 AQUATIC XPRESS	*	975.00	975.00	002033
4/17/24	00105	3/19/24	24000093	202403	320	53800	54000		REPAIR DECORATIVE SIGN BETTER BARRICADES	*	937.50	937.50	002034
4/17/24	00027	4/01/24	18004577	202404	320	53800	43000		PREMIUM LIGHTING APR 24 FLORIDA POWER & LIGHT COMPANY	*	902.00	902.00	002035
4/17/24	00066	4/08/24	59724456	202404	320	53800	48400		PEST CONTROL APR 24 FLORIDA PEST CONTROL & CHEMICAL CO	*	89.60	89.60	002036
4/17/24	00001	4/01/24	367	202404	310	51300	34000		APR MANAGEMENT FEES	*	3,040.50		
		4/01/24	367	202404	310	51300	35200		APR WEBSITE ADMIN	*	57.83		
		4/01/24	367	202404	310	51300	35100		APR INFO TECH	*	96.75		
		4/01/24	367	202404	310	51300	31300		APR DISSEM AGENT SERVICES	*	208.33		
		4/01/24	367	202404	310	51300	51000		OFFICE SUPPLIES	*	.51		

DRUN DEER RUN AMOSSING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/24		367		202404	310	51300	42000			*	78.03		
			POSTAGE										
4/01/24		367		202404	310	51300	42500			*	9.00		
			COPIES										
4/01/24		368		202404	320	53800	12000			*	2,784.83		
			APR FIELD MANAGEMENT										
GOVERNMENTAL MANAGEMENT SERVICES											6,275.78	002037	
4/17/24	00102	4/10/24	POY89524	202404	320	53800	47000			*	2,038.93		
			LAKE MAINTENANCE APR 24										
J & J AQUATICS SPECIALIST LLC											2,038.93	002038	
4/17/24	00082	4/07/24	126	202404	320	53800	48300			*	300.00		
			CLEANING 3/31										
4/14/24		127		202404	320	53800	48300			*	300.00		
			CLEANING 4/8										
J&G COMMERCIAL CLEANING SERVICE LLC											600.00	002039	
TOTAL FOR BANK A											204,953.61		
TOTAL FOR REGISTER											204,953.61		

DRUN DEER RUN AMOSSING

PR300R

PAYROLL CHECK REGISTER

RUN 3/28/24 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50204	8	GREGORY D DEAN	184.70	3/28/2024
50205	10	GARY D GARNER	184.70	3/28/2024
50206	11	SHANNON P MARTIN	184.70	3/28/2024
50207	9	ANDRE J POULIN	184.70	3/28/2024
TOTAL FOR REGISTER			738.80	

DRUM DEER RUN SRICE

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50208	8	GREGORY D DEAN	184.70	4/23/2024
50209	10	GARY D GARNER	184.70	4/23/2024
50210	11	SHANNON P MARTIN	184.70	4/23/2024
50211	9	ANDRE J POULIN	184.70	4/23/2024
50212	6	DAVID M ST. PIERRE	184.70	4/23/2024
TOTAL FOR REGISTER			923.50	

DRUN DEER RUN

AMOSSING

Approved 3/4/24 KR

48300

Invoice
121

3/3/2024
NET 15

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 2/26	300.00
Total Due:	300.00

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

Thank you,

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

0013205380048300
Cleaning 2/26/24



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 29, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



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. 3355866
6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

01/03/24	K. Buchanan	0.30	94.50	Review correspondence from district manager
01/08/24	K. Buchanan	0.40	126.00	Review irrigation guidelines
01/11/24	K. Buchanan	0.30	94.50	Review tentative agenda and confer with district manager
01/12/24	K. Buchanan	1.10	346.50	Review matters relating to amenity management services; confer with S. Smith; confer with Supervisor Dean
01/14/24	G. Lovett	0.30	75.00	Monitor legislative process relating to matters impacting special districts
01/19/24	K. Buchanan	1.70	535.50	Prepare rate adoption document and revisions to amenity policies; confer with district manager
01/24/24	K. Buchanan	5.00	1,575.00	Prepare for and attend board meeting
01/24/24	J. Gillis	0.20	38.00	Review board supervisor terms and 2024 election dates and deadlines and update elections tracking chart

KUTAK ROCK LLP

Deer Run CDD
February 29, 2024
Client Matter No. 6023-1
Invoice No. 3355866
Page 2

01/25/24	K. Buchanan	1.40	441.00	Perform meeting follow up; review correspondence regarding turnover of improvements; review records request
01/26/24	K. Buchanan	1.50	472.50	Compile scope of service examples for amenity and operations management; prepare request for proposals for same; prepare correspondence to Garner
01/29/24	K. Buchanan	1.10	346.50	Confer with resident regarding request for information; perform meeting follow up

TOTAL HOURS 13.30

TOTAL FOR SERVICES RENDERED \$4,145.00

DISBURSEMENTS

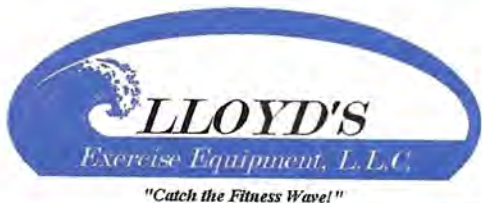
Meals 6.96
Travel Expenses 105.48

TOTAL DISBURSEMENTS 112.44

TOTAL CURRENT AMOUNT DUE \$4,257.44

0013105130031500
General Counsel Jan 24

Approved 3/1/24
56000



Service Invoice

Invoice Date	Invoice #	P.O. No.	Service Date
2/27/2024	Z709-7		1/23/2024

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

Remit Payment To:

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

Unit/Model Info	Item	Description	Amount
Inspire Functional Trainer FT1	Problem Called In As	Cable damaged, straight bar and carriage adjustment bars may be rusting.	
	Diagnosis	(Trip 1) Straight bar is rusting, cable needs to be replaced. Estimate to replace the straight bar and cable.	
	Part(s) For Repair	Cable	65.00
	Part(s) For Repair Labor	Row Bar (straight) (Trip 2) Replaced the cable and adjusted also replaced the straight bar; test checked operation.	49.99
Spirit Recumbent Bike CR-800 8001451810003186	Diagnosis	(Trip 1) User right pedal is coming apart. Estimate to order and replace the pedals.	
	Part(s) For Repair	Pedal (set)	60.00
	Labor	(Trip 2) Replaced the pedals; test checked operation.	
	Shipping & Handling	2 Sources	50.00
	Labor/Time On Site	(Trip 1)	85.00
	Labor/Time On Site	(Trip 2)	150.00

Thank you for your business.

0013205380056000
Gym Equipment Maint

Subtotal	\$459.99
Sales Tax (0.0%)	\$0.00
Balance Due	\$459.99
Payments/Credits	\$0.00
Balance Due	\$459.99

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



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



Invoice

Date 3/1/2024

Invoice # 111295608099

Terms	Net 20
Due Date	3/21/2024
PO #	

Bill To
Deer Run Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando FL 32822

Ship To
Rich Whetsel
Deer Run Community Development District
501 Grand Reserve Drive
Bunnell FL 32110

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,459.73
WM-XPC Upgrade	XPC System Upgrade	1	ea	25.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00

Approved
Pool Chemicals
001.320.53800.48100
Rich Gray
Water Management
Mar 24

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

Remittance Slip

Customer
11DEE025
Invoice #
111295608099

Amount Due \$1,484.73

Amount Paid _____

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



111295608099

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
3/12/2024	11

Bill To
Deer Run CDD C/O GMS

Terms	Due Date
Net 30	4/11/2024

Description	Amount
Amortization Schedule Series 2018 11-1-23 Prepay \$95,000 0013105130031300 amort sched s18 11/1/23	250.00

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

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

PAYMENT COUPON

/411500640106300016034218004537945000090200

1800453794 1 of 1

4,1,1500,640106,3000160342,1800453794,5,0000090200
Please mail this portion with your check

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

Cust. No.: 3000160342	Inv. No.: 1800453794
This Month's Charges	Amount Due
Past Due After	This Invoice
03/31/2024	\$ 902.00

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

0013205380043000
Premium Lighting Mar 24

FPL
General Mail Facility
Miami FL 33188-0001

Florida Power & Light Company

Federal Tax Id #: 59-0247775

Invoice

Customer Name and Address

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

Customer Number: 3000160342
Invoice Number: 1800453794
Invoice Date: 03/01/2024

4,1,1500,640106,3000160342,1800453794,5,0000090200
Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 3000160342 Invoice No: 1800453794

Description	Amount
PREMIUMLIGHTING	902.00
For Inquiries Contact: PREMIUM LIGHTING	Total Amount Due \$902.00 This Month's Charges Past Due After 03/31/2024



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**



PO BOX 740608
CINCINNATI OH 45274-0608

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

*Approved 3/18/24 JLR
48400*

Bill To Number	Invoice Date	Amount Due
2692782	3/6/2024	89.60

INVOICE# 58659508 DEER RUN CDD

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



INVOICE DETAIL

Thank you for allowing us to provide the following services:

PEST CONTROL MAINTENANCE

89.60

Deer Run Cdd
501 GRAND RESERVE DR
BUNNELL, FL ON 3/6/2024

0013205380048400
Pest Control Mar 24

Payment Receipt. Please Return with Payment Remittance



PO Box 13848
Reading, PA 19612-3848



Bill To #: 2692782	Date: 3/6/2024
Due Date: 4/5/2024	Invoice #: 58659508
Amount Due: 89.60	Amount Paid: _____
	Check No.: _____



4206 1 AB 0.547 18 Return Service Requested
Deer Run Cdd
6200 Lee Vista Blvd Suite 300
ATTN INDHIRA ARAUJO
Orlando, FL 32822-5149



FLORIDA PEST CONTROL
PO BOX 740608
CINCINNATI OH 45274-0608

002692782000000000058659508000008960202404050007

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 365
Invoice Date: 3/1/24
Due Date: 3/1/24
Case:
P.O. Number:**Bill To:**Deer Run CDD
9145 Narcoossee Rd
Suite A206
Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
Management Fees - March 2024	001310513003400	3,040.50	3,040.50
Website Administration - March 2024	0013105130035200	57.83	57.83
Information Technology - March 2024	0013105130035100	96.75	96.75
Dissemination Agent Services - March 2024	0013105130035100	208.33	208.33
Office Supplies	0013105130031300	0.21	0.21
Postage	0013105130051000	35.18	35.18
Copies	0013105130042000	12.30	12.30
	0013105130042500		
Total			\$3,451.10
Payments/Credits			\$0.00
Balance Due			\$3,451.10

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 366
Invoice Date: 3/1/24
Due Date: 3/1/24
Case:
P.O. Number:**Bill To:**Deer Run CDD
9145 Narcoossee Rd
Suite A206
Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
Field Management - March 2024		2,784.83	2,784.83
0013205380012000			

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

INVOICE

J & J Aquatics Specialist LLC jandjaquatics22@gmail.com
PO Box 3417 +1 (386) 898-8649
Lake City, FL 32056



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.: poY89469
Terms: Net 30
Invoice date: 03/10/2024
Due date: 04/09/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Pond Maintenance		1	\$2,038.93	\$2,038.93
					Total	\$2,038.93

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

0013205380047000
Lake Maintenance Mar 24

Approved 3/11/24 KR

48300

Invoice

122

3/10/2024

NET 15

Dear Run Amenity Center

Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 3/4	300.00
Monthly Fee for Additional Insureds Premium	15.00
Total Due:	315.00

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 3/4



Approved 3/18/24 KR
48300

Invoice
123

3/17/2024
NET 15

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 3/11	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

0013205380048300
Cleaning 3/11





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

Invoice 43704470
 Invoice Date 3/7/2024
 Completed Date 3/7/2024
 Customer PO
 Payment Term Due Upon Receipt
 Due Date 3/7/2024
 Job Address
 Deer Run CDD - Amenity Center
 501 Grand Reserve Drive
 Bunnell, FL 32110 USA

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

Description of Work

Maintenance Completed:

- Fresh Start: Replaced all air filters for optimal airflow and system efficiency.
- Deep Clean: Thoroughly inspected and cleaned all electrical components, evaporator coils, condenser coils, condensate line, and drain to ensure smooth operation and prevent potential issues.
- Healthy Performance: Verified proper amp and voltage draws on motors and compressors, and confirmed correct capacitance readings. Measured system pressures and refrigerant levels, finding them within optimal ranges.
- Balanced Comfort: Checked temperature split across evaporator coils to maintain comfortable and even cooling throughout your home.

Additional Recommendations:

- Air quality: noticeable dust accumulation on gym vents and recommend a duct cleaning.
- Enhanced Lifespan: To further safeguard your system and improve air quality, we recommend installing a UV light.
- Spread the Word: We appreciate your business and hope you're satisfied with our service! If you're happy with our work, consider participating in our "Perfect 10" program and recommending us to friends and family.

Notes:

- Gym unit (#2) initially showed lower than normal pressures in cooling and heat mode. When switched back to cooling, pressures were showing proper charge indicating either the metering device or possible reversing valve bleed over. We'll keep logging the data for this system to ensure proper operation.
- Mini split still not outputting proper temperature split, unit has not been recharged since last recommendation. Currently, the only function of this unit is providing air circulation in the room with no cooling benefit.

Task #	Description	Quantity	Your Price	Your Total
ASC104	Commercial Quarterly Maintenance	1.00	\$425.00	\$425.00
	0013205380050000		Sub-Total	\$425.00
	qtrly maint mar 24		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.

3/7/2024

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.

A handwritten signature in black ink, consisting of a large, stylized initial 'J' followed by a series of connected, wavy lines.

3/7/2024



INVOICE

INVOICE #	INVOICE DATE
PC 670088	3/15/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Deer Run CDD

Address: 400 Grand Reserve Dr
Bunnell, FL 32110

Invoice Due Date: April 14, 2024

Invoice Amount: \$10,066.53

Description	Current Amount
Monthly Landscape Maintenance March 2024	\$10,066.53

Approved
Landscape Maintenance
001.320.53800.46000
Rich Gray

Invoice Total **\$10,066.53**

Excellence

IN COMMERCIAL LANDSCAPING

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



The Daytona Beach News-Journal
Daytona Pennysaver

ACCOUNT NAME		ACCOUNT #	PAGE #
Governmental Management Services, LLC		970541	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006141218	Dec 1- Dec 31, 2023	January 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$1,624.86	

BILLING ACCOUNT NAME AND ADDRESS
Governmental Management Services, LLC 475 W Town PL # 114 St Augustine, FL 32092-3649

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

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

Date	Description	Amount
12/1/23	Balance Forward	\$1,079.36

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
12/27/23	DTB Flagler/ Palm Coast News Tribune	9655668	Coquina Shores Assessment Notice	Coquina Shores Assessment Notice	1	Full Page Tab	\$331.20
12/27/23	DTB Flagler/ Palm Coast News Tribune	9655688	Coquina Shores Assessment Notice	Coquina Shores Assessment Notice	1	1/2 Page H Tab	\$165.60

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
12/27/23	9635387	DTB Flagler/ Palm Coast News Tribune	Deer Run Community		\$48.70

0013105130048000
Not of rulemaking 12/27/23

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	\$1,624.86
Service Fee 3.99%	\$64.83
*Cash/Check/ACH Discount	-\$64.83
*Payment Amount by Cash/Check/ACH	\$1,624.86
Payment Amount by Credit Card	\$1,689.69

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Governmental Management Services, LLC		970541		0006141218		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$545.50	\$1,079.36	\$0.00	\$0.00	\$0.00	\$0.00	\$1,624.86

REMITTANCE ADDRESS (Include Account# & Invoice# on check)	TO PAY WITH CREDIT CARD PLEASE CALL:	TOTAL CREDIT CARD AMT DUE
Daytona Beach News-Journal P.O. Box 630476 Cincinnati, OH 45263-0476	1-877-736-7612	\$1,689.69
	To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com	

00009705410000000000000061412180016248667247

PROOF OF PUBLICATION

Sarah Sweeting
Governmental Management Services, LLC
475 W Town PL # 114
St Augustine FL 32092-3649

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:

12/27/2023

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 12/27/2023

Legal Clerk *Kieran Hoover*

Notary, State of WI, County of Brown
3 1 27

My commission expires

Publication Cost: \$48.70
Order No: 9635387 # of Copies: 1
Customer No: 970541
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF RULEMAKING BY THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT
A public hearing will be conducted by the Board of Supervisors ("Board") of the Deer Run Community Development District ("District") on January 24, 2024 at 6:00 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110.
In accord with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt its amended Amenity Rates ("Amended Amenity Rates") which govern the operation of the District's amenity 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 properties by setting policies, regulations, rates and fees to implement the provisions of Section 190.035, Florida Statutes. Prior Notice of Rule Development was published in Palm Coast News Tribune on December 20, 2023.
The Amended Amenity Rates will address certain revisions to the District's Rates and policies governing the operation of the District's amenity facilities and other properties. Proposed rates include:
Type/Rate
Security Deposit \$200
Rental Fee \$50 per hour, maximum of four (4) hours
Specific legal authority for the rule includes Sections 190.035(2), 190.011(5), 190.012, 120.54, 120.69 and 120.81, Florida Statutes.
Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.
A HEARING WILL BE HELD AT THE TIME, DATE, AND PLACE SHOWN BELOW:
TIME AND DATE: January 24, 2024 at 6:00 p.m.
PLACE: Island Club
501 Grand Reserve Drive
Bunnell, Florida 32110
This public hearing may be continued to a date, time, and place to be specified on the record of the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.
One or more Supervisors may participate in the public hearing by telephone. At the above location, if a public hearing is requested, there will be present a speaker telephone so that any interested party can attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.
A copy of the proposed Amended Amenity Rates may be obtained by contacting the District Manager of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092; Ph: (904) 940-5850.
Howard McGaffney
District Manager
NTFW-3538712672023



The Daytona Beach News-Journal
Daytona Pennysaver

ACCOUNT NAME		ACCOUNT #	PAGE #
Governmental Management Services, LLC		970541	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006206964	Jan 1- Jan 31, 2024	February 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$1,079.90	

BILLING ACCOUNT NAME AND ADDRESS	<p>Governmental Management Services, LLC 475 W Town PL # 114 St Augustine, FL 32092-3649</p>	<p>Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.</p>
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BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

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

Date	Description	Amount
1/1/24	Balance Forward	\$1,624.86
1/17/24	PAYMENT - THANK YOU	-\$1,046.76

Legal Advertising:							
Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
1/3/24	DTB Flagler/ Palm Coast News Tribune	9655668	Coquina Shores Assessment Notice	Coquina Shores Assessment Notice	1	Full Page Tab	\$336.20
1/3/24	DTB Flagler/ Palm Coast News Tribune	9655688	Coquina Shores Assessment Notice	Coquina Shores Assessment Notice	1	1/2 Page H Tab	\$165.60

0013105130048000
Not of Pubic Hearing 1/3/24

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	\$1,079.90
Service Fee 3.99%	\$43.09
*Cash/Check/ACH Discount	-\$43.09
*Payment Amount by Cash/Check/ACH	\$1,079.90
Payment Amount by Credit Card	\$1,122.99

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Governmental Management Services, LLC		970541		0006206964		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$501.80	\$545.50	\$32.60	\$0.00	\$0.00	\$0.00	\$1,079.90
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Daytona Beach News-Journal P.O. Box 630476 Cincinnati, OH 45263-0476				1-877-736-7612		\$1,122.99
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000970541000000000000062069640010799067248

PROOF OF PUBLICATION

Courtney Hogge
Governmental Management Services, LLC
475 W Town PL # 114
St Augustine FL 32092-3649

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 Public Notices, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

12/27/2023, 01/03/2024

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 01/03/2024

Kegan Moran
Legal Clerk

Kim MA
Notary, State of WI, County of Brown

377727

My commision expires

Publication Cost: \$667.40
Order No: 9655668 # of Copies: 1
Customer No: 970541
PO #: Coquina Shores Assessment Notice

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Coquina Shores Community Development District (the "District") will hold public hearings on **January 18, 2024, at 2:00 p.m., at the Hilton Garden Inn Palm Coast Town Center, 55 Town Center Boulevard, Palm Coast, Florida 32164**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on identified lands within the District, and to provide for the levy, collection and enforcement of the special assessments. The areas to be improved are depicted below and in the District's Master Engineer's Report, dated September 27, 2023 (the "CIP"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be obtained by contacting the District Manager at the email listed below.

Also on **January 18, 2024, at 2:00 p.m.**, the Board will hold a regular public meeting to consider matters related to the special assessments and any other business that may lawfully be considered by the District. The meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting or hearings may be continued to a date, time, and place announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours 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.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, roadway improvements, stormwater management systems, water and wastewater utilities, amenity center, parks, landscape, irrigation, hardscape, tree mitigation, streetlights, wetland mitigation, gopher tortoise relocation, and other improvements, all as more specifically described in the CIP, on file and available during normal business hours at the address provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Master Special Assessment Methodology Report*, dated November 16, 2023 (the "Assessment Report"), which is on file and available during normal business hours at the address provided above. The Assessment Report identifies each tax parcel identification number within the District and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the improvements to be funded by the District will initially be determined on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into assessable units, the method of allocating assessments is based on the Equivalent Residential Unit ("ERU"). The ERU factor per land use type is explained in more detail in the Assessment Report. The Assessment Report allocates the District's total anticipated debt over certain developable property included in the development plan for lands within the Assessment Area, as described in the Assessment Report. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against lands within the Assessment Area. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$80,000,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments is as follows:

Product Type	ERU (per unit)	Maximum Principal (per unit)	Maximum Annual Installment (per unit)*
Residential - 40' Lot	0.80	\$99,922	\$7,586
Residential - 50' Lot	1.00	\$124,902	\$9,482
Residential - 65' Lot	1.30	\$162,373	\$12,325

*Exclusive of fees and costs of collection or enforcement, discounts for early payment and interest.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments may be collected on the Flagler County tax-roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the Coquina Shores Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's *Master Engineer's Report*, dated September 27, 2023, which shall be in substantially the form attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report*, dated November 16, 2023, which shall be in substantially the form attached hereto as **Exhibit B** and incorporated herein by reference and on file at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT:

- Assessments shall be levied to defray a portion of the cost of the improvements.

PROOF OF PUBLICATION

Courtney Hogge
Governmental Management Services, LLC
475 W Town PL # 114
St Augustine FL 32092-3649

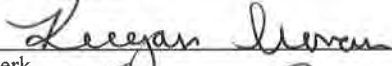
STATE OF WISCONSIN, COUNTY OF BROWN

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 Public Notices, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

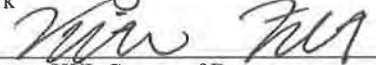
12/27/2023, 01/03/2024

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 01/03/2024



Legal Clerk



Notary, State of WI, County of Brown

377227

My commission expires

Publication Cost: \$331.20
Order No: 9655688 # of Copies:
Customer No: 970541 1
PO #: Coquina Shores Assessment Notice

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

3. The total estimated cost of the Improvements is \$65,000,000 (the "Estimated Cost").

4. The Assessments will defray approximately \$80,000,000, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.

5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Flagler County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 16th day of November, 2023.

COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

/s/ Jim Oliver

Secretary/Assistant Secretary

/s/ Blaz Kovacic

Chair/Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report, dated September 27, 2023

Exhibit B: Master Assessment Methodology Report, dated November 16, 2023



LOCATION MAP
COQUINA SHORES CDD

4-12-23

ETM
ERROR • REVISION • MEASUREMENT

Employed: Thomas S. Williams, Inc.
1000 University Parkway, Suite 100
Lakeland, FL 33809
TEL: (889) 248-5979
FAX: (889) 248-5979

DB-38249789

From: CCC-SMB CCC-SMB@ccc.gannett.com
Subject: Re: Account #970541 II Governmental Management Services, LLC AdPoint#/Agcy#: 970541 / O Legacy#: Unit: 6724-
Daytona SalesGrp: SMB CLASS CC/41555 Assigned: 276 Ana Faye Pena Florida
Date: March 19, 2024 at 6:44 PM
To: Susan Rice srice@gmstnn.com



Hi Susan,

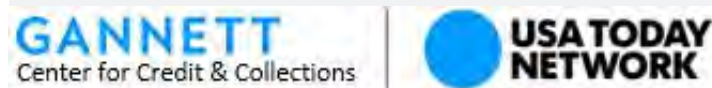
Please see below and attached file for the balances on the account and the copy of the invoices and affidavit.

Total Owed:\$550.50
DEC 2023 Invoices \$48.70 (Originally \$545.50)
JAN 2024 Invoices \$501.80

We'll also request another affidavit from our Legal Department if the attached documents will not suffice.

Best regards,

Elizabeth "Azhlie" Espia
Collections Supervisor - Gannett SMB



eespia@gannett.com / 877-736-7612 option 2

From: Susan Rice <srice@gmstnn.com>
Sent: Monday, March 18, 2024 8:28 PM
To: CCC-SMB <CCC-SMB@ccc.gannett.com>
Subject: Account #970541

Hello,

I work for Deer Run CDD. I am looking to obtain any past due invoice and affidavits for this account #970541. Please see attached for reference and send to me at your earliest convenience.

Thank you,

Susan Rice
Governmental Management Services
1001 Bradford Way
Kington, TN 37763
859-519-8132
Srice@gmstnn.com

970541 - JAN 2024 - Invoice.pdf



ACCOUNT NAME		ACCOUNT #	PAGE #
Governmental Management Services, LLC		970541	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	

The Daytona Beach News-Journal
Daytona Pennysaver

0006141218	Dec 1- Dec 31, 2023	January 20, 2024
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*

DEER RUN
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

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

ON ROLL ASSESSMENTS

							Series 2018			
							63.59%	36.41%	100.00%	
DATE	Check#	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M 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
1/30/24	66380	12/21/23-01/26/24	\$ 18,473.95	\$ 360.84	\$ 431.98	\$ -	\$ 17,681.13	\$ 11,242.84	\$ 6,438.29	\$ 17,681.13
2/27/24	66512	1/27/24-2/21/24	\$ 4,373.32	\$ 86.15	\$ 65.76	\$ -	\$ 4,221.41	\$ 2,684.25	\$ 1,537.16	\$ 4,221.41
TOTAL			\$1,195,854.51	\$ 22,969.24	\$ 47,392.56	\$ -	\$ 1,125,492.71	\$ 715,663.47	\$ 409,829.24	\$1,125,492.71

1-300.20700.10100

97%	Gross Percent Collected
\$ 31,513.31	Balance Remaining to Collect

DIRECT ASSESSMENTS

DR Horton						
Net Assessments \$ 506,177.92 \$ 273,057.92 \$ 233,120.00						
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2018
11/8/23	10/1/23	1784208	\$ 126,544.48	\$ 126,544.48	\$ 68,264.48	\$ 58,280.00
1/24/23	12/1/23	1823259	\$ 126,544.48	\$ 126,544.48	\$ 68,264.48	\$ 58,280.00
2/1/24	2/1/24	1830140	\$ 126,544.48	\$ 126,544.48	\$ 68,264.48	\$ 58,280.00
	5/1/24		\$ 126,544.48		\$ 68,264.48	\$ 58,280.00
			\$ 506,177.92	\$ 379,633.44	\$ 273,057.92	\$ 233,120.00

SUZANNE JOHNSTON
FLAGLER COUNTY TAX COLLECTOR

January 30, 2024
Deer Run CDD
Governmental Management Services - CF, LLC
6200 Lee Vista Blvd; Ste 300
Orlando, FL 32822

#5	
Remitted Prior Distribution	1,126,112.42
Remitting Current Distribution	<u>18,041.97</u>
TOTAL COLLECTIONS REMITTED	<u>1,144,154.39</u>
Total Commissions Receivable	22,883.09
Less Received Prior Billing	<u>22,522.25</u>
COMMISSIONS NOW DUE	360.84

1.300.207.102

Distribution Details

Funding Agency: DEER RUN CDD (XLL)

Date: 12/21/2023 - 01/26/2024

Components: current (tp, re, ca), installment (tp, re, ca), spas (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount
DEER RUN CDD (LL)		2023	Real Estate - Current	Discount	\$-323.65
		2023	Real Estate - Current	Tax Due	\$14,125.65
		2023	Real Estate - Installment	Discount	\$-108.33
		2023	Real Estate - Installment	Tax Due	\$4,348.30
DEER RUN CDD (XLL)				Total	\$18,041.97
Check #466380				Check Total	\$18,041.97

SUZANNE JOHNSTON
FLAGLER COUNTY TAX COLLECTOR

February 27, 2024
Deer Run CDD
Governmental Management Services - CF, LLC
6200 Lee Vista Blvd; Ste 300
Orlando, FL 32822

#6	
Remitted Prior Distribution	1,144,154.39
Remitting Current Distribution	<u>4,307.56</u>
TOTAL COLLECTIONS REMITTED	<u>1,148,461.95</u>
Total Commissions Receivable	22,969.24
Less Received Prior Billing	<u>22,883.09</u>
COMMISSIONS NOW DUE	86.15

1.306.207.102

Distribution Details

Funding Agency: DEER RUN QDD (LL)

Date: 01/27/2024 - 02/21/2024

Components: current (fp, re, ca), installment (fp, re, ca)

District/Agency	Fund	Roll Yr	Category	Type	Amount
DEER RUN QDD (LL)		2023	Real Estate - Current	Discount	\$-65.76
DEER RUN QDD (LL)		2023	Real Estate - Current	Tax Due	\$4,373.32
			Total		\$4,307.56
Grand Total					\$4,307.56

Aquatic Xpress

P O Box 594

Flagler Beach, FL 32136

Invoice

Date	Invoice #
12/1/2023	20203

PAST DUE

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

P.O. No.	Terms	Due Date	Project
	Net 30	12/31/2023	

Quantity	Description	Rate	Amount
1	Commercial Pool Service	975.00	975.00

Phone #	Fax #
(386) 225-9085	

Total	\$975.00
--------------	----------

Payments/Credits	\$0.00
-------------------------	--------

Balance Due	\$975.00
--------------------	----------

Aquatic Xpress

P O Box 594

Flagler Beach, FL 32136

Invoice

Date	Invoice #
1/1/2024	20527

PAST DUE

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

P.O. No.	Terms	Due Date	Project
	Net 30	1/31/2024	

Quantity	Description	Rate	Amount
1	Commercial Pool Service	975.00	975.00

Phone #	Fax #
(386) 225-9085	

Total	\$975.00
--------------	----------

Payments/Credits	\$0.00
-------------------------	--------

Balance Due	\$975.00
--------------------	----------

Aquatic Xpress

P O Box 594

Flagler Beach, FL 32136

Invoice

Date	Invoice #
2/1/2024	20872

PAST DUE

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

P.O. No.	Terms	Due Date	Project
	Net 30	3/2/2024	

Quantity	Description	Rate	Amount
1	Commercial Pool Service	975.00	975.00

	Phone #	Fax #
	(386) 225-9085	

Total	\$975.00
--------------	----------

Payments/Credits	\$0.00
-------------------------	--------

Balance Due	\$975.00
--------------------	----------



Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Invoice # : 0F61176682 Inv Date : 3/23/2024
Customer : 29778 Loc : F61
Type : CHG-S Route : 74
PO Number : Acct # : 29778
WO Number : 64403 Acct Zip : 32110
Service Visit : 10006927

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

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

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

Table with 4 columns: Item, Qty, Description, Unit Price, Net Amount Tx. Includes items LABOT73 and SC, and a summary row for SUB-TOTAL, TAX, and TOTAL.

CINTAS FIRE PROTECTION
#98454000012007
#98452300012007
#502087000199
EF20000872

PLEASE PAY FROM THIS INVOICE
PLEASE INCLUDE INVOICE NUMBER WHEN MAILING PAYMENT
TO MAKE PAYMENT OR FOR ANY QUESTIONS

0013205380054000
Sprinkler Repairs



Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Invoice # : 0F61176682 Inv Date : 3/23/2024
Customer : 29778 Loc : F61
Type . . : CHG-S Route . : 74
PO Number : Acct # : 29778
WO Number : 64403 Acct Zip : 32110
 Service Visit : 10006927

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

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

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

Item	Qty	Description	Unit Price	Net Amount Tx
------	-----	-------------	------------	---------------

PLEASE CALL 570 891-0469
OR EMAIL EVANSM2@CINTAS.COM
WE ACCEPT VISA/MC/AMEX DISCOVER AND CHECK BY PHONE



FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS

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

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

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

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

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

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

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

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

Approved 4/2/24 KJR



51000

Invoice

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice #: 72663
Invoice Date: 03/29/2024
Completed: 03/29/2024
Terms: Due On Receipt
Bid#:
Service Ticket: 72663
475 West Town Place

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

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>7421520 - Access Control System - Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr, Bunnell, FL</i>			
CR2330 3v Lithium Coin Cell battery	2.00	\$5.00	10.00
Service Labor	5.75	\$95.00	546.25
Misc Service Item	1.00	\$0.00	0.00
Sales Tax			38.94

0013205380051000
Installed Cell Battery

Tech Resolution Note:

WCT Swapped board battery on the main amenity board and the pickle ball court board . Also power cycled the iq panel , cause it was showing the wrong software on adc pre tim

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

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

Total	\$595.19
Payments	\$-584.49
Balance Due	\$10.70

approved 3/26/24 KR
48300

Invoice
124

3/24/2024
NET 15

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 3/18	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 3/18



Approved 4/1/24 KR
48300

Invoice

125

3/31/2024
NET 15

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 3/25	300.00
Total Due:	300.00

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

Thank you,

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



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 30, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



Reference: Invoice No. 3368894

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. 3368894
6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

02/01/24	K. Buchanan	0.80	252.00	Confer with district manager regarding meeting follow up
02/02/24	K. Buchanan	0.50	157.50	Confer with district manager
02/03/24	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
02/05/24	K. Buchanan	0.70	220.50	Confer with district manager; review matters relating to towing
02/29/24	K. Buchanan	0.40	126.00	Review street light agreement
TOTAL HOURS		2.70		
TOTAL FOR SERVICES RENDERED				\$871.50
TOTAL CURRENT AMOUNT DUE				<u>\$871.50</u>

0013105130031500
General Counsel Feb 24



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

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
1857	03/25/2024	\$1,240.00	04/24/2024	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Control Box 5HP control box	1	565.00	565.00T
	Technician Remove failed control box install new unit	5	135.00	675.00T

SUBTOTAL 1,240.00
TAX 0.00
TOTAL 1,240.00
BALANCE DUE **\$1,240.00**

Remove & Install Control Box

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



Approved 3/27/24 KR
48100

Invoice

Date 4/1/2024
Invoice # 111295608380

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

Terms	Net 20
Due Date	4/21/2024
PO #	

Bill To Deer Run Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando FL 32822	Ship To Rich Whetsel Deer Run Community Development District 501 Grand Reserve Drive Bunnell FL 32110
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Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,459.73
WM-XPC Upgrade	XPC System Upgrade	1	ea	25.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00



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

0013205380048100
Water Management Apr 24

Remittance Slip

Customer 11DEE025
Invoice # 111295608380

Amount Due \$1,484.73
Amount Paid _____
Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



111295608380

Riverside Management Services, Inc

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

Invoice

Invoice #: 202
Invoice Date: 3/1/2024
Due Date: 3/1/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - March 2024		6,250.00	6,250.00

Jerry Lambert
3-5-24

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

Riverside Management Services, Inc

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

Invoice

Invoice #: 205
Invoice Date: 2/29/2024
Due Date: 2/29/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through February 2024 <i>320.53800.12100</i>	68.67	26.50	1,819.76

Jerry Lambert
3-7-24

Total	\$1,819.76
Payments/Credits	\$0.00
Balance Due	\$1,819.76

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
68.67	Assistant Manager	\$ 26.50	\$ 1,819.76

Covers Period: February 2024

GL # 320.53800.12100

TOTAL DUE:

\$ 1,819.76

RMS

DEER RUN COMMUNITY DEVELOPMENT DISTRICT
AMENITY ASSISTANT BILLABLE HOURS
FOR THE MONTH OF FEBRUARY 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/1/24	4.98	N.C.	Bingo Night - set up, assist and clean up
2/3/24	3.67	N.C.	Kids Craft Day - set up, assist and clean up
2/5/24	2.98	N.C.	Assisted with planning, completed daily checklist
2/8/24	2.3	N.C.	Assisted with planning, completed daily checklist
2/9/24	3.32	N.C.	Paint Night - set up, assist and clean up
2/11/24	3.6	N.C.	Event - Prep, Set Up, Assist and Clean Up
2/12/24	12.32	N.C.	Assisted with planning, completed daily checklist, Craft Night - set up, assist and clean up
2/15/24	3.25	N.C.	Assisted with planning, completed daily checklist
2/18/24	4.32	N.C.	Party Attendant for rental
2/19/24	3.35	N.C.	Assisted with planning, completed daily checklist
2/21/24	2.6	N.C.	Assisted with planning, completed daily checklist
2/22/24	13.73	N.C.	Assisted with planning, completed daily checklist, Paint Night - set up, assist and clean up
2/28/24	6.93	N.C.	Assisted with planning, completed daily checklist
2/29/24	1.32	N.C.	Assisted with planning, completed daily checklist

68.67

Riverside Management Services, Inc

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

Invoice

Invoice #: 206
Invoice Date: 4/1/2024
Due Date: 4/1/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - April 2024		6,250.00	6,250.00
<i>Jerry Lambert</i> 4-2-24			

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

Riverside Management Services, Inc

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

Invoice

Invoice #: 207
Invoice Date: 3/26/2024
Due Date: 3/26/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies - Special Events ending 3/5/23 <i>1,320.53800.59000</i>		1,301.44	1,301.44
<i>Jerry Lambert</i> 3-28-24			

Total	\$1,301.44
Payments/Credits	\$0.00
Balance Due	\$1,301.44

SPECIAL EVENTS

Period Ending 3/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	1/19/24	Bingo February	Candy	18.35	K.R.
	1/19/24	Bingo February	Paper Shred	2.88	K.R.
	1/19/24	Bingo February	Candy	27.31	K.R.
	1/19/24	Bingo February	Prize Containers	4.31	K.R.
	1/19/24	Paint Night January	Canvas	44.82	K.R.
	1/19/24	Paint Night January	Paint Brushes	22.89	K.R.
	1/19/24	Paint Night January	Tablecloths	6.83	K.R.
	1/22/24	Bourbon Night	Clear Cups	20.68	K.R.
	1/25/24	Bourbon Night	Letter Trays	11.48	K.R.
	1/25/24	Bourbon Night	Plates	4.59	K.R.
	1/25/24	Bourbon Night	Small Bowls	4.58	K.R.
	1/25/24	Bourbon Night	Small Cups	6.87	K.R.
	1/25/24	Bourbon Night	Large Bowls	11.48	K.R.
	1/25/24	Bourbon Night	Cigars	38.02	K.R.
	1/25/24	Bourbon Night	Cheese	20.30	K.R.
	1/25/24	Bourbon Night	Pretzels	7.68	K.R.
	1/25/24	Bourbon Night	Pickles	4.93	K.R.
	1/25/24	Bourbon Night	Mixed Nuts	10.10	K.R.
	1/25/24	Bourbon Night	Olives	6.03	K.R.
	1/25/24	Bourbon Night	Cookies/Cakes	9.48	K.R.
	1/25/24	Bourbon Night	Crackers	9.18	K.R.
	1/25/24	Bourbon Night	Chex Mix	3.09	K.R.
	1/26/24	Bourbon Night	Italian Meat Platter	90.59	K.R.
	1/26/24	Bourbon Night	Fruit Tray	47.45	K.R.
	1/31/24	Bingo February	Bingo Prizes	143.75	K.R.
	1/31/24	Valentines Guessing Game	Guessing Game Prizes	57.50	K.R.
	1/31/24	Kids Craft Day	Candy	14.93	K.R.
	1/31/24	Kids Craft Day	Toys	10.35	K.R.
	1/31/24	Kids Craft Day	Goodie Bags	6.90	K.R.
	1/31/24	Bingo February	Bingo Prizes	115.00	K.R.
	1/31/24	Kids Craft Day	Jar	6.88	K.R.
	1/31/24	Kids Craft Day	Confetti	2.23	K.R.
	1/31/24	Valentines Guessing Game	Candy	94.35	K.R.
	1/31/24	Kids Craft Day	Valentines Décor	9.80	K.R.
	1/31/24	Kids Craft Day	Tablecloths	10.10	K.R.
	1/31/24	Kids Craft Day	Stuffed Animal for Prize	11.47	K.R.
	1/31/24	Valentines Guessing Game	Stuffed Animal for Prize	17.22	K.R.
	2/6/24	Craft Night	Florist Bouquet Boxes	54.31	K.R.
	2/8/24	Craft Night	Florist Bouquet Boxes	32.19	K.R.
	2/8/24	Craft Night	Fake Flowers	19.84	N.C.
	2/10/24	Craft Night	Decorative Ribbon	28.70	N.C.
	2/10/24	Craft Night	Wooden Butterflies	5.87	N.C.
	2/10/24	Craft Night	Lady Bugs	4.76	N.C.
	2/11/24	Super Bowl	Soda	22.86	K.R.
	2/11/24	Super Bowl	Cheese Platter	56.59	K.R.
	2/12/24	Craft Night	Fake Flowers	127.82	K.R.
	2/12/24	Craft Night	Glue Sticks	11.72	K.R.
	2/12/24	Craft Night	Pipe Stems	2.44	K.R.


TOTAL \$1,301.44

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

Invoice

Invoice #: 208
Invoice Date: 3/26/2024
Due Date: 3/26/2024
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance February 1 - February 29, 2024 Maintenance Supplies		1,565.43 500.18	1,565.43 500.18
<p style="text-align: center;">Approved</p> <p>Operating Supplies-\$250.00 001.320.53800.53000</p> <p>Amenity Repairs & Maintenance 001.320.53800.54000-\$815.61</p> <p>Facility Maintenance 001.320.53800.50000-\$1000.00</p> <p>Rich Gray</p>			
 3-28-24			

Total	\$2,065.61
Payments/Credits	\$0.00
Balance Due	\$2,065.61

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF FEBRUARY 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/2/24	7	M.C.	Removed debris along both entrance roads, checked and changed all trash receptacles, loose step on upstairs patio has been temporarily fix which was secured with 4" deckmate screws that were properly placed into wood framing, added four by four's and two by four's for additional support on the bending of timbertech boards, started brushing down rusty speakers on ceiling upstairs patio
2/9/24	7.8	M.C.	Touched up paint for walls at amenity center, straightened and organized chairs and tables on pool deck, blew leaves and debris off pickleball courts, bocce ball lanes, sidewalks around amenity center and three fourths of parking lot, removed debris at entrances and roads leading into community, checked and changed all trash receptacles
2/15/24	3	M.C.	Ice machine was leaking water, adjusted feet for drain to tip back, worked on leveling bocce ball sign, blew leaves and debris off pool deck, checked and changed all trash receptacles
2/20/24	7.8	M.C.	Removed debris around amenity center, blew leaves and debris off pool deck and bocce ball courts, straightened and organized tables and chairs on pool deck, removed debris around neighborhood, checked and changed all trash receptacles
2/28/24	7.25	M.C.	Straightened and organized chairs and tables on pool deck, removed debris around amenity center, blew leaves and debris off pickleball courts, bocce ball court and parking lot, removed debris from around community, painted vents on bathrooms located near pool, painted bolts on fire hatch second floor near fire place

TOTAL 32.85

MILES 565

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 3/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	1/18/24	HDMI Cable for CDD Meetings	12.85	K.R.
	1/19/24	Valentines Décor	10.32	K.R.
	1/21/24	Constant Contact Membership	81.60	K.R.
	1/22/24	55 Gallon Trash Bags	32.28	K.R.
	1/22/24	Tissues	8.04	K.R.
	1/25/24	Air Wick Plug In Return	-17.23	K.R.
	1/31/24	Command Hooks	14.90	K.R.
	1/31/24	Amazon Prime Membership	18.87	K.R.
	2/6/24	Air Wick Refill	25.28	K.R.
	2/6/24	Post-it Notes	22.99	K.R.
	2/6/24	K-Cup Pods	38.90	K.R.
	2/6/24	Hand Soap	8.90	K.R.
	2/6/24	Printer Paper	8.25	K.R.
	2/6/24	Antibacterial Wipes	149.44	K.R.
	2/6/24	Paper Towels	52.85	K.R.
	2/7/24	Water	31.94	K.R.
		TOTAL	<u>\$500.18</u>	



INVOICE

INVOICE #	INVOICE DATE
PC 660249	2/21/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Deer Run CDD

Address: 400 Grand Reserve Dr
Bunnell, FL 32110

Invoice Due Date: March 22, 2024

Invoice Amount: \$282.43

Description	Current Amount
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Irrigation Inspection Repairs 1-24

Irrigation Repairs

\$282.43

Approved
Irrigation Repairs
001.320.53800.46200
Rich Gray

Invoice Total

\$282.43

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
PC 673684	4/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Deer Run CDD

Address: 400 Grand Reserve Dr
Bunnell, FL 32110

Invoice Due Date: May 1, 2024

Invoice Amount: \$10,066.53

Description	Current Amount
Monthly Landscape Maintenance April 2024	\$10,066.53

Approved
Landscape Maintenance
001.320.53800.46000
Rich Gray

Invoice Total **\$10,066.53**

Excellence

IN COMMERCIAL LANDSCAPING

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

Aquatic Xpress
 P O Box 594
 Flagler Beach, FL 32136

Approved 4/10/24 KR
48000

Invoice

Date	Invoice #
4/1/2024	21548

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

P.O. No.	Terms	Due Date	Project
	Net 30	5/1/2024	

Quantity	Description	Rate	Amount
1	Commercial Pool Service 0013205380048000 Pool Maintenance - Apr 24	975.00	975.00

Total	\$975.00
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Payments/Credits	\$0.00
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Balance Due	\$975.00
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Phone #	Fax #
(386) 225-9085	

Better Barricades, Inc.

1725 Tionia Rd., New Smyrna Beach, FL 32168-9290
Ph. (386) 427-4971 FAX (386) 427-8285
Women Business Enterprise

DEER RUN CDD
501 GRAND RESERVE DR
BUNNELL FL 32110

RIV150
INVOICE #: 24000093
INVOICE DATE: 3/19/2024
OUR JOB NO: 24018.2
JOB: DEER RUN DEC SIGN REPAIR

ATTN: RICHARD GRAY, OPERATIONS MGR

Quantity	Unit	Description	Unit Price	Extended Price
0.75	LS	MINIMUM SIGN CREW MOBILIZATION TO REPAIR DECORATIVE SIGN ASSEMBLY	1,250.00	937.50

Approved
Amenity Repairs & Maintenance
001.320.53800.54000
Rich Gray

SUB TOTAL: 937.50
SALES TAX: 0.00
RETAINAGE: 0.00
TOTAL DUE: 937.50

TERMS: 10TH of Month from Date of Invoice
Please pay from this Invoice

PAYMENT COUPON

74115006401063000160342180045777000000090200

1800457770 1 of 1

4,1,1500,640106,3000160342,1800457770,0,0000090200

Please mail this portion with your check

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

Cust. No.: 3000160342 Inv. No.: 1800457770	
This Month's Charges Past Due After 05/01/2024	Amount Due This Invoice \$ 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

Federal Tax Id.#: 59-0247775

Invoice

Customer Name and Address

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

Customer Number: 3000160342

Invoice Number: 1800457770

Invoice Date: 04/01/2024

4,1,1500,640106,3000160342,1800457770,0,0000090200

Please retain this portion for your records

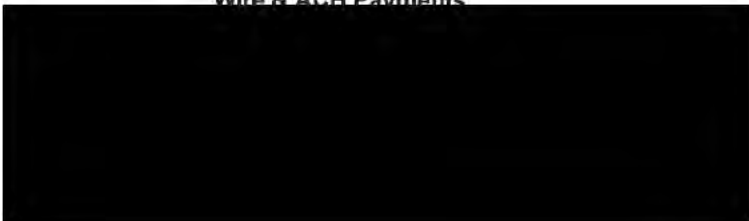
CURRENT CHARGES AND CREDITS

Customer No: 3000160342 Invoice No: 1800457770

Description	Amount
PREMIUMLIGHTING	902.00
For Inquiries Contact: PREMIUM LIGHTING	Total Amount Due \$902.00 This Month's Charges Past Due After 05/01/2024

0013205380043000
Premium Lighting Apr 24

Wire & ACH Payments



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**



PO BOX 740608
CINCINNATI OH 45274-0608

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

Approved 4/16/24 KR
48400

Bill To Number 2692782	Invoice Date 4/8/2024	Amount Due 89.60
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INVOICE# 59724456 DEER RUN CDD

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



INVOICE DETAIL

Thank you for allowing us to provide the following services:

PEST CONTROL MAINTENANCE	89.60
Deer Run Cdd	
501 GRAND RESERVE DR	
BUNNELL , FL ON 4/8/2024	

0013205380048400
Pest Control Apr 24



Payment Receipt. Please Return with Payment Remittance



PO Box 13848
Reading, PA 19612-3848

Bill To #: 2692782	Date: 4/8/2024
Due Date: 5/8/2024	Invoice #: 59724456
Amount Due: 89.60	Amount Paid: _____
	Check No.: _____



2967 1 AB 0.547 14 Return Service Requested



Deer Run Cdd
6200 Lee Vista Blvd Suite 300
ATTN INDHIRA ARAUJO
Orlando, FL 32822-5149



FLORIDA PEST CONTROL
PO BOX 740608
CINCINNATI OH 45274-0608

00269278200000000059724456000008960202405080003

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 367
Invoice Date: 4/1/24
Due Date: 4/1/24
Case:
P.O. Number:**Bill To:**Deer Run CDD
9145 Narcoossee Rd
Suite A206
Orlando, FL 32827

Description		Hours/Qty	Rate	Amount
Management Fees - April 2024	0013105130034000		3,040.50	3,040.50
Website Administration - April 2024	0013105130035200		57.83	57.83
Information Technology - April 2024	0013105130035100		96.75	96.75
Dissemination Agent Services - April 2024	0013105130031300		208.33	208.33
Office Supplies	0013105130031300		0.51	0.51
Postage	0013105130051000		78.03	78.03
Copies	0013105130042000		9.00	9.00
	0013105130042500			

Total \$3,490.95**Payments/Credits** \$0.00**Balance Due** \$3,490.95

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 368
Invoice Date: 4/1/24
Due Date: 4/1/24
Case:
P.O. Number:**Bill To:**Deer Run CDD
9145 Narcoossee Rd
Suite A206
Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
Field Management - April 2024		2,784.83	2,784.83
0013205380012000			

Total \$2,784.83**Payments/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

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.: poY89524
Terms: Net 30
Invoice date: 04/10/2024
Due date: 05/10/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Pond Maintenance		1	\$2,038.93	\$2,038.93

Total **\$2,038.93**

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

0013205380047000
Lake Maintenance Apr 24

Approved 4/10/24 KR
48300

Invoice
126

4/7/2024
NET 15

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 3/31	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 3/31



Approved 4/15/24 KR
48300

Invoice
127

4/14/2024
NET 15

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 4/8	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

0013205380048300
Cleaning 4/8

