

*Deer Run Community
Development District*

Agenda

June 26, 2024

AGENDA

Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.DeerRunCDD.com

June 19, 2024

Board of Supervisors
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for **Wednesday, June 26, 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 Proposal for Capital Reserve Study
- V. Consideration of Yellowstone Proposal for Phase 4
- VI. Discussion of Fiscal Year 2025 Budget
- VII. Consideration of Scope of Work for District Management and Amenity Management Services
- VIII. Staff Reports
 - A. Attorney
 - B. District Manager
 - C. Operations Manager
 1. Report
 2. Yellowstone Report

- D. Amenity Manager - Report
- IX. Supervisor's Request
- X. Public Comments
- XI. Approval of Consent Agenda
 - A. Approval of the Minutes of the May 29, 2024 Meeting
 - B. Balance Sheet as of May 31, 2024 and Statement of Revenues and Expenses for the Period Ending May 31, 2024
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- XII. Next Scheduled Meeting: August 28, 2024 @ 6:00 p.m.@ Island Club
- XIII. Adjournment

Community Interest:

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

FOURTH ORDER OF BUSINESS



community
advisors, LLC

Reserve Study Professionals





May 7, 2024

Mr. Darrin Mossing
District Manager
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Re: Level I Reserve Study for Deer Run CDD

Dear Mr. Mossing:

Thank you for the opportunity to submit a New Reserve Study with Site Visit proposal for this District. We have worked with a number of Districts providing accurate funding plans for future component replacement. Principle Charles Sheppard served as a District Supervisor therefore has valuable experience with both finances and operating procedures that are specific to Community Development Districts.

All work is completed or supervised by Reserve Analyst who have been awarded professional certifications of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS) signifying broad experience with successful results. Your reserve study is completed following guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI).

Best Regards,

Charles R. Sheppard *RS PRA CCI*
President & Reserve Analyst



Scope of Work for District
Streets, Amenity Center, Sport Courts, Playground, Stormwater System,
with components evaluated that include:

- Roof and exterior walls
- Interior finishes
- Mechanical, Electrical, Plumbing
- Fencing/Mailboxes
- Pavement/Walks/Curbs
- Fitness equipment
- Sport courts components
- Play equipment, misc. items
- Landscaping and irrigation systems
- Pools and equipment
- Other components identified at site visit.

Terms of Service

Physical Analysis

- ❖ The site visit includes meeting with your representative to discuss any maintenance or operational concerns. We observe major components to determine quantity, age, condition and remaining useful life. Quantities are determined by field measurement and internet measurement tools or aerial measurement services.
- ❖ Building walls, trim and other features are observed from ground level. Flat roofs are observed only if safe fixed stair access is available. Pitched roofs are observed from ground level. Building Systems are not operated.
- ❖ Upon completion of the site visit, an inventory of major components is established which includes quantity, replacement cost and remaining useful life. We recommend you review this information and provide historical cost and previous replacement time for any components.

Financial Analysis

- ❖ A review of your current funding plan is completed to determine fund status and performance. We provide a funding plan using the Cash Flow Method (pooled cash) with a funding goal of adequate funding which keeps reserves above a percent funded or balance threshold level. If component funding (line item) is used, then full funding is the funding goal with the understanding we included inflation of replacement cost and interest earned on reserve funds.

Your Reserve Study Includes

- ❖ Executive summary with current funding status, fund balances and assumptions.
- ❖ Cash Flow or Component Funding Plan and 30-Year cash flow projection.
- ❖ Inventory of major components with replacement cost, useful and remaining life projections.
- ❖ Various charts and photographs of major components.
- ❖ Completed Report is sent via email in a PDF file. Printed & bound copies available at additional cost.

Payment Agreement & Terms

- ❖ To maintain excellent customer service and requested delivery schedules we ask that your acceptance of this proposal is made within 30 days. Signed proposals received after 30 days are subject to revision of delivery time and cost. If indicated a deposit fee may be required with signed agreement to place your project in our production schedule and begin your study. A progress payment may be requested upon completion of site visit depending on the size of the project. Remaining fee is due upon receipt of the preliminary report. Payments not received 30 days after invoice date are assessed a 1.5% late fee per month. After 90 days past, due payments will be subject to addition charges for collection including attorney fees and other reasonable cost incurred by Community Advisors, LLC. We are available to meet with you and discuss your Reserve Study subject to availability and travel expenses. We are always available by phone at no cost. We will modify your Reserve Study one time at no additional cost if requested within 90 days of issue and all fees have been paid. Modification requested after report is issued may require additional cost.

This agreement for consulting services is accepted this date:

Professional Fee: \$4,600.00- Deposit Required: \$2,000.00

Authorized Signature: _____ Title: _____

Printed Name: _____ Date: _____

Partial Client List

Community Development Districts

Tolomato, (Nocatee)
Amelia Concourse
Tisons Landing
Amelia Walk
South Village
Sampson Creek
Middle Village
Ridgewood Trails
Glen St. Johns
Bartram Springs
Rivers Edge
Aberdeen
Durbin Crossing
St. Johns Forrest
Dunes Utility
Double Branch
Pine Ridge
Brandy Creek
Turnbull Creek
Arlington Ridge
Magnolia West
Trails
Southaven
Madeira
Beach
Armstrong

Communities

Hammock Dunes Communities
Queens Harbour - Jacksonville, FL
The Georgia Club - Statham, GA
Corolla Light POA - Corolla, NC
The Landings - Skidaway Island, GA
Beresford Hall Assembly - North Charleston, SC
Cumberland Harbour - St. Mary's, GA
Villas of Nocatee - Jacksonville, FL
Vizcaya HOA - Jacksonville, FL
Cimarrone POA - St. Johns, FL
Deercreek Country Club Owners Association - Jacksonville, FL
Deerwood Country Club - Jacksonville, FL
Coastal Oaks - Ponte Vedra, FL
Preserve at Summer Beach - Fernandina Beach, FL
Amelia Park Neighborhood - Fernandina Beach, FL
Amelia Oaks - Fernandina Beach, FL
Coastal Oaks Amelia - Fernandina Beach, FL
Oyster Bay POA - Fernandina, FL
Oyster Bay Yacht Club - Fernandina, FL
Ocean Breeze HOA - Fernandina Beach, FL
The Enclave at Summer Beach - Fernandina Beach, FL
RiverPlace at Summer Beach - Fernandina Beach, FL
Amelia National - Fernandina, FL

Condominiums

Carlton Dunes - Amelia Island, FL
Spyglass Villas - Amelia Island, FL
Ocean Club Villas - Amelia Island, FL
Sand Dollar Condominium - Amelia Island, FL
Captain's Court - Amelia Island, FL
Dunes Club Villas - Amelia Island, FL
Villas at Summer Beach - Amelia Island, FL
Beachwood Villas - Amelia Island, FL
Coastal Cottages - Amelia Island, FL
Harrison Cove - Amelia Island, FL
Marina San Pablo - Jacksonville, FL
Latterra at World Golf - St. Augustine, FL
Cumberland On Church - Nashville, TN
Surf Club III - Palm Coast, FL
The Peninsula - Jacksonville, FL
The Plaza at Berkman Plaza - Jacksonville, FL
1661 Riverside - Jacksonville, FL
Seascape - Jacksonville Beach, FL
Southshore Condominium - Jacksonville Beach, FL
Ocean Villas at Serenata Beach - St. Augustine, FL
Watermark - Jacksonville Beach, FL
Oceanic Condominium - Jacksonville Beach, FL
Ocean 14 Condominium - Jacksonville Beach, FL
Serena Point Condominium - Jacksonville Beach, FL
Oceania Condominium - Jacksonville Beach, FL

Active Adult Communities

Del Webb Ponte Vedra - Ponte Vedra, FL
Stone Creek by Del Webb - Ocala, FL
Villages of Seloy - St. Augustine, FL
Cascades at World Golf Village - St. Augustine, FL
The Haven at New Riverside - Bluffton, SC
Artisan Lakes - Jacksonville, FL

Religious/Schools

St. Mark's Episcopal Church - Brunswick, GA
Memorial Presbyterian - St. Augustine, FL
Grace Mem. Presbyterian - St. Augustine, FL
Trinity Episcopal Church - St. Augustine, FL
St. Mark's Towers - Brunswick, GA
Isle of Faith Methodist - Jacksonville, FL
Deermeadows Baptist - Jacksonville, FL
Frederica Academy - St. Simons Island, GA
Fishburne Military School - Waynesboro, VA
The Greenwood School - Jacksonville, FL

Reserve Analyst & Inspector's Credentials

Charles R. Sheppard RS PRA CCI

Charlie Sheppard is the owner and President of Community Advisors which provides capital reserve analysis, consulting services, commercial inspections and project management for community associations, private clubs, churches, schools and other entities.

He has over 30 years of experience in real estate development, property operation, commercial property inspections and construction management. He has participated on the development team for large planned unit developments and mid-rise office building parks. He has also worked for many years as commercial construction manager for a wide range of structures including medical facilities, office buildings, churches, restaurants, clubhouses, infrastructure installation and remodeling and repositioning of properties to match market conditions.

Areas of expertise include mechanical and electrical systems, energy management systems, life safety systems, plumbing systems, building envelope and roof components. Horizontal improvement experience include marine structures, street and site concrete construction, utilities, site work and landscaping improvements.

Inspection projects include: High rise office and residential buildings, restaurants, industrial properties, churches, private schools, private clubs, marinas, medical facilities, warehouse and industrial properties, water treatment facilities and residential properties.

Charlie is a regular speaker at CAI events, teaches continuing education classes and enjoys attending Board of Director meetings to share the benefits of Reserve Planning. He has also published articles on Capital Reserve Analysis and Construction Management.

Education - Virginia Polytechnic Institute & State University - BS

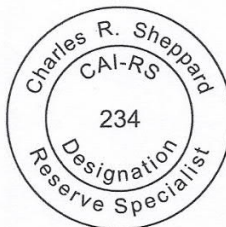
License - Certified General Contractor, Certified Home Inspector - Florida

Professional Designations & Memberships

Certified Construction Inspector, (CCI) Association of Construction Inspectors

Professional Reserve Analyst, (PRA) Association of Professional Reserve Analyst APRA

Reserve Specialist, (RS) Community Associations Institute CAI



FIFTH ORDER OF BUSINESS



Excellence
IN COMMERCIAL LANDSCAPING



Landscape Maintenance Services Proposal
prepared for

DEER RUN CDD - PHASE 4 ADDENDUM

June 18, 2024



Richard Gray
Operations Manager
GMS-NF, LLC

Grand Reserve Dr, Bunnell

Richard Gray
Operations Manager

GMS-NF, LLC

475 West Town Place Suite 114
St Augustine, Florida 32092

Re: Landscape Maintenance Addendum Proposal for GMS-NF, LLC

Thank you for continuing your partnership with **Yellowstone Landscape** as your landscape maintenance service provider. Our proposal has been created to address the specific needs and expectations you have expressed for the Deer Run CDD - Phase 4 Addendum. We call this your Plan for Success because our integrated service plan has been designed to give you a landscape that you can be proud of.

This addendum is based on the scope we discussed during our onsite walk with Chris Hall. This will give them 38 visits for the mowing in Phase 4 and 28 occurrences for the pond bank string trimming. If this is more than they would like to add on right now, we can scale it back to 28 visits for all of those areas. However, this will address your concerns for regular maintenance behind the homes.

This also will increase the mowing for the areas we discussed at the roadway of the pond at the corner of Grand Reserve Dr and Grand Reserve Blvd.

If you have any questions after reviewing our proposal, please contact me at any time. I welcome the opportunity to provide you any further details about our firm's commitment to delivering a landscape that you will be proud of.

Sincerely,
John Distler, Business Development Manager
Yellowstone Landscape

jdistler@yellowstonelandscape.com
386-237-8621



LANDSCAPE MAINTENANCE

Your commercial landscape is a valuable investment and retaining that value ultimately comes down to excellent landscape maintenance.

The following is a summary of the proposed scope of services to be provided. It serves as an outline, detailing the Best Practices that our company has developed in order to ensure that we provide consistent landscape maintenance services to your property and meet all the contractual specifications of your landscape maintenance agreement.

MOWING

- Schedule of mowing is determined by the type of turf being serviced and adjusted to coincide with seasonal growth rates to maintain a consistent, healthy appearance.
- Scheduled cuts missed due to inclement weather will be made up as soon as possible.
- Mower blades will be kept sharp at all times to prevent tearing of grass leaves.
- Turf growth regulators may be used to assist in maintaining a consistent and healthy appearance of the turf.
- Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance.
- Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance health and vigor.

EDGING & TRIMMING

- Yellowstone Landscape will neatly edge and trim around all plant beds, curbs, streets, trees, buildings, etc. to maintain shape and configuration.
- Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris. All walks will be blown after edging to maintain a clean, well-groomed appearance.
- All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass. "Hard" edging, "soft" edging and string trimming will be performed in conjunction with turf mowing operations.
- Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers or chemical means, as environmental conditions permit.





DEBRIS REMOVAL

- Prior to mowing, each area will be patrolled for trash and other debris to reduce the risk of object propulsion and scattering, excluding areas concentrated with trash (e.g., dumpster zones, dock areas, and construction sites).
- Landscape debris generated on the property during landscape maintenance is the sole responsibility of Yellowstone Landscape, and will be removed no additional expense to the Client.

FERTILIZER

- Turf grass will be fertilized as appropriate in accordance with type using a premium turf fertilizer containing minor elements.
- Various ratios of Nitrogen, Phosphorus, and Potassium (NPK) will be utilized for different growing seasons and environmental conditions. All sidewalks, roads, curbs, and patios will be swept clean of granular fertilizer after applications to minimize staining.

INSECT, DISEASE, & WEED CONTROL

- Treatment of turf areas for damaging insect infestation or disease and weed control will be the responsibility of Yellowstone Landscape.
- All products will be applied as directed by the manufacturer's instructions and in accordance with all state and federal regulations.
- Yellowstone Landscape must possess and maintain an active certified Pest Control License issued through the local governing department responsible for issuing such licenses. Only trained applicators will apply agricultural chemicals.
- Access to a water source on the Client's property must be provided for use in spray applications.

SHRUBS

- All pruning and thinning will be performed to retain the intended shape and function of plant material using proper horticultural techniques. Shrubs will be trimmed with a slight inward slope rising from the bottom of the plant to retain proper fullness of foliage at all levels.
- Plant growth regulators may be used to provide consistent and healthy appearance for certain varieties of plant material and ground covers.
- Clippings are to be removed by Yellowstone Landscape following pruning.

TREE MAINTENANCE

- Trees will be cleared of sprouts from trunk. "Lifting" of limbs up to 10 feet above the ground is included.
- Palm Trees will have only brown or broken fronds removed at time of pruning.
- Yellowstone Landscape will maintain staking and guying of new trees. Re-staking of trees due to extreme weather is provided as a separate, billable service.

FERTILIZATION

- Shrubs and ground cover will be fertilized with a recommended analysis containing a balanced minor nutrient package with a minimum 50% slow-release Nitrogen source product. Fertilization typically occurs in spring and fall, according to environmental conditions.
- Ornamental and Shade Trees will be fertilized utilizing a balanced tree fertilizer at recommended rates according to size.
- Palm Trees will be fertilized utilizing a balanced palm tree fertilizer at recommended rates according to size.

INSECT, DISEASE, & WEED CONTROL

- Plants will be treated chemically as needed to effectively control insect infestation and disease as environmental and horticultural conditions permit. In extraordinary cases where disease or pests resist standard chemical treatments, Yellowstone Landscape will offer suggestions regarding the best course of action.
- Open ground in plant beds will be treated by manual or chemical means to control weed pressure as environmental, horticultural, and weather conditions permit.
- Yellowstone Landscape will maintain a log listing all applications and will have MSDS sheets available for each product used on the Client's property.
- The Client must provide access to a suitable water source on their property for use by Yellowstone Landscape in spray applications



EDGING & TRIMMING

- Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
- “Weedeating” type edging will not be used around trees.

IRRIGATION SYSTEM SPECIFICATIONS

- Irrigation inspections include inspection of sprinkler heads, timer mechanism, and each zone. In addition, the system will be inspected visually for hot spots and line breaks with each additional visit to the property.
- Irrigation rotors and spray nozzles will be kept free of grass and other plant material to ensure proper performance.
- Minor nozzle adjustments and cleaning and timer adjustments will be performed with no additional charge.
- Yellowstone Landscape will promptly inform the client of any system malfunction or deficiencies.
- Repairs for items such as head replacement, broken lines, pumps or timers will be performed upon the client’s approval and billed accordingly.
- Any damage caused by Yellowstone Landscape personnel shall be repaired promptly at no cost to the Client.

ANNUAL FLOWERS

- Annual flower beds will be serviced to remove flowers that are fading or dead (“deadheading”) to prolong blooming time and to improve the general appearance of the plant.
- All soils are to be roto-tilled after removing and prior to installing new flowers.
- “Flower Saver Plus®” (or comparable product) containing beneficial soil micro-organisms and rich organic soil nutrients, will be incorporated in the annual flower planting soil at the time of each flower change.
- Supplemental top-dressing with a controlled-release fertilizer and/or soluble liquid fertilizer will be applied to enhance flowering and plant vigor.

- Yellowstone Landscape will provide extra services, special services and/or landscape enhancements over and above the specifications of landscape maintenance agreement at an additional charge with written approval from an authorized management representative of the Client.
- Property inspections will be conducted regularly by an authorized Yellowstone Landscape representative. Yellowstone Landscape will document and correct any landscape maintenance deficiencies identified within one week, or provide a status update for work requiring a longer period to accomplish.
- Yellowstone Landscape will provide the Client with a contact list for use in case of emergencies and will have personnel on call after regular business hours to respond accordingly.





- Yellowstone Landscape will provide all labor, transportation and supervision necessary to perform the work described herein.
- Field personnel will be equipped with all necessary supplies, tools, parts and equipment and trained to perform work in a safe manner.
- Personnel will be licensed for all applicable maintenance functions, including any pesticide or supplemental nutrient applications, as required by law.
- Yellowstone Landscape service vehicles will be well maintained and clean in appearance. Vehicles must be properly licensed and tagged, and operated only by licensed personnel.
- All Yellowstone Landscape vehicles must operate in a safe and courteous manner while on the Client's property. Pedestrians have the right-of-way and service vehicles are expected to yield.
- All trailers, storage facilities, and maintenance equipment must be in good condition and present a clean and neat appearance.
- Tools and equipment must be properly suited for their purpose and used in a safe manner, utilizing the appropriate safety gear at all times.

YOUR INVESTMENT

CORE MAINTENANCE SERVICES	PRICE
Mowing & Detail Services Includes Mowing, Edging, String Trimming & Cleanup of additional areas in Phase 4	\$12,000
ANNUAL GRAND TOTAL	\$12,000

ANNUAL GRAND TOTAL	\$12,000.00
MONTHLY GRAND TOTAL	\$1,000.00

YOUR SERVICE CALENDAR

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
MOWING SERVICES	0	2	2	2	3	4	4	4	3	2	2	0
EDGING & TRIMMING	2	2	2	2	3	4	4	4	3	2	2	0
DEBRIS REMOVAL	2	2	2	2	3	4	4	4	3	2	2	0

CLIENT NAME: GMS-NF, LLC

BILLING ADDRESS: 475 West Town PLace
St Augustine, Florida 32092

PROPERTY CONTACT: Richard Gray

PROPERTY CONTACT EMAIL: rgray@rmsnf.com

PROPERTY CONTACT PHONE:

CONTRACT EFFECTIVE DATE: July 01, 2024

CONTRACT EXPIRATION DATE: June 30, 2025

INITIAL TERM: One Year

PROPERTY NAME: Deer Run CDD - Phase 4 Addendum

PROPERTY ADDRESS: Grand Reserve Dr, Bunnell

CONTRACTOR: Yellowstone Landscape, PO Box 849, Bunnell, FL 32110

YELLOWSTONE CONTACT: Business Development Manager

YELLOWSTONE CONTACT EMAIL: jdistler@yellowstonelandscape.com

YELLOWSTONE CONTACT PHONE: 386-237-8621

YELLOWSTONE SCOPE OF SERVICES: The Client agrees to engage Yellowstone Landscape to provide the services and work as described. This is an addendum to the current contract, and will increase the billing by \$1,000 per month with the additional Phase 4 scope.

AGREEMENT

COMPENSATION SCHEDULE:

The Client agrees to pay Yellowstone Landscape **\$12,000.00** annually, in equal monthly installments billed in the amount of **\$1,000.00** upon receipt of invoice.

Charges will increase at the commencement of each additional automatic twelve (12) month renewal term per the Agreement Renewal section on the following page of this agreement. The TERMS AND CONDITIONS following and the EXHIBITS attached hereto constitute part of this agreement.

Presented by: Yellowstone Landscape

Accepted by: Deer Run CDD c/o GMS-NF, LLC



 SIGNATURE
Richard Gray

Printed Name: Christopher Adornetti, Officer

Date: Not yet accepted

Printed Name: Richard Gray

Date: Not yet accepted



TERMS & CONDITIONS

Entire Agreement: This Landscape Management Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

Acceptance of Agreement: The Agreement constitutes Yellowstone Landscape (hereafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

Price, Quality, and Working Conditions: The amounts in the "Compensation Schedule" include all labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including Plans, Specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services.

Assignment: Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim, or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties: The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

Agreement Renewal: Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional twelve (12) month term and will continue to renew at the end of each successive twelve (12) month unless canceled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3.0% at the commencement of each additional automatic twelve (12) month renewal term.

Payment Terms: Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" on the preceding page of this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. Our preferred payment method is ACH transfer. If Client chooses to pay by check or money order, payments should be mailed to the address indicated on the invoice.

Termination for Cause: It is agreed that either party may terminate this agreement given (30) thirty days' notice in writing. However, the following conditions must be met in order to substantiate the cancellation of the agreement. Yellowstone will be given 30 days written notice to correct any issues that the Client feels justify the cancellation of the agreement. Yellowstone must receive notification in writing that the issue has not been resolved to the established level of satisfaction prior to termination. Final billing will be prorated to reflect services rendered until the termination date. Please note that the equal monthly payment in no way represents the value of work performed in any given month. In the event of cancellation, the Client agrees to pay Yellowstone any amount above and beyond the payments for actual work performed.

Default: In the event that Client breaches its obligations under this Agreement to permit and cooperate with Yellowstone's performance of its duties or Client fails to make payment for any Services within 30 days of receipt of Yellowstone's invoice, Yellowstone may, but shall not be obligated to, suspend Services until the breach is cured and/or until all arrearages have been paid in full. This Agreement will terminate automatically and without notice upon the insolvency of, or upon the filing of a bankruptcy petition by or against Client.

Claims: Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

Jurisdiction: By entering into this Agreement and unless otherwise agreed the parties agree that the courts of the State of Florida, or the courts of the United States located in the Middle District of the State of Florida, shall have the sole and exclusive jurisdiction to entertain any action between the parties hereto and the parties hereto waive any and all objections to venue being in the state courts located in Flagler County (and agree that the sole venue for such challenges shall be Flagler County) or the Middle District of Florida, if federal jurisdiction is appropriate. Should the parties not agree on the State of Florida as the appropriate jurisdiction for legal challenges, the parties agree the state in which the job site is located will be designated as the appropriate legal jurisdiction for all legal disputes and challenges to the contract or the work related thereto.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

- a. Worker's Compensation Insurance with statutory limits;
- b. Employer's Liability Insurance with limits of not less than \$1,000,000;
- c. Commercial General Liability Insurance with combined single limits of not less than \$1,000,000 per occurrence/\$2,000,000 annual aggregate;
- d. Comprehensive Automobile Liability Insurance, including owned, non-owned, and hired vehicles, with combined single limits of not less than \$1,000,000.
- e. Umbrella Coverage \$10,000,000 per occurrence/\$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance and Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal, or material modification of the policies. When requested by Client, the original insurance policies required of Yellowstone will be made available for review.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses, and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses, and damages, whether in contract, tort, or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for incidental, consequential, special, or punitive damages.

Indirect Damages: Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental, or punitive damages (including but not limited to loss of use, income, profits, financing, or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability, and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Warranty: Yellowstone's warranties shall not be in effect in the event of misuse, abuse or negligence by Client or any party affiliated with same. Additionally, Yellowstone's warranties shall not be in effect in the event of freeze, flood, fire and/or any other acts of God.

Nonwaiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.



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SIXTH ORDER OF BUSINESS

Deer Run
Community Development District

Approved Budget
FY 2025



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Deer Run

Community Development District

General Fund Budget

DESCRIPTION	ADOPTED FY2024 BUDGET	ACTUAL THRU 5/31/24	PROJECTED NEXT 4 MONTHS	TOTAL AS OF 9/30/24	APPROVED FY2025 BUDGET	INCREASE/ (DECREASE) REVISION	% Change
Revenues							
Assessments	\$1,006,746	\$1,005,652	\$1,094	\$1,006,746	\$ 1,006,746	\$0	0%
Golf Course Lake Maintenance	\$4,368	\$2,320	\$2,322	\$4,642	\$4,642	\$274	0%
Miscellaneous Income/Int, Inc.	\$0	\$500	\$350	\$850	\$500	\$500	
TOTAL REVENUES	\$ 1,011,114	\$ 1,008,472	\$ 3,766	\$ 1,012,238	\$ 1,011,888	\$ 774	0.08%
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	\$5,730	\$6,270	\$12,000	\$17,000	\$5,000	42%
Dissemination	\$2,500	\$2,017	\$832	\$2,849	\$2,500	\$0	0%
Attorney	\$20,000	\$14,194	\$5,806	\$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	\$24,324	\$12,162	\$36,486	\$38,311	\$1,824	5%
Information Technology	\$1,161	\$774	\$387	\$1,161	\$1,219	\$58	5%
Website Maintenance	\$694	\$463	\$231	\$694	\$694	\$0	0%
Telephone	\$168	\$107	\$61	\$168	\$168	\$0	0%
Postage	\$650	\$574	\$400	\$974	\$850	\$200	31%
Insurance	\$7,744	\$7,040	\$0	\$7,040	\$8,518	\$774	10%
Printing & Binding	\$800	\$244	\$250	\$494	\$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	\$800	\$1,700	\$2,500	\$2,500	\$0	0%
Office Supplies	\$100	\$5	\$50	\$55	\$100	\$0	0%
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	\$0	0%
Total Administrative	\$ 108,290	\$ 66,167	\$ 38,566	\$ 104,733	\$ 119,472	\$ 11,182	10.33%

Deer Run

Community Development District

General Fund Budget

DESCRIPTION	ADOPTED FY2024 BUDGET	ACTUAL THRU 5/31/24	PROJECTED NEXT 4 MONTHS	TOTAL AS OF 9/30/24	APPROVED FY2025 BUDGET	INCREASE/ (DECREASE) REVISION	% Change
<i>Maintenance</i>							
Field Management	\$33,418	\$22,279	\$11,140	\$33,419	\$35,089	\$1,671	5%
Electric	\$103,789	\$55,591	\$27,796	\$83,387	\$103,789	\$0	0%
Water & Sewer	\$16,000	\$9,999	\$5,000	\$14,999	\$18,400	\$2,400	15%
Landscape Maintenance	\$185,400	\$83,122	\$40,268	\$123,390	\$164,000	(\$21,400)	-12%
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	\$16,461	\$8,156	\$24,617	\$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	\$ 194,716	\$ 126,859	\$ 321,575	\$ 391,373	\$ (12,110)	-3.00%
<i>Amenity Center</i>							
Amenities Management	\$75,000	\$50,000	\$25,000	\$75,000	\$82,500	\$7,500	10%
Facilities Assistant	\$16,823	\$8,787	\$8,036	\$16,823	\$17,000	\$177	1%
Property Insurance	\$58,517	\$32,984	\$0	\$32,984	\$40,000	(\$18,517)	-32%
Pool Maintenance	\$12,342	\$7,800	\$3,900	\$11,700	\$12,000	(\$342)	-3%
Pool Chemicals	\$11,616	\$11,512	\$5,756	\$17,268	\$20,000	\$8,384	72%
Janitorial Services	\$15,643	\$10,315	\$4,800	\$15,115	\$16,425	\$782	5%
Pest Control	\$1,100	\$627	\$360	\$987	\$1,155	\$55	5%
Facilities Maintenance	\$17,500	\$19,758	\$9,879	\$29,637	\$19,250	\$1,750	10%
Cable, Internet & Telephone Se	\$6,000	\$4,085	\$1,592	\$5,677	\$5,961	(\$39)	-1%
Electric - Amenities	\$16,000	\$11,057	\$5,529	\$16,586	\$17,600	\$1,600	10%
Water & Sewer - Amenities	\$23,000	\$32,504	\$16,252	\$48,756	\$51,194	\$28,194	123%
Gas Service	\$950	\$431	\$500	\$931	\$1,045	\$95	10%
Security Monitoring	\$1,500	\$1,381	\$119	\$1,500	\$1,500	\$0	0%
Access Cards	\$500	\$0	\$500	\$500	\$500	\$0	0%
Operating Supplies	\$3,000	\$2,341	\$1,171	\$3,512	\$3,150	\$150	5%
Amenity Repairs & Maintenan	\$18,800	\$11,174	\$10,000	\$21,174	\$20,680	\$1,880	10%
Pool Repairs & Maintenance	\$10,000	\$10,596	\$1,000	\$11,596	\$11,000	\$1,000	10%
Special Events	\$15,000	\$9,577	\$4,789	\$14,366	\$17,500	\$2,500	17%
Holiday Décor	\$2,000	\$174	\$1,500	\$1,674	\$2,000	\$0	0%
Fitness Center Repairs & Maint	\$1,050	\$1,325	\$250	\$1,575	\$1,500	\$450	43%
Office Supplies	\$1,000	\$992	\$496	\$1,488	\$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	\$ 227,512	\$ 103,228	\$ 330,740	\$ 347,460	\$ 38,119	12.32%
Other Sources/(Uses)							
Capital Reserve - Transfer out	\$190,000	\$51,035	\$138,965	\$190,000	\$ 153,583	(\$36,417)	-19%
Total Other Sources/(Uses)	\$ 190,000	\$ 51,035	\$ 138,965	\$ 190,000	\$ 153,583	\$ (36,417)	-19%
TOTAL EXPENDITURES	\$ 1,011,114	\$ 539,430	\$ 407,618	\$ 947,048	\$ 1,011,888	\$ 774	
EXCESS REVENUES/(EXPENDI	\$ -	\$ 469,042	\$ (403,852)	\$ 65,190	\$ -	\$ 0	

FY2025 Budget

Operations & Maintenance Assessments - No Amenities

Lot Size	No. of Units	ERU Value	Total ERU's	%	FY25 Total Net Assessments	FY25 Total Gross Assessments	FY25 Per Unit Gross Assessment
40'	444	0.54	237.98	44.51%	\$225,103.66	\$239,471.98	\$539.35
50'	338	0.67	226.46	42.36%	\$214,206.97	\$227,879.76	\$674.20
75'	61	1	61	11.41%	\$57,699.48	\$61,382.43	\$1,006.27
Commercial	15	0.5	7.5	1.40%	\$7,094.20	\$7,547.02	\$503.13
Golf Course	1	1.69	1.69	0.32%	\$1,598.56	\$1,700.60	\$1,700.60
			534.63			\$505,702.88	\$537,981.78

Operations & Maintenance Assessments - Amenities

Lot Size	No. of Units	ERU Value	Total ERU's	%	FY25 Total Net Assessments	FY25 Total Gross Assessments	FY25 Per Unit Gross Assessment
40'	444	1	444	52.67%	\$263,894.60	\$280,738.94	\$632.29
50'	338	1	338	40.09%	\$200,892.74	\$213,715.68	\$632.29
75'	61	1	61	7.24%	\$36,255.79	\$38,569.99	\$632.29
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			\$501,043.12	\$533,024.60

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	\$488,998.26	\$520,210.92	\$1,171.65	\$1,171.31	\$0.34	0%
50'	338	\$415,099.71	\$441,595.43	\$1,306.50	\$1,306.62	-\$0.12	0%
75'	61	\$93,955.27	\$99,952.42	\$1,638.56	\$1,639.80	-\$1.24	0%
Commercial	15	\$7,094.20	\$7,547.02	\$503.13	\$504.83	-\$1.70	0%
Golf Course	1	\$1,598.56	\$1,700.60	\$1,700.60	\$1,706.32	-\$5.72	0%
		\$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 5/31/24	PROJECTED NEXT 4 MONTHS	TOTAL AS OF 9/30/24	APPROVED 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	\$153,583
Total Other Sources/(Uses)	\$ 190,000	\$ 51,035	\$ 138,965	\$ 190,000	\$ 153,583
EXCESS REVENUES	\$ 232,132	\$ 25,257	\$ 138,965	\$ 164,222	\$ 318,805

Deer Run

Community Development District

Debt Service Fund Budget - Series 2018

DESCRIPTION	ADOPTED FY2024 BUDGET	ACTUAL THRU 5/31/24	PROJECTED NEXT 4 MONTHS	TOTAL AS OF 9/30/24	APPROVED FY2025 BUDGET
Revenues					
Assessments	\$648,163	\$652,699	\$0	\$652,699	\$636,913
Prepayments	\$0	\$0	\$0	\$0	\$0
Interest	\$100	\$26,402	\$6,601	\$33,003	\$13,000
Carry Forward Surplus	\$385,336	\$468,581	\$0	\$468,581	\$409,620
TOTAL REVENUES	\$ 1,033,599	\$ 1,147,682	\$ 6,601	\$ 1,154,283	\$ 1,059,532
Expenditures					
Interest - 11/1	\$218,900	\$218,623	\$0	\$218,623	\$210,233
Special Call - 11/1	\$0	\$95,000	\$0	\$95,000	\$0
Principal - 5/1	\$210,000	\$210,000	\$0	\$210,000	\$220,000
Interest - 5/1	\$218,900	\$216,040	\$0	\$216,040	\$210,233
Special Call - 5/1	\$0	\$5,000	\$0	\$5,000	\$0
TOTAL EXPENDITURES	\$ 647,800	\$ 744,663	\$ -	\$ 744,663	\$ 640,465
EXCESS REVENUES	\$ 385,799	\$ 403,019	\$ 6,601	\$ 409,620	\$ 419,067

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

SEVENTH ORDER OF BUSINESS

DEER RUN
COMMUNITY DEVELOPMENT DISTRICT

REVISED REQUEST FOR PROPOSALS

FOR

PROPERTY MANAGEMENT SERVICES

AND

DISTRICT MANAGEMENT SERVICES

ORIGINALLY ISSUED April , 2024
REVISED AND REISSUED July 1, 2024

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

**REQUEST FOR PROPOSALS (“RFP”):
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DEER RUN COMMUNITY DEVELOPMENT DISTRICT

This RFP package will be sent to vendors for review. It allows for two weeks for board review prior to the inclusion of proposals in the agenda package. Board members may ask questions about the proposals during this period, and the vendors may provide supplemental information.

Things to consider during review of RFP package:

- The request for proposal process is informal, and there are not many restrictions on the submission and review of proposals. Evaluation is not limited to price. However, it's generally in the District's best interest to seek proposals that create easy to compare responses.*
 - The evaluation process may be based on an adoption of evaluation criteria, or a general discussion between board members. This should be decided at the workshop.*
 - Is the schedule laid out agreeable?*
 - Is there specific information about the District that should be included?*
-

1. RFP: GENERAL INFORMATION FOR PROPOSALS

The Deer Run Community Development District (“District”) requests proposals for onsite amenity management services (“Amenity Management”) and district management services (“District Management”) as further outlined herein.

Previously on April ___, 2024, the District issued a request for proposals solely for Amenity Management services (“Initial RFP”). After proposals were received in response to the Initial RFP, the District’s Board of Supervisors (“Board”) determined it would be in the best interest of the District to re-issue the request for proposals and expand it to include both Amenity Management and District Management services. The District invites responses for either or both Amenity Management and District Management services.

Note, proposals that were submitted in response to the Initial RFP remain open. Those proposers that responded to the Initial RFP may: (i) allow its previously submitted proposal to be considered by the Board; (ii) supplement their prior proposal; or (iii) replace their prior proposal with a new response. While not required, proposers are encouraged to submit proposals for both Amenity Management and District Management.

Proposal Submission Information: Proposals must be received by **Wednesday, August 7, 2024, at 5pm.** Proposals should be sent by electronic transmission to District Counsel, Katie Buchanan, at the following address: Katie.Buchanan@kutakrock.com. The District’s Board is expected to consider all proposals at their regularly scheduled meeting on August 28, 2024, and/or at a later scheduled regular or special meeting.

Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal or to make no award at all. The District has the right to reject any and all proposals and waive any technical errors, informalities, or irregularities if it determines in its discretion it is in the best interest of the District to do so.

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Any and all questions relative to this project shall be directed in writing by e-mail no later than July 31, 2024 by 5:00 p.m. to Katie Buchanan, at Katie.Buchanan@kutakrock.com.

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Review Notes – The below Scope of Services is an example of a property management (inclusive of amenity and operations) scope of work that would be acceptable to most vendors. These scopes should be highly customized to the property requesting the work both in terms of the maintenance and operation requirements of the facility, and the programming requirements and priorities of the District’s Board.

Questions to consider during review of Scope of Work:

- Does this Scope include all tasks expected to be completed by the Property Manager? See highlights.*
- Are there specific expectations as to hours worked or availability?*
- Are there communication platforms that should be included?*
- Is there an access control system that should be included?*

Questions to consider during review of Proposals:

- Does response include pricing for each component of the scope of work?*
 - Is the proposal specific enough to ensure that the vendor and the District have the same understanding of the level of service to be provided?*
 - Are references favorable?*
 - Is prior experience relevant?*
 - Who will be included on the management team?*
 - How will the management team interact with and/or take direction from the Board of Supervisors?*
-

2. PROPERTY MANAGEMENT – A. SCOPE OF SERVICES

A. General Management

- A. Provide professional management and oversight to perform the services set forth in this Scope of Services (“Scope”);
- B. Upon request of the District Board of Supervisors’ (“Board”) or District staff, attend meetings in-person or via telephone to provide any updates or address concerns;
- C. Respond promptly to any Board member’s communications regarding questions or concerns related to this Scope;
- D. Administer the recruitment, hiring, training, oversight, and evaluation of facility operations, maintenance, and pool personnel;
- E. Record visits to the District in a log with date and time entries; and
- F. Provide weekly personnel activity reports regarding facility operations, maintenance activities, and pool attendants to the Board of Supervisors.

B. Amenity Management.

- a. Manage all maintenance and recreation operations for the District;

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- b. Manage the staff provided by Contractor and ensure mission completion;
- c. Oversee and ensure continuous and consistent communications for residents (including upcoming parties, board meetings, property issues, and other questions and concerns);
- d. Provide recommendations for, as well as manage and execute the maintenance and recreation budget adopted by the District Board and provide monthly update on all activities;
- e. Ensure amenity center is kept in pristine condition for residents at all times;
- f. Report any major issues or cost overruns promptly to the District Manager or the District Board Chair;
- g. Ensure all subcontracts and outside vendor maintenance contracts are executed and managed as described (including but not limited to pool cleaning, security, lake maintenance, and landscape maintenance);
- h. Oversee the community landscape contract and aquatic maintenance contract, and ensure that the outside contractors meet all terms and conditions as outlined;
- i. Consistently monitor all community ponds for algae and seepage/bank issues and monitor all water fountains in lakes, and report any issues to the District Manager;
- j. Coordinate major repairs and retain related documentation;
- k. Supervise and schedule all onsite staff provided by Contractor;
- l. Administer the card access program for residents, guests and others using the District's amenity facilities;
- m. Plan and execute special events, programming of resident services, and manage event rentals, including calendar, rental forms, and security deposits;
- n. Enforce the District's policies, rules and regulations of the facilities, including administering temporary suspensions of privileges to use the amenity facilities;
- o. Respond to and document incidents that occur at the amenity facilities;
- p. Present professional updates at each District board meeting to include expenditures, key issues, suggestions for improvements, etc.;
- q. Train all staff to treat residents with respect;
- r. Display flexibility in handling after hours emergency calls;
- s. Have expansive knowledge with Microsoft Word, Excel and Power-Point;
- t. Have at least 2 years of management experience in a similar environment or community atmosphere;
- u. Have a flexible schedule and be available to oversee parties or events at the District's facilities and ensure facilities are cleaned and returned to pre-event or party state. If applicable, facility management will document the reasons for withholding all or a part of a security deposit for damages, failure to clean, or any other reason;
- v. Monitor the security cameras;
- w. Perform set up and clean-up of District facilities used for parties or events and for all Board meetings
- x. Shall order all necessary supplies to complete required tasks for District maintenance, including routine cleaning equipment. In the event that special services be required, and after approval by the Board, such special services will be provided by a third-party contractor and related expenses shall be billed to the District; and
- y. When possible, shall solicit at least three (3) separate quotes for vendor contracts and negotiate the same.

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C. Field Operations Management.

- a. Maintain amenity center and other community properties, etc.; complete minor repairs to the clubhouse for plumbing, electrical, interior and exterior painting, fence paint touchup, clean gutters, and power washing fences and sidewalks;
- b. Responsible for routine repairs and upkeep to all facilities parking areas, monuments, common area, clubhouse, mail pavilion, community park(s), dock, playground equipment, tennis courts and basketball courts, etc.;
- c. Repair equipment as able and promptly report the need for any repairs not able to be performed by staff;
- d. Monitor condition of all doors, adjoining fencing and gates and resolve any problems, either through repairs or adjustments or securing services of door/gate contractor;
- e. Control cobwebs and prevent other debris from accumulating on exterior walls, amenity center fences and gates, lake deck and lake walking bridge. Control ants and bees in common areas beside the clubhouse, playground and pavilions;
- f. Check, repair, and replace all exterior and interior lighting and replace air conditioner filters as needed (Contractor shall be reimbursed by the District for the purchase of replacement light bulbs and air conditioning filters upon presentation of support for such reimbursement to the District's satisfaction);
- g. Check and assess conditions of roads, parking lot, sidewalks, curbs, street signs, monuments, and informational signs;
- h. Pressure wash all pool decks and clubhouses at least once per year, or more often if needed;
- i. Swimming Pool Decks: blow off entire pool deck, arrange furniture, clean outdoor furniture, empty and clean all waste receptacles, adjust umbrellas, clean BBQ grill(s), and inspect bathrooms, and clean and refill supplies as needed;
- j. Parking Lot and Amenity Center sidewalks: blow off debris;
- k. Pick up trash and empty waste receptables around District property;
- l. Attend to Doggie Stations; replace bags as necessary and clean outside of trash bins and lids (or manage subcontractor performing such services);
- m. Assess and advise the Amenity Manager of any necessary repairs, extraordinary cleaning, or replacement items that may be required due to "normal wear and tear," "acts of God," or vandalism, and secure cost estimates for same;
- n. Clean all bathrooms at least two (2) times per week. Bathroom cleaning includes but is not limited to, all toilets, bases behind toilets, urinals, stalls, counters, mirrors, sinks, baby stations and floors. Paper products shall be replaced as needed; and
- o. Routine cleaning of District facilities, including:
 - i. vacuuming carpet and spot-treating stains as needed;
 - ii. dusting window ledges and blinds, furniture, baseboards, countertops and lights;
 - iii. cleaning and sanitizing fitness equipment;
 - iv. cleaning all windows, including window ledges and blinds;
 - v. cleaning all BBQ grills, picnic tables, and water fountains; and
 - vi. organizing storage closets, including proper storage and labeling of all equipment and cleaning supplies.

D. Pool Monitors/Facility Attendants.

- a. Support Facility Management in all of its duties;

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- b. Open the clubhouse and prepare it for resident use in the morning, turn music on and off at the beginning and close of each day, close the clubhouse at the end of the day and prepare it for opening the next day, lock all doors at the end of the day and set the alarm;
- c. Monitor resident use of amenity; when more than one employee is on-duty, one employee shall remain in the amenity at all times during normal hours of operation;
- d. Monitor the pool area, clubhouse and playground and conduct random checks daily to ensure non-patrons are not using the amenities;
- e. Set up amenity center as requested for all events or meetings;
- f. Engage confrontational residents and report issues to the Amenity Manager or to the Pasco County Sheriff, as appropriate; and
- g. Notify the Facility Management of repairs, as needed.

What is Not Included in the Amenity Management Scope of Services?

- 1. Performance of Primary Landscape Maintenance Services
- 2. Performance of Primary Aquatic Maintenance Services
- 3. Performance of Pool Cleaning Services
- 4. Engineering Services
- 5. Legal Services
- 6. Auditing Services

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The staffing options below are included for discussion purposes. I believe Option 2 is most similar to the existing staffing level. Option 3 incorporates a dedicated maintenance technician onsite. Option 4 allows the vendor to suggest a new structure based on its experience and understanding of the District's needs.

**2. PROPERTY MANAGEMENT – B. PRICING SHEET
(STAFFING OPTIONS)**

Please provide three (3) years of pricing for Options 1 – 4 to complete the above provided duties, including any management fees or markups. **If not all management and staffing duties can be met by the staffing hours provided a particular Options, Proposer should identify which duties could not be met for such option (or alternatively, provide which duties would be met).** If a subcontractor is proposed to provide any of the duties, please indicate amount to be paid to subcontractor and any mark-up to be retained by Proposer.

If Proposers believe a different management and staffing structure would be more beneficial to the District, it shall be proposed as an alternate Staffing Option 5 below so that the District can evaluate all approaches. Proposer may use this form or their own to provide pricing options.

Position	Details	Pricing		
OPTION 1		Year 1	Year 2	Year 3
Amenity Manager	Full Time/Hourly (40 hrs/week) Tues – Saturday Schedule			
Facility Attendant	Part Time/Hourly (635 hrs/year budgeted) Memorial Day – Labor Day <ul style="list-style-type: none"> • Sat & Sun: 16 hrs/week • Plus rentals, special events and additional support 			
	TOTAL			
OPTION 2		Year 1	Year 2	Year 3
Amenity Manager	Full Time/Hourly (40 hrs/week) Tues – Saturday Schedule			
Facility Attendant	Part Time/Hourly (635 hrs/year budgeted) Memorial Day – Labor Day <ul style="list-style-type: none"> • Sat & Sun: 16 hrs/week 			

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Position	Details	Pricing		
	<ul style="list-style-type: none"> • Plus rentals, special events and additional support 			
Operations Manager	Part Time/Hourly (8-10 hrs/week)			
	TOTAL			
OPTION 3		Year 1	Year 2	Year 3
Amenity Manager	Full Time/Hourly (40 hrs/week) Tues – Saturday Schedule			
Facility Attendant	Part Time/Hourly (635 hrs/year budgeted) Memorial Day – Labor Day <ul style="list-style-type: none"> • Sat & Sun: 16 hrs/week • Plus rentals, special events and additional support 			
Operations Manager	Part Time/Hourly (8-10 hrs/week)			
Maintenance Technician	Part Time/Hourly (20-25 hrs/week)			
	TOTAL			
OPTION 4: <i>Proposer's Alternative Staff Plan</i>		Year 1	Year 2	Year 3
	TOTAL			

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Review Notes – The below Scope of Services is typical of a district management scope of work that would be acceptable to most vendors. It does not include operational oversight of the property.

Questions to consider during review of Scope of Work:

- Does this Scope include all tasks expected to be completed by the District Manager?

Questions to consider during review of Proposals:

- Does response include pricing for each component of the scope of work?

- How many meetings per year are contemplated in the proposal?

- Are there any restrictions on the frequency and/or length of meetings?

- Are references favorable?

- Is prior experience relevant?

- Who will be included on the management team?

- How will the management team interact with and/or take direction from the Board of Supervisors?

3. DISTRICT MANAGEMENT – A. SCOPE OF SERVICES

Task 1 - MANAGEMENT

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
 - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
 - 4. Provide Form 1 Financial Disclosure documents for Board Members
 - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
 - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
 - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
 - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.

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11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - a. Provide written notice to owners of public hearing on the budget and its related assessments.
 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.
 15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
 16. Provide for submitting the regular meeting schedule of the Board to County.
 17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
 18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
 19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
 20. Provide for public records announcement and file document of registered voter data each June.
 21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
 24. Provide for instruction to Landowners on the Election Process and forms, etc.
 25. Respond to Bond Holders Requests for Information.
 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

Task 2 – ADMINISTRATIVE

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.
- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

Task 3 - ACCOUNTING

- A. Financial Statements
 - 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - a) Chart of Accounts
 - b) Vendor and Customer Master File
 - c) Report creation and set-up.
 - 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - a) Cash Investment Account Reconciliations per fund
 - b) Balance Sheet Reconciliations per fund
 - c) Expense Variance Analysis
 - 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
 - 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
 - 5. Manage banking relations with the District's Depository and Trustee.
 - 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
 - 7. Account for assets constructed by or donated to the District for maintenance.
 - 8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
 - 9. Provide Audit support to auditors for the required Annual Audit, as follows:
 - a) Review statutory and bond indenture requirements
 - b) Prepare Audit Confirmation Letters for independent verification of activities.
 - c) Prepare all supporting accounting reports and documents as requested by the auditors
 - d) Respond to auditor questions
 - e) Review and edit draft report

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- f) Prepare year-end adjusting journal entries as required
 10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
 11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.
- B. Budgeting
1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
 3. Prepare and cause to be published notices of all budget hearings and workshops.
 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.
- C. Accounts Payable/Receivable
1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - a) Manage Vendor Information per W-9 reports
 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
 3. Maintain checking accounts with qualified public depository including:
 - a) Reconciliation to reported bank statements for all accounts and funds.
 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - a) File reports with IRS.
- D. Capital Program Administration
1. Maintain proper capital fund and project fund accounting procedures and records.
 2. Process Construction requisitions including:
 - a) Vendor Contract completion status
 - b) Verify Change Orders for materials
 - c) Check for duplicate submittals
 - d) Verify allowable expenses per Bond Indenture Agreements such as:
 - (1) Contract Assignment
 - (2) Acquisition Agreement
 - (3) Project Construction and Completion Agreement
 3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
 4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.

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5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.
- E. Purchasing
1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
 2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
 3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.
- F. Risk Management
1. Prepare and follow risk management policies and procedures.
 2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
 3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
 4. Review insurance policies and coverage amounts of District vendors.
 5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
 6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

Task 4 - FINANCIAL AND REVENUE COLLECTION

- A. Administer Prepayment Collection:
1. Provide payoff information and pre-payment amounts as requested by property owners.
 2. Monitor, collect and maintain records of prepayment of assessments.
 3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
 4. Prepare periodic continuing disclosure reports to investment bankers, bondholder and reporting agencies.
- B. Administer Assessment Roll Process:
1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
 2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
 3. Verify assessments on platted lots, commercial properties or other assessable lands.
 4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
 5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.
- C. Administer Assessments for Off Tax Roll parcels/lots:
1. Maintain and update current list of owners of property not assessed via the tax roll.

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2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
 3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.
- D. True-Up Analysis:
1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
 2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

Task 5 – INFORMATION TECHNOLOGY & WEBSITE ADMINISTRATION

Proposer shall ensure that the District’s website remains in compliance with all applicable Florida law regarding the content and functionality of such web site and provide for the long-term storage of all web-site content and email in compliance with all applicable Florida law for public entities regarding records retention.

Task 6 – DISSEMINATION AGENT

Contractor shall serve as the District’s dissemination agent under applicable Continuing Disclosure Agreements. The District current has one (1) Continuing Disclosure Agreements outstanding that must be reported under.

Task 7 - ADDITIONAL SERVICES

- A. Financial Reports
1. Modifications and Certification of Special Assessment Allocation Report;
 2. True-Up Analysis;
 - a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
- B. Bond Issuance Services
1. Special Assessment Allocation Report;
 - a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
 - b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
 - c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments
 2. Bond Validation;
 - a) Coordinate the preparation of a Bond Validation Report which states the “Not-to-exceed” par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
 - b) Provide expert testimony at bond validation hearing in circuit court.

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

3. Certifications and Closing Documents;
 - a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.
- C. Amendment to District boundary;
- D. Grant Applications;
- E. Escrow Agent;
- F. Community Mailings through the U.S. Mail e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.
- G. Extraordinary Public Records Requests Requiring Significant Effort to Fulfill
- H. Litigation Support - Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.
- I. Landscape Maintenance Inspection: provide one (1) monthly landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape maintenance and irrigation contracts and one (1) one (1) monthly landscape maintenance inspection report, which shall be provided in the District's agenda package and include, among other things, recommended action items. Note, pricing for this item should only be provided separately if not already included in Amenity Management bid.

Task 8 – ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
 1. Collect bond pre-payments, both short term and long-term bonds, verify amounts and remit to Trustee with deposit instructions.
 2. Maintain collection log showing all parcels that have pre-paid assessments.
 3. Prepare, execute and issue release of lien to be recorded in public records.

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

3. DISTRICT MANAGEMENT – B. PRICING SHEET

Task	Detail	Pricing		
		Year 1	Year 2	Year 3
Task 1	Management			
Task 2	Administrative			
Task 3	Accounting			
Task 4	Financial and Revenue Collection			
Task 5	Information Technology & Website Administration			
Task 6	Dissemination Agent			
	TOTAL			
Task 7	Additional Services			
Task 8	Additional Services Provided to Third Parties			

EIGHTH ORDER OF BUSINESS

C.

1.

Deer Run

6/26/2024

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

June 26, 2024

To: Board of Supervisors

From: Kayla Rinker
Amenity Manager

Richard Gray
Manager Of Operations

RE: Amenity Management Report – June 26, 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:

- 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

Upcoming Special Events:

- June 28th Paint Night
- July 4th Independence Day Celebration
- July 5th Bingo Night
- July 8th Craft Night
- July 8th New Resident Orientation
- July 26th Paint Night

Classes:

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

JUNE 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 8:30AM-COMMUNITY PICKLEBALL 10AM- YOGALATES WITH ARI 6:30PM-LCR FULL
2 8:30AM-COMMUNITY PICKLEBALL 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 6:30PM-DIAMOND PAINTING(DOWNSTAIRS)	3 8:30AM- COMMUNITY PICKLEBALL 10AM-BOCCE 3PM-LCR 2 FULL 6PM-MONDAY NIGHT TURBO OPEN 7PM-BUNCO 2 7PM-COMMUNITY PICKLEBALL	4 8:30AM-COMMUNITY PICKLEBALL 6-8PM-KIDS BOARD GAME NIGHT	5 8:30AM- COMMUNITY PICKLEBALL 10AM-BOCCE BALL 10:45AM-WATER EXERCISE WITH NANCY 6PM-LADIES POKER 7PM-COMMUNITY PICKLEBALL	6 8:30AM-COMMUNITY PICKLEBALL 8:30AM-BOCCE EARLY BIRDS 5PM-YOGA WITH IRENE 6PM-TURBO POKER UPSTAIRS 6:30PM- BINGO	7 8:30AM- COMMUNITY PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-WATER EXERCISE WITH NANCY 11AM-QUILTING 4PM-HAPPY HOUR-BYOB 5PM-BROWNSOUND MUSIC CANCELLED	8 8:30AM-COMMUNITY PICKLEBALL 10AM- YOGALATES WITH ARI 7PM-EUCHRE
9 8:30AM-COMMUNITY PICKLEBALL 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 6:30PM-DIAMOND PAINTING (DOWNSTAIRS)	10 8:30AM-COMMUNITY PICKLEBALL 10AM-BOCCE 3PM-LCR 2 FULL 6PM-MONDAY NIGHT TURBO OPEN 6:30PM CRAFT NIGHT 7PM-COMMUNITY PICKLEBALL	11 8:30AM-COMMUNITY PICKLEBALL 6:30PM-LADIES NIGHT-SIP & SWIM	12 8:30AM- COMMUNITY PICKLEBALL 10AM-BOCCE BALL 10:45AM-WATER EXERCISE WITH NANCY 6PM-LADIES POKER 7PM-COMMUNITY PICKLEBALL	13 8:30AM-COMMUNITY PICKLEBALL 8:30AM-BOCCE EARLY BIRDS 5PM-YOGA WITH IRENE 5:30PM-FREEDOM HOA MEETING 6PM-TURBO POKER UPSTAIRS 6:30PM-BUNCO 4	14 8:30AM- COMMUNITY PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-WATER EXERCISE WITH NANCY 11AM-QUILTING 4PM-HAPPY HOUR-BYOB 6PM-LOB WEDGE LANE SOCIAL	15 8:30AM-COMMUNITY PICKLEBALL 10AM- YOGALATES WITH ARI 6:30PM-LCR FULL
16 8:30AM-COMMUNITY PICKLEBALL 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 6:30PM-DIAMOND PAINTING (DOWNSTAIRS)	17 8:30AM-COMMUNITY PICKLEBALL 10AM-BOCCE 3PM-LCR 2 FULL 6PM-MONDAY NIGHT TURBO OPEN 7PM-COMMUNITY PICKLEBALL	18 8:30AM-COMMUNITY PICKLEBALL 6-8PM-KIDS NIGHT POOL PARTY 6:15PM-STONE COLD POKER FULL	19 8:30AM- COMMUNITY PICKLEBALL 10AM-BOCCE BALL 10:45AM-WATER EXERCISE WITH NANCY 6PM-LADIES POKER 7PM-COMMUNITY PICKLEBALL	20 8:30AM-COMMUNITY PICKLEBALL 8:30AM-BOCCE EARLY BIRDS 5PM-YOGA WITH IRENE 6PM-TURBO POKER UPSTAIRS 6:30PM-BUNCO FULL	21 8:30AM- COMMUNITY PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-WATER EXERCISE WITH NANCY 11AM-QUILTING 4PM-HAPPY HOUR-BYOB POTLUCK	22 8:30AM-COMMUNITY PICKLEBALL 10AM- YOGALATES WITH ARI
23 8:30AM-COMMUNITY PICKLEBALL 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 6:30PM DIAMOND PAINTING (DOWNSTAIRS) ----- 30 8:30AM-COMMUNITY PICKLEBALL 6PM-CARD GAME NIGHT FULL (UPSTAIRS) 6:30PM DIAMOND PAINTING (DOWNSTAIRS)	24 8:30AM-COMMUNITY PICKLEBALL 10AM-BOCCE 3PM-LCR 2 FULL 6PM- MONDAY NIGHT TURBO OPEN 7PM-COMMUNITY PICKLEBALL	25 8:30AM-COMMUNITY PICKLEBALL 6PM-CHAT WITH THE CHIEF	26 8:30AM-COMMUNITY PICKLEBALL 10AM-BOCCE BALL 10:45AM-WATER EXERCISE WITH NANCY 1PM-FREEDOMRESIDENTS GROUP 6PM-CDD MEETING 7PM-COMMUNITY PICKLEBALL	27 8:30AM-COMMUNITY PICKLEBALL 8:30AM-BOCCE EARLY BIRDS 5PM-YOGA WITH IRENE 6PM-LADIES POKER	28 8:30AM- COMMUNITY PICKLEBALL 9AM-ZUMBA TONE NANCY 10AM-WATER EXERCISE WITH NANCY 11AM-QUILTING 4PM-HAPPY HOUR-BYOB 6:30PM-PAINT NIGHT	29 8:30AM-COMMUNITY PICKLEBALL 10AM- YOGALATES WITH ARI 7PM-PARTY WITH THE RESERVES

Highlights of Events

Grand Reserve presents

KIDS BOARD GAMES NIGHT

COME OUT AND PLAY THE GAMES YOU KNOW AND LOVE! LEARN NEW GAMES! GAMES AND SNACKS PROVIDED!

TUESDAY, JUNE 4
6-8pm

Please RSVP NOW!
Deerrunning@rmsnf.com

The Island Club

THE ISLAND CLUB PRESENTS,

BINGO

THURSDAY, JUNE 6TH, 2024

PLEASE WAIT FOR THE SIGN UP NOTIFICATION

BYOB

CRAFT NIGHT

June 10 at 6:30pm

The Island Club

Grand Reserve Presents

Kids POOL party

18 JUNE 2024
AT 6-8 PM

GAMES • PRIZES • SO MUCH FUN

RSVP NOW <https://island-club.com/contact-us/>

The Island Club

SUNDAES

- STRAWBERRY
- CHOCOLATE
- PIEAFFLE
- CHOCOLATE NUT
- BUTTERSCOTCH
- CHERRY

FLOATS & SHAKES

- BANANA BOAT

CUPS & SWIRLS

CONES

- CHERRY DIP
- CHOCOLATE DIP
- DOUBLE
- WAFFLE
- TWIST
- CHOCOLATE SWIRL
- CHOCOLATE
- STRAWBERRY CUPCAKE
- RAINBOW SPRINKLE
- VANILLA

Mister Softee

CHAT WITH THE CHIEF

CHIEF BUNNELL POLICE FL

June 25 at 6pm

The Bunnell Police Department would like to invite you to Chat with The Chief at The Island Club!

Meet the Chief of Police, David Brannon, and take this opportunity to ask questions, offer suggestions or ideas to make our community safer and more inviting.

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

- Florida Pest Control treated the facility on June 10th.
- 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.
- Pro-Tech Gas completed the installation of the Grill Timers located on the Pool Deck.
- Parts have been ordered for the Replacement Pump for the US-1 Fountain.
- Parts have been ordered for the Control Cabinet/ VFD Drive for the irrigation system, just awaiting shipment.

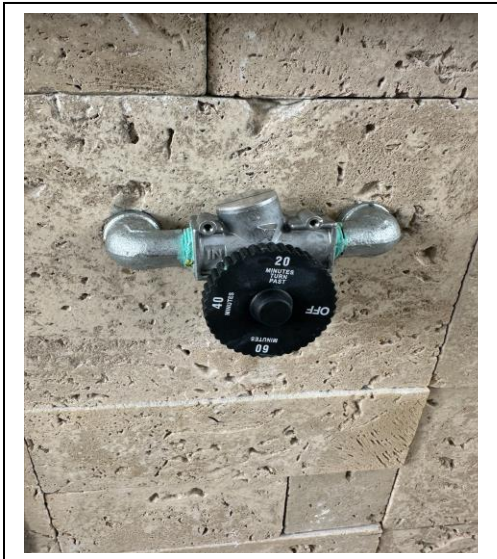
Administrative Items Completed

- The Deer Run website has been successful throughout the community and will continue to be utilized and updated regularly.
- 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.

Completed Projects

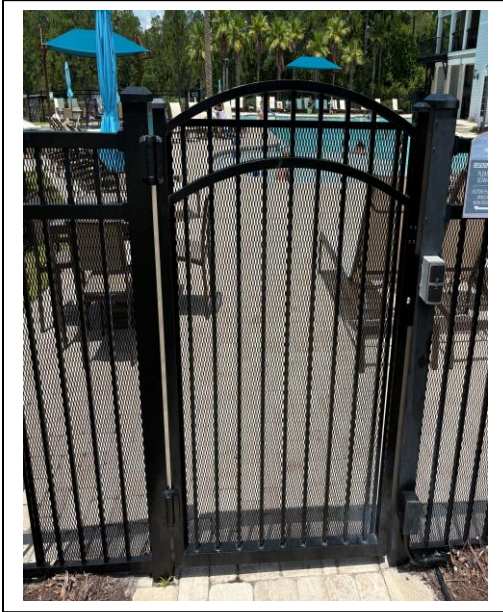


RMS patched multiple potholes located on Grand Reserve Drive & Grand Reserve Blvd.



Pro-Tech Gas completed the installation of the Grill Timers.

Completed Projects



RMS installed new hinges and adjusted gate on back Pool Patio Entrance for better operation.



RMS reset flapper chain and adjusted the float to stop the toilet from running. Also, tighten the hardware on fill line.

Conclusion

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

Kind Regards,

Kayla Rinker
Amenity Manager

Richard Gray
Manager Of Operations

2.



Antonio Perez
Yellowstone Landscape

DEER RUN

Wednesday, June 19, 2024

9 Issues Identified

ISSUE 1

Crews are mowing and picking up trash weekly.



WOOD LINE CUT BACK

We completed the this wood line cut back



ISSUE 3

Magnolia that was hit by a vehicle seems it's not going to make it. Recommend replacing it.



ISSUE 4

Tree was leaning from the wood line we cut it and removed at no cost.



ISSUE 5

After photo of the tree removed.

ISSUE 6

We will be trimming the property in the month of June.

ISSUE 7

We are performing our monthly irrigation inspections.

ISSUE 8

All Palms have been trimmed.

ISSUE 9

On May, 29

We applied fertilizer and turf damaging insects prevention. And also potash to promote healthy root system. Next application is scheduled for early August.

We also treated for scale on some of the plant material.

ELEVENTH 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, May 29, 2024 at 6:00 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

The next item taken out of order.

THIRD ORDER OF BUSINESS

Engineer's Report

Mr. Armans stated on your agenda there is an email communication about the conveyance of Phase 4. Originally when the CDD was established the water management district permit said that the CDD is going to take over the stormwater system. That plan changed and the city ended up taking over the roadways in Phase 4. Even though the city accepted the roadways the stormwater pipes below it would be the responsibility of the CDD to maintain if we were to take over that permit. The city has already taken ownership of the stormwater system on

the permit itself with the water management district. That is currently not on the permit that DR Horton is transferring and we recommend that get noted in there before we take over the permit.

Mr. St. Pierre asked can you get with Katie about getting that taken care of? I'm sure Katie will be contacting you about that.

Mr. Armans stated Katie and I can coordinate the item; however, it is something that D.R. Horton will need to do. They are changing the permit that is in their name right now; we cannot do that on their behalf, but we can coordinate on what needs to be taken care of.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Lambert stated in reference to the proposals for district management; I can't see how I can comment prior to the meeting since there is no information in the agenda package. The remediation planting in Areas 4 & 11, you requested proposal from Teracon and it was \$10,000 but I assume that is for the purchase of the plants not installation. Item 9 the lighting agreement with FPL, is \$190 extra a month in addition to our \$7,000 monthly we will pay be for Phase 4 and 6, I suggest since we have several contracts with FPL that someone get together and standardize all those. The original phase is on an old lease/purchase under the original builder. There was also an outstanding debt that we are now paying from the original builder. Until that is cleared we are unable to update the old lighting to LED. While you are looking at 4 and 6, it might be a good time to consolidate all the overlapping contracts. Item 11 is a discussion about irrigation makeup and usage, the problem with irrigation is the City of Bunnell cannot provide enough reuse water for the entire development. Can we negotiate a different system for the remaining phases? Item 12 the proposals for gym equipment and fountain repair, I'm confused as to why we need replacement of the gym equipment. Fountain repair on U.S. 1, we already spent a lot of money on that. We may need to revisit the possibility of adding succulents that are drought tolerant and place them on the fountain and making it a huge rockery or something so we don't have this issue every three years. Item 13, the actual budget, there is no change on the electric yet we are adding \$2,000 a year with Phase 5 and Phase 6 lights. I don't understand the 72% increase on pool chemicals, cable at 29%, water and sewer 122%. Why we have a budget line for facilities maintenance and amenity repairs and maintenance. To me that is the same thing. I suggest the capital reserve bank is split evenly throughout the lots, not by ERUs.

Mr. Lambert stated the construction trucks going through the neighborhood with sewer pipes.

Mr. Gray stated a sheriff has been on U.S. 1 redirecting traffic to use the 100. The problem they run into is these are people who come here once. When there is a traffic backup on highway 100 it is automatically reroute them to U.S. 1. When they get off they are following their GPS and don't know to take 100 until they get to the entrance and are being turned around to go back.

Mr. St. Pierre asked will you follow-up with D.R. Horton?

Mr. Gray stated yes.

Mr. Lambert stated the irrigation, are we not going to turn these off on a timer? People water between 10 a.m. and 6 p.m.

Mr. Dean stated the short answer is no.

Mr. Lambert stated item 7, how can people comment if they don't know what that is.

Mr. St. Pierre stated the agenda is on the website and that is where you can find those answers before the meeting.

A resident stated the sprinklers on homes that are not sold in the Lakes are going off at 7 and 8 p.m.

A resident stated the golf course is watered 48 hours after aeration. I don't understand the D.R. Horton bill of sale. What does that mean to me?

Ms. Buchanan stated this really relates to what you already discussed. Initially D.R. Horton came to us and requested that we take ownership of the Phase 4 improvements and we talked about that at multiple meetings. Subsequent to that request the engineer determined that it may not be appropriate for the district to acquire all the improvements. They are now working with the city to see if the city will accept not only the roads but the underlying pipes. It is just an update, there is no action to be taken by the board but they wanted to include it in the agenda because it is different than what we anticipated previously. Initially we were going to perhaps be stuck with the roads, most definitely stuck with the stormwater pipes and the engineer is trying to keep the board updated that these things are evolving and perhaps favorably for us.

A resident stated then that is not something that is going to affect me financially.

Ms. Buchanan stated not today. But if the district owns the stormwater pipe that is one more piece of infrastructure that we would have to maintain on a long term basis. There is a potential for a financial consequence down the road.

A resident asked with all the building why are not roads being built? There are only two ways in and out.

Mr. St. Pierre stated the planning for this whole development was planned with two exits. There is not a lot we can do except complain to the city.

A resident stated this year everyone was forced to pay an extra \$200, one-time only fee to repair the irrigation system. If I read this correctly, you have only spent \$51,000 and you have \$135,000 going into the general fund. What is the status of the irrigation? Why are we redirecting money away from what we agreed to pay?

Mr. St. Pierre stated we are not done with the irrigation system. A lot more needs to be done from the \$190,000 we got last year.

A resident asked what is the scope of work for district management services?

Mr. St. Pierre stated we put out some RFPs and the scope of work was questioned by a few of the companies. Someone on the board wanted to know about the scope of work, exactly pinpointing what we are looking for, for specific things and we will discuss that next.

A resident asked are you saying there is no increase?

Mr. St. Pierre stated the budget is pretty flat right now.

A resident asked the budget we had for one year did that include the special assessment? Are we keeping it in there for the next budget? If that is the case there is an increase because the one-time is recurring.

Mr. St. Pierre stated before we were a resident board, before our time, there was never money put away for reserves. We are trying to establish some reserves for capital improvements in case we need to do something.

Mr. Dean stated this is preparing for future issues.

A resident asked what are we doing with our reserve right now?

Mr. St. Pierre stated when we have excess funds it goes into a money market account.

Mr. Mossing stated the board authorized us to open an investment account with excess funds; it is in process.

FOURTH ORDER OF BUSINESS**Discussion of Scope of Work for District Management and Amenity Management Services**

Ms. Buchanan stated two meetings ago staff was directed to solicit proposals for district management and amenity management services. Those were distributed to five or six companies that provide these services in the Jacksonville/Orlando area. I did get a couple calls that said they didn't have the capacity to take this on right now. What we are talking about is actually questions that I received that wanted a better understanding of the scope of work, specifically on your amenity and operations side. We looked at your existing contract you have a fulltime amenity manager who is onsite, and a parttime assistant amenity manager that by contract doesn't have set hours but is basically as needed, determined by management and the board. Then you have a field ops budget that said \$33,000 with no additional janitorial service under your amenity management agreement. What I think we need to do is confirm the hours you are looking for, for each of those categories. Generally, fulltime is 2,080 hours, I believe the facility attendant is 16 hours a week off season and that probably goes to 36 during season and field management I'm not sure how many hours you have committed but I think it is under 10.

Mr. Gray stated contractually it is 8.

Ms. Buchanan stated I want to make sure you have those numbers. I want to make sure that if you are not happy with the number of hours dedicated to the facility now, that you just don't do a rinse and repeat and end up in the same position going forward. I also want to make sure that any interested bidder has the right information to craft a proposal. I will reiterate, this is an informal process. You could have someone say, tell me what you think works for us and they can provide that to you, but I find it is helpful to be consistent in the information you give out because it will help you get more consistent responses.

Mr. Poulin asked the one that went out, who wrote that?

Ms. Buchanan stated I prepared the form and Mr. Garner reviewed it.

Mr. Poulin asked did anybody else on the board see it? Because I was taken off and in early May I got an email from one of the prospective vendors and sent me a copy of this 14 page document that I had no idea about. I had to read through and find the answers. For something this important to go out I was surprised the board wasn't given copies of it or shared so we know what we are looking at. I couldn't make heads or tails of the hours, the way this document was put together.

Ms. Buchanan stated we did get proposals back but we didn't include them in the agenda package because we didn't want to advertise someone's pricing without everybody having a good sense of what they are actually bidding on.

Mr. Poulin stated the agenda that came out last week had pricing for one of the vendors.

Ms. Buchanan stated it did, it was just a mishap on the holiday weekend scheduling.

A resident stated in other words you are comparing apples to oranges.

Mr. Poulin stated no, it is giving everybody your apples and everybody knows what oranges to bid on.

Ms. Buchanan stated to be fair that happens every time in every informal solicitation. It is very common because it is a public record as soon as it comes to us. Whether we consider it now or next month, there will be other public records requests where they do the same thing and they will come prepared to discuss and compare their proposals to their competitors.

Mr. Poulin stated I think you hit it on the head, it was informal. We didn't do a good job putting it together and this is a big part of our budget. It involves some very good people from different companies and we let the barndoor open on this one and didn't do a good job putting it together.

Mr. Dean stated I'm going back to what I have been saying for a year and a half. Every agreement we have is non-specific in a lot of areas. I would like to see hours, rates, as well as responsibilities included and none of our agreements have specifics on roles and responsibilities. There are many generalities but not specifics. We need more specifics of what to expect from the people when they are here., what we are paying for and what are we getting for it.

Mr. Poulin stated I agree we should look at all these things and bring the board together and with five people here we can come up with great ideas and come up with consensus. When we first talked about these proposals I think the engineering firm sent a letter they were going to stop working for us and we had to explain to them that wasn't the case, we didn't want them to just leave, we were working on proposals. This has gotten us to a slippery road that I think we need to bring in the group and look at all these proposals. There is a lot of data in 14 pages, I think it is very well put together, it is just a lot to digest.

Ms. Buchanan asked how do you want to do your next step? The questions that I asked, the same as you asked essentially, how many hours do you want to dedicate to each position, what goal or task you want to assign to these positions. You want to hash that out tonight? Do

you want to have a special workshop to talk about it where that is the only thing that you talk about? It wouldn't be a meeting; it would just be a working session. I don't want to take up your time unnecessarily, what is your goal?

Mr. Poulin asked how many of these proposals or RFPs are we looking at?

Ms. Buchanan stated I suspect you are going to get three maybe four.

Mr. Poulin stated not vendors, total RFPs for all the different things we do in the community.

Ms. Buchanan stated district management, amenity management, landscaping, district counsel services, engineering services, those are your main contracts. I don't know who does your pool maintenance.

Mr. St. Pierre stated the first step is management services. I don't think we stop at management services, I think we go through the whole thing because there are some contracts that haven't been touched in years and it is time for us to step up to the plate and get this under control a little better and what we expect is part of the process we are going through. If we have a workshop is it open to the public?

Ms. Buchanan stated it has to be open to the public, but you don't have to take public comment because you are not making a single decision.

Mr. St. Pierre asked do we have to advertise it?

Ms. Buchanan stated yes. You can decide the level of formality you want to approach it with. You have to have a notice, you have to take minutes.

Mr. St. Pierre asked can we incorporate it into next month's CDD meeting?

Ms. Buchanan stated you can do it earlier, but I would probably try to separate it a little bit because you get involved in the business of running the CDD.

Mr. St. Pierre asked how about 3:00 p.m. the date of our next CDD meeting?

Mr. Poulin stated I work. Can we pick an evening between now and then? When is our next CDD meeting, July?

Mr. St. Pierre responded June 26th.

Ms. Buchanan stated the other thing to think about is when you want this to start, it is going to be a challenge to change anything in the budget in mid-summer. That goes for your amenity management and district management contracts. I will also say that you are using old

numbers for your budget. It is not entirely common to get lower bids when you go out to bid. I wouldn't count on it.

A resident asked would you consider a Zoom meeting?

Mr. St. Pierre stated I have in my notes for tonight is to recommend we use Flagler Municipal building.

A resident stated I didn't know that but if people can't make it or don't want to leave their house they can use Zoom.

Mr. St. Pierre stated we used to have conference calls. Our next meeting is June 26th. Is 4:00 p.m. okay with everybody?

Ms. Buchanan stated I think you can do it in two hours but you have to do some homework before. You are looking to me, but I will let Darrin weigh in too in case he has something he wants to say

Mr. St. Pierre asked are you okay for 4:00 p.m. on the 26th for a workshop?

Mr. Mossing stated yes.

A resident asked would it make sense to let the current company know what we expect or what we would like to see in their management?

Mr. Poulin stated that is the whole idea.

A resident stated I don't know if we have anything we expect them to do that we want done or have told them this is what we want done in our management.

Mr. St. Pierre stated I think it is pretty well understood the scope of work, there were just some questions when the RFPs went out. That is what we are addressing. We are going to get better information together if there is anything left on turn, but I don't think it is time to change everything we are doing.

A resident asked is there something wrong with the current management company that we are working with? Are they too much money or are they not doing a good job?

Mr. St. Pierre stated no, members of our board wanted to go out and look what's out there.

A resident stated sometimes the devil you know is better than the devil you don't.

Mr. St. Pierre stated we have already sent out the RFPs, we are doing due diligence on it and we appreciate your opinion.

A resident stated I think they are doing a good job.

FIFTH ORDER OF BUSINESS

Discussion Regarding Towing

This item removed from agenda.

SIXTH ORDER OF BUSINESS

Consideration of Conveyance of Phase 4 Improvements

This item discussed earlier in the meeting.

SEVENTH ORDER OF BUSINESS

Update Regarding DR Horton Bill of Sale to City of Bunnell for Phase 4 Improvements

This item discussed earlier in the meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Remediation Planting in Areas 4 & 11

Mr. Gray stated these are the proposals I brought before. I have been working with the water management district and they are very adamant about completing this. They have given me a secondary option of splitting it up but she wants the first section done first. That is the biggest section located in Phase 2 next to that lift station. She would like to see everything done if possible by the end of the year, but is willing to work with us in doing stages but not for too long.

Mr. St. Pierre asked have you approached Joe Walters of D.R. Horton and asked them to bear some of the cost before we get stuck with the \$40,000?

Mr. Gray stated I have written to him but haven't gotten a reply on the planting.

Mr. St. Pierre stated after you do that will you let Katie know the response because I would like to proceed with litigation against them.

Ms. Lambert stated I was on the board when this transpired and I approached D.R. Horton about helping us with it since they cleared the land and they said we didn't clear the land and it was like that when they arrived.

Mr. St. Pierre stated Rich, follow-up with Joe Walters and if you don't get a response get it to Katie and maybe she can kick a few feathers and we can move along.

Mr. Lambert stated google maps shows that area was cleared in 2008 and that was before Horton, so we can't go after Horton.

Mr. St. Pierre stated we can try; right now it is just an email and letter from Katie.

Mr. Lambert stated why waste the time and money if this was done before Horton?

Ms. Buchanan stated I think we will probably try to confirm our timeline before we send a letter.

NINTH ORDER OF BUSINESS

Consideration of LED Lighting Agreement with FPL

Mr. Gray stated this is 5 and 6 that was brought into the previous meeting. There was a discussion of \$189.88, we couldn't get clarity on that. It is what I stated before, I concur, the \$189.88 is the standard account charge. They couldn't give an estimate on base charges as it is dependent on active use of the poles. The \$189.88 then the cost of the usage.

On MOTION by Mr. Poulin seconded by Mr. Dean with all in favor the lighting agreement with FPL was approved.

TENTH ORDER OF BUSINESS

Update Regarding Construction Truck Route for Phase 5

Mr. Gray stated as discussed earlier I will follow-up with D.R. Horton for a more clear understanding to use 100 and see if they will put up a new sign on U.S. 1.

ELEVENTH ORDER OF BUSINESS

Discussion of Long-Range Plan to Remedy Irrigation Makeup and Usage Issues

Mr. Dean stated for the last two years we have had problems with the motors failing, they have been replaced, we upgraded the pumps, we are updating the control system and that is what the assessment was for last year. That being said, that end of it will be state of the art, the rest of it, basically the pumps take suction from the ponds on the driving range, which the City of Bunnell makes up with their effluent from the water treatment plant and rain and whatever runoff there is. Twice since Labor Day last year our pumps have not operated because the pond level was too low. The reason is between the golf course and us, we use more than the City of Bunnell can supply. When there is not a lot of rain, we didn't have enough water to run the system. A lot of people do not follow the guidance on their use of the irrigation system. We don't have a lot of recourse to people who do not follow our guidance. We can't shut down the system. There is a well that we have a permit to draw from, and that would last about five days and is not a good option. We can go back to St. Johns River Water Management District to request more but I don't know if that is feasible. A question to Katie is do we have a legal recourse to not tie

in the new homes until we have a system that can handle it. We have a report from the engineer that says our system is inadequate to supply the full community. That is our situation and we need to find a solution.

Ms. Buchanan asked does it have to be reuse? Could we go to the city and ask them to use potable water because they can't supply sufficient amounts of reuse water?

Mr. Dean stated other communities have individual wells for irrigation. If we dig a community well we would have to go to St. Johns for a permit.

This is to get the ball rolling to have the discussion because it has been an issue twice and most likely will happen again.

Mr. Poulin stated a few things we have been talking about is we need enforcement power. If we have people running the irrigation during the day we need enforcement. We also talked about individual meters or have the city put in potable water.

TWLEFTH ORDER OF BUSINESS

Consideration of Proposals

A. Gym Equipment Replacement

Mr. Gray outlined proposals for leasing the gym equipment to replace the old gym equipment.

B. Fountain Repair (UC-1)

Mr. Gray outlined the proposals and after discussion the board took the following action.

On MOTION by Mr. Poulin seconded by Mr. Dean with all in favor the proposal from Future Horizons in the amount of \$5,817.75 was approved.

Items 14, 15, 16 and 17 taken out of order.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

This item taken earlier in the meeting.

C. District Manager – Report on the Number of Registered Voters, 884

Mr. Mossing stated a copy of the letter from the supervisor of elections indicating that there are 884 registered voters residing within the district was included in the agenda package.

This lady is very supportive of our services and I appreciate that. The district went through the RFP process and GMS was the only one to respond within the due date and time. Needless to say, I am very upset of the lengths that are being taken to try to remove my company.

D. Operations Manager

1. Report

Mr. Gray stated I sent over the open action items list for your review. I have a proposal for the timers on the grills it is two one-hour timers for a total cost of \$802.43. I believe it would be very beneficial and will prevent someone leaving the grills on after their use.

On MOTION by Mr. Dean seconded by Mr. St. Pierre with all in favor staff was authorized to have the timers installed on the grills in the amount of \$802.43.

2. Yellowstone Report

Mr. Gray stated they were going to start the palm pruning going into June and July. I told them to hold off, the seed pods are pushing out and I want to wait so we don't have a secondary pruning.

E. Amenity Manager

Ms. Rinker stated we had an incident where a rental was canceled the day before and since we are having these rentals staffed the social committee asked that we add a 72-hour advance notice for cancelations of rentals and if a cancelation happens after that time, we would keep the \$200 deposit.

On MOTION by Mr. Poulin seconded by Mr. Garner with all in favor staff was authorized to put in place a 72-hour cancelation provision and if rentals are canceled after that time, they forfeit the deposit.

FIFTEENTH ORDER OF BUSINESS

Supervisor’s Requests

Additional comments: Mr. Garner thanked Katie for working on the proposals, will work on proposals for landscaping, delay in opening state board account, get synopsis of meeting minutes posted in a week opposed to a month so people have an idea of what happened, both ice machines have been replaced, timing of getting repairs done, email reports to the board of weekly inspections.

SIXTEENTH ORDER OF BUSINESS

Public Comments

Additional comments: will there be another special assessment of \$225 this year, only as needed, cleanliness of amenity center, sidewalks, entryway, pool, maintenance was taken out of the contract, room is not cleaned after rentals, mold on chairs, look into maintenance hours, solar panels for pool equipment, skill set for golfers.

SEVENTEENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the March 27, 2024 Meeting

On MOTION by Mr. Garner seconded by Mr. Dean with all in favor the minutes were approved.

B. Balance Sheet as of April 30, 2024 and Statement of Revenues and Expenses for the Period Ending April 30, 2024

C. Assessment Receipt Schedule

D. Approval of Check Register

On MOTION by Mr. Poulin seconded by Mr. Garner with all in favor the balance of the consent agenda items was approved.

**THIRTEENTH ORDER OF BUSINESS Consideration of Resolution 2024-07
Approving the Proposed Budget for Fiscal
Year 2025 and Setting a Public Hearing Date
to Adopt of August 28, 2024**

Mr. St. Pierre asked what can we do to charge the golf course more for their assessment?

Ms. Buchanan stated if we want to charge the golf course more we need to identify why they deserve a higher assessment, have the justification for it, give them notice of our intent to increase it and a hearing that they can come and challenge that and then make your decision. I will say you need a professional to give you that justification because you have a status quo, to change it you need to have a real solid reason why. You have an engineer look into it, identify flow rates, try to identify why the golf course should pay more. What you may find is that there is an argument that because the golf course is grass as compared to concrete it serves as a benefit to the entire system because it is not funneling water, it is absorbing water.

Mr. St. Pierre asked what do we have to do to make the commercial property assessment go up?

Ms. Buchanan stated the same process. Why do they require more service from the district? If we have a reason they require more and what that could be is that if they are commercial and have higher traffic, if they have customers that use more water/sewer, they require more stormwater drainage, those are all tangible things that a more intense use might necessitate a higher assessment, but I don't think you have any actual use now.

Mr. St. Pierre stated they are in the same position as the vacant lots but D.R. Horton pays for those. Why are they not being charged?

Mr. Mossing stated they are being charged in accordance with the debt service methodology. It is based upon square footage. A total of 15,000 square feet if 2,000 square feet equals a home so there is 7.5 units.

Mr. Garner asked would we be wasting our time going after these increases?

Ms. Buchanan stated it is going to cost money to do it, so it will take a little time to recoup it and you may not be successful. I struggle with the golf course and I know we say that because just did this in Amelia Island, which is in Nassau County and they have language in their report which you do not have that their engineer made a really strong finding that the golf course was helpful. We don't have that language but you have to have an engineer saying they use it more and they need to pay for it more and I think you are going to have a hard time finding an

engineer to do that. One, because everybody is busy and nobody is going to want to do a small project like that and two, I don't know whether they can say that in conscience.

Mr. Garner stated we already have a cost share agreement in place with the golf course for the stormwater.

Ms. Buchanan stated yes to pay a proportionate share.

Mr. St. Pierre went line item by line item of the proposed budget.

Ms. Buchanan stated if you are intent to go out to bid for services, you haven't put any cushion in your budget for those potential changes.

Mr. Garner asked at the budget workshop do we have any intentions to start planning and working on this lot here to develop it to help relieve some of this building over there or go after those two blocks down the street, for parking or picnic area that relieves some of the traffic here. We have property right next to us.

Mr. Dean stated we had a discussion that there are two lots that are landlocked that are owned by different people. They have requested an easement on the lot on Sand Wedge to get to one lot, the other lot has asked for an easement, which will take away any potential use of that vacant lot. In the long range we need to start thinking of that to prevent overloading this facility.

Mr. Poulin asked are you thinking of adding more money to the budget?

Mr. Garner stated yes, for future development of amenities.

Mr. Poulin stated we need to put a plan together and take it to the community as to what all this would be. I think we should accept what we have here tonight. We need to start with a capital improvement plan and that will help filter into what you are mentioning.

Mr. Mossing stated I have that proposal and will add it to the next agenda. It will look at the assets you own and the useful life of them and the funding.

Mr. Dean stated we need to add a line to do a study of what it would take to purchase the two landlocked lots that we can develop if the need arises.

Ms. Buchanan stated let's talk about what happens if you go over your last year's budgetary cap. We will send notices, letters, a mailing to everybody within the community and they will be apprised that the budget is going to increase and they can come to your budget hearing and provide comment. There is an expense associated with the mailing associated with it. If you are going to add money, you may as well add all of your moneys. I would be reluctant to do it for \$4,000. Add your budget list on some level.

Mr. Poulin asked what is the cap so we don't have to send the letters?

Ms. Buchanan stated last year's budget.

Mr. Poulin stated it is a great idea but at this point we should just carry the budget we have, do research for next year and we have 12 months to get that done.

On MOTION by Mr. Poulin seconded by Mr. Dean with all in favor Resolution 2024-07 approving the fiscal year 2025 budget and setting the public hearing for August 28, 2024 for final adoption was approved.

EIGHTEENTH ORDER OF BUSINESS Next Scheduled Meeting – June 26, 2024 at 6:00 p.m. at the Island Club

Mr. St. Pierre stated our next meeting is June 26th at 6:00 p.m. We are meeting at 4:00 p.m. that day to work on RFPs.

On MOTION by Mr. Dean seconded by Mr. Poulin with all in favor the meeting adjourned at 8:39 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Deer Run
Community Development District

Unaudited Financial Reporting
May 31, 2024



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Deer Run
Community Development District
Combined Balance Sheet
May 31, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 589,576	\$ 25,257	\$ -	\$ -	\$ 614,832
Investments:					
<u>Series 2018</u>					
Reserve	\$ -	\$ -	\$ 321,236	\$ -	\$ 321,236
Revenue	\$ -	\$ -	\$ 407,731	\$ -	\$ 407,731
Interest	\$ -	\$ -	\$ 619	\$ -	\$ 619
Prepayment	\$ -	\$ -	\$ 2,887	\$ -	\$ 2,887
Sinking Fund	\$ -	\$ -	\$ 600	\$ -	\$ 600
Construction	\$ -	\$ -	\$ -	\$ 23,760	\$ 23,760
Due from General Fund	\$ -	\$ -	\$ 54	\$ -	\$ 54
Due from Other	\$ 100	\$ -	\$ -	\$ -	\$ 100
Total Assets	\$ 589,676	\$ 25,257	\$ 733,124.59	\$ 23,760	\$ 1,371,817
Liabilities:					
Accounts Payable	\$ 2,599	\$ -	\$ -	\$ -	\$ 2,599
Accrued Expense Payable	\$ 9,997	\$ -	\$ -	\$ -	\$ 9,997
Deferred Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	\$ 0	\$ -	\$ -	\$ -	\$ 0
Due to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Payable	\$ 153	\$ -	\$ -	\$ -	\$ 153
Total Liabilities	\$ 12,749	\$ -	\$ -	\$ -	\$ 12,749
Fund Balance:					
Restricted for:					
Debt Service - Series 2018	\$ -	\$ -	\$ 733,125	\$ -	\$ 733,125
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 23,760	\$ 23,760
Assigned for:					
Capital Reserves	\$ -	\$ 25,257	\$ -	\$ -	\$ 25,257
Unassigned	\$ 576,927	\$ -	\$ -	\$ -	\$ 576,927
Total Fund Balances	\$ 576,927	\$ 25,257	\$ 733,125	\$ 23,760	\$ 1,359,068
Total Liabilities & Fund Balance	\$ 589,675	\$ 25,257	\$ 733,125	\$ 23,760	\$ 1,371,817

Deer Run
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<u>Revenues:</u>				
Assessments	\$ 1,006,746	\$ 1,006,746	\$ 1,005,652	\$ (1,094)
Golf Course Lake Maintenance Contribution	\$ 4,368	\$ 2,320	\$ 2,320	\$ -
Rental Income	\$ -	\$ -	\$ 500	\$ 500
Total Revenues	\$ 1,011,114	\$ 1,009,066	\$1,008,472	\$ (594)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 8,000	\$ 5,400	\$ 5,400	\$ -
FICA Expense	\$ 612	\$ 413	\$ 413	\$ -
Engineering	\$ 12,000	\$ 8,000	\$ 5,730	\$ 2,270
Dissemination	\$ 2,500	\$ 1,667	\$ 2,017	\$ (350)
Attorney	\$ 20,000	\$ 13,333	\$ 14,194	\$ (860)
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	\$ 24,324	\$ 24,324	\$ 0
Information Technology	\$ 1,161	\$ 774	\$ 774	\$ (0)
Website Maintance	\$ 694	\$ 463	\$ 463	\$ 0
Telephone	\$ 168	\$ 112	\$ 107	\$ 5
Postage	\$ 650	\$ 433	\$ 574	\$ (141)
Insurance	\$ 7,744	\$ 7,744	\$ 7,040	\$ 704
Printing & Binding	\$ 800	\$ 533	\$ 244	\$ 290
Travel Per Diem	\$ 250	\$ 167	\$ -	\$ 167
Legal Advertising	\$ 4,000	\$ 2,667	\$ 957	\$ 1,710
Other Current Charges	\$ 2,500	\$ 1,667	\$ 800	\$ 866
Office Supplies	\$ 100	\$ 67	\$ 5	\$ 62
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 108,290	\$ 70,888	\$ 66,166	\$ 4,722
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 33,418	\$ 22,279	\$ 22,279	\$ 0
Electric	\$ 103,789	\$ 69,192	\$ 55,591	\$ 13,601
Water & Sewer	\$ 16,000	\$ 10,667	\$ 9,999	\$ 667
Landscape Maintenance	\$ 185,400	\$ 123,600	\$ 83,122	\$ 40,478
Landscape Contingency	\$ 3,000	\$ 2,000	\$ 3,865	\$ (1,865)
Mulch	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Tree Pruning	\$ 4,500	\$ 3,000	\$ -	\$ 3,000
Lake Maintenance and Repairs	\$ 24,476	\$ 16,317	\$ 16,461	\$ (144)
Irrigation Repairs	\$ 20,400	\$ 13,600	\$ 2,872	\$ 10,728
Sidewalk Repair	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Street Repair	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Contingency	\$ -	\$ -	\$ 527	\$ (527)
Subtotal Field Expenditures	\$ 403,483	\$ 268,989	\$ 194,717	\$ 74,272

Deer Run
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
Amenity Expenditures				
Amenities Management	\$ 75,000	\$ 50,000	\$ 50,000	\$ -
Facilities Assistant	\$ 16,823	\$ 11,215	\$ 8,787	\$ 2,428
Property Insurance	\$ 58,517	\$ 58,517	\$ 32,984	\$ 25,533
Pool Maintenance	\$ 12,342	\$ 8,228	\$ 7,800	\$ 428
Pool Chemicals	\$ 11,616	\$ 11,616	\$ 11,512	\$ 104
Janitorial Services	\$ 15,643	\$ 10,429	\$ 10,315	\$ 114
Pest Control	\$ 1,100	\$ 733	\$ 627	\$ 106
Facilities Maintenance	\$ 17,500	\$ 11,667	\$ 19,758	\$ (8,092)
Cable, Internet & Telephone Services	\$ 6,000	\$ 4,000	\$ 4,085	\$ (85)
Electric - Amenities	\$ 16,000	\$ 10,667	\$ 11,057	\$ (390)
Water & Sewer - Amenities	\$ 23,000	\$ 15,333	\$ 32,504	\$ (17,170)
Gas Service	\$ 950	\$ 633	\$ 431	\$ 203
Security Monitoring	\$ 1,500	\$ 1,000	\$ 1,381	\$ (381)
Access Cards	\$ 500	\$ 500	\$ -	\$ 500
Operating Supplies	\$ 3,000	\$ 2,000	\$ 2,341	\$ (341)
Amenity Repairs & Maintenance	\$ 18,800	\$ 12,533	\$ 11,174	\$ 1,360
Pool Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 10,596	\$ (596)
Special Events	\$ 15,000	\$ 10,000	\$ 9,577	\$ 423
Holiday Décor	\$ 2,000	\$ 1,333	\$ 174	\$ 1,159
Fitness Center Repairs & Maintenance	\$ 1,050	\$ 700	\$ 1,325	\$ (625)
Office Supplies	\$ 1,000	\$ 667	\$ 992	\$ (326)
Elevator Maintenance	\$ 2,000	\$ 1,333	\$ -	\$ 1,333
Contingency	\$ -	\$ -	\$ 92	\$ (92)
Capital Project	\$ 190,000	\$ 126,667	\$ 51,035	\$ 75,632
Subtotal Amenity Expenditures	\$ 499,341	\$ 359,772	\$ 278,548	\$ 81,224
Total Operations & Maintenance	\$ 902,824	\$ 628,760	\$ 473,265	\$ 155,495
Total Expenditures	\$ 1,011,114	\$ 699,648	\$ 539,431	\$ 160,217
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 469,041	
Fund Balance - Beginning	\$ -		\$ 107,886	
Fund Balance - Ending	\$ -		\$ 576,927	

Deer Run
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	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 May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Assessments	\$ 648,163	\$ 648,163	\$ 652,699	\$ 4,536
Interest	\$ 100	\$ 67	\$ 26,402	\$ 26,335
Total Revenues	\$ 648,263	\$ 648,230	\$ 679,100	\$ 30,871
Expenditures:				
Interest - 11/1	\$ 218,900	\$ 218,900	\$ 218,623	\$ 278
Special Call - 11/1	\$ -	\$ -	\$ 95,000	\$ (95,000)
Principal - 5/1	\$ 210,000	\$ 210,000	\$ 210,000	\$ -
Interest - 5/1	\$ 218,900	\$ 218,900	\$ 216,040	\$ 2,860
Special Call - 5/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Total Expenditures	\$ 647,800	\$ 647,800	\$ 744,663	\$ (96,863)
Excess (Deficiency) of Revenues over Expenditures	\$ 463		\$ (65,562)	
Fund Balance - Beginning	\$ 378,368		\$ 798,687	
Fund Balance - Ending	\$ 378,830		\$ 733,125	

Deer Run
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 772	\$ 772
Total Revenues	\$ -	\$ -	\$ 772	\$ 772
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 772	
Fund Balance - Beginning	\$ -		\$ 22,988	
Fund Balance - Ending	\$ -		\$ 23,760	

Deer Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ 73,843	\$ 66,528	\$ 561,366	\$ 11,243	\$ 2,684	\$ 4,594	\$ 12,337	\$ -	\$ -	\$ -	\$ -	\$ 732,594
Assessments - Direct	\$ -	\$ 68,264	\$ -	\$ 68,264	\$ 68,264	\$ -	\$ -	\$ 68,264	\$ -	\$ -	\$ -	\$ -	\$ 273,058
Golf Course Lake Maintenance Contribution	\$ 387	\$ 387	\$ 387	\$ 387	\$ 387	\$ 387	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,320
Rental Income	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Total Revenues	\$ 387	\$ 142,494	\$ 66,914	\$ 630,017	\$ 80,044	\$ 3,421	\$ 4,594	\$ 80,601	\$ -	\$ -	\$ -	\$ -	\$ 1,008,472
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,200	\$ 1,400	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400
FICA Expense	\$ -	\$ 92	\$ 107	\$ 77	\$ -	\$ 61	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 413
Engineering	\$ 2,535	\$ 195	\$ 758	\$ 98	\$ -	\$ 1,853	\$ 293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,730
Dissemination	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 458	\$ 208	\$ 308	\$ -	\$ -	\$ -	\$ -	\$ 2,017
Attorney	\$ 3,745	\$ 1,080	\$ 2,122	\$ 4,257	\$ 872	\$ 1,902	\$ 217	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,194
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Assessment Roll Services	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Management Fees	\$ 3,041	\$ 3,041	\$ 3,041	\$ 3,041	\$ 3,041	\$ 3,041	\$ 3,041	\$ 3,041	\$ -	\$ -	\$ -	\$ -	\$ 24,324
Information Technology	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ -	\$ -	\$ -	\$ -	\$ 774
Website Maintenance	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ -	\$ -	\$ -	\$ -	\$ 463
Telephone	\$ 2	\$ -	\$ 51	\$ 25	\$ -	\$ -	\$ -	\$ 29	\$ -	\$ -	\$ -	\$ -	\$ 107
Postage	\$ 108	\$ 57	\$ 102	\$ 84	\$ 45	\$ 35	\$ 78	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ 574
Insurance	\$ 7,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,040
Printing & Binding	\$ 41	\$ -	\$ 39	\$ 41	\$ 66	\$ 12	\$ 9	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ 244
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 303	\$ 28	\$ 76	\$ 502	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 957
Other Current Charges	\$ 135	\$ 135	\$ 149	\$ 117	\$ 89	\$ 50	\$ 42	\$ 84	\$ -	\$ -	\$ -	\$ -	\$ 800
Office Supplies	\$ 1	\$ 0	\$ 1	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 20,437	\$ 6,190	\$ 8,207	\$ 9,605	\$ 4,476	\$ 8,415	\$ 5,118	\$ 3,718	\$ -	\$ -	\$ -	\$ -	\$ 66,166
Operations & Maintenance													
Field Expenditures													
Field Management	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ -	\$ -	\$ -	\$ -	\$ 22,279
Electric	\$ 7,418	\$ 7,438	\$ 6,132	\$ 6,910	\$ 6,852	\$ 6,754	\$ 6,946	\$ 7,139	\$ -	\$ -	\$ -	\$ -	\$ 55,591
Water & Sewer	\$ 975	\$ 1,493	\$ 1,389	\$ 1,493	\$ 1,629	\$ 1,233	\$ 596	\$ 1,190	\$ -	\$ -	\$ -	\$ -	\$ 9,999
Landscape Maintenance	\$ 10,067	\$ 10,067	\$ 12,657	\$ 10,067	\$ 10,067	\$ 10,067	\$ 10,067	\$ 10,067	\$ -	\$ -	\$ -	\$ -	\$ 83,122
Landscape Contingency	\$ -	\$ 3,250	\$ -	\$ -	\$ 615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,865
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Pruning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance and Repairs	\$ 2,039	\$ 2,039	\$ 2,039	\$ 2,189	\$ 2,039	\$ 2,039	\$ 2,039	\$ 2,039	\$ -	\$ -	\$ -	\$ -	\$ 16,461
Irrigation Repairs	\$ 1,350	\$ -	\$ -	\$ 282	\$ -	\$ 1,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,872
Sudewalk Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ 527	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 527
Subtotal Field Expenditures	\$ 24,634	\$ 27,598	\$ 25,002	\$ 23,727	\$ 23,987	\$ 24,118	\$ 22,433	\$ 23,219	\$ -	\$ -	\$ -	\$ -	\$ 194,717

Deer Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total	
Amenity Expenditures														
Amenities Management	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ -	\$ -	\$ -	\$ -	50,000
Facilities Assistant	\$ 933	\$ 280	\$ 705	\$ 1,129	\$ 1,820	\$ 2,406	\$ 1,514	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,787
Property Insurance	\$ 32,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,984
Pool Maintenance	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ -	\$ -	\$ -	\$ -	7,800
Pool Chemicals	\$ 1,360	\$ 1,364	\$ 1,364	\$ 1,485	\$ 1,485	\$ 1,485	\$ 1,485	\$ 1,485	\$ 1,485	\$ -	\$ -	\$ -	\$ -	11,512
Janitorial Services	\$ 1,200	\$ 1,400	\$ 1,200	\$ 1,400	\$ 1,200	\$ 1,215	\$ 1,500	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	10,315
Pest Control	\$ -	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ -	\$ -	\$ -	\$ -	627
Facilities Maintenance	\$ 1,712	\$ -	\$ 2,270	\$ 1,379	\$ 1,000	\$ 5,260	\$ 8,137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,758
Cable, Internet & Telephone Services	\$ 622	\$ 622	\$ 622	\$ 622	\$ 400	\$ 400	\$ 398	\$ 398	\$ -	\$ -	\$ -	\$ -	\$ -	4,085
Electric - Amenities	\$ 1,230	\$ 1,492	\$ 1,174	\$ 1,449	\$ 1,493	\$ 1,398	\$ 1,456	\$ 1,365	\$ -	\$ -	\$ -	\$ -	\$ -	11,057
Water & Sewer - Amenities	\$ 3,284	\$ 4,238	\$ 3,290	\$ 4,238	\$ 4,611	\$ 5,565	\$ 3,185	\$ 4,093	\$ -	\$ -	\$ -	\$ -	\$ -	32,504
Gas Service	\$ 35	\$ 38	\$ 41	\$ 68	\$ 57	\$ 55	\$ 78	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	431
Security Monitoring	\$ 119	\$ -	\$ -	\$ -	\$ -	\$ 11	\$ 1,239	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	1,381
Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Operating Supplies	\$ 400	\$ -	\$ 225	\$ 373	\$ 250	\$ 438	\$ 655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,341
Amenity Repairs & Maintenance	\$ 5,157	\$ -	\$ 2,613	\$ 300	\$ 816	\$ 938	\$ 1,351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,174
Pool Repairs & Maintenance	\$ 10,208	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,596
Special Events	\$ 3,438	\$ -	\$ 1,457	\$ 545	\$ -	\$ 1,301	\$ 1,733	\$ 1,102	\$ -	\$ -	\$ -	\$ -	\$ -	9,577
Holiday Décor	\$ -	\$ -	\$ 165	\$ -	\$ -	\$ -	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	174
Fitness Center Repairs & Maintenance	\$ -	\$ -	\$ 175	\$ 460	\$ -	\$ 175	\$ -	\$ 515	\$ -	\$ -	\$ -	\$ -	\$ -	1,325
Office Supplies	\$ 443	\$ -	\$ 283	\$ 150	\$ -	\$ -	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	992
Elevator Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	92
Capital Project	\$ -	\$ -	\$ 51,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	51,035
Subtotal Amenity Expenditures	\$ 70,351	\$ 17,093	\$ 73,933	\$ 20,913	\$ 20,444	\$ 27,960	\$ 30,310	\$ 17,544	\$ -	\$ -	\$ -	\$ -	\$ 278,548	
Total Operations & Maintenance	\$ 94,985	\$ 44,691	\$ 98,935	\$ 44,639	\$ 44,431	\$ 52,078	\$ 52,742	\$ 40,763	\$ -	\$ -	\$ -	\$ -	\$ 473,265	
Total Expenditures	\$ 115,422	\$ 50,881	\$ 107,142	\$ 54,244	\$ 48,907	\$ 60,493	\$ 57,860	\$ 44,481	\$ -	\$ -	\$ -	\$ -	\$ 539,431	
Excess (Deficiency) of Revenues over Expenditures	\$ (115,035)	\$ 91,613	\$ (40,228)	\$ 575,772	\$ 31,137	\$ (57,072)	\$ (53,266)	\$ 36,120	\$ -	\$ -	\$ -	\$ -	\$ 469,041	

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	\$321,236
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)
Less: Principal Payment - 05/01/24	(\$210,000)
Less: Special Call - 05/01/24	(\$5,000)
Current Bonds Outstanding	\$7,735,000

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				
		\$	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	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

May 01, 2024 through May 31, 2024

Fund	Date	Check No.'s		Amount
General Fund				
	5/6/24	2040-2050	\$	25,356.78
	5/15/24	2051-2057	\$	16,211.38
	5/24/24	2058-2063	\$	12,184.68
	5/28/24	2064-2065	\$	67,975.64
Total Amount			\$	121,728.48

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/06/24	00091	4/24/24	0F616487	202404	320	53800	50000		SPRINKLER SYS INSPECTION CINTAS FIRE 636525	*	551.58	551.58	002040
5/06/24	00091	4/08/24	0F611770	202404	320	53800	50000		SPRINKLER SYS REPAIR CINTAS FIRE 636525	*	6,032.35	6,032.35	002041
5/06/24	00003	3/20/24	00063395	202403	310	51300	48000		NOT CDD MEETING 3/27/24 00063395 202403 310-51300-48000 NOT WORKSHOP 4/10/24 DAYTONA NEWS-JOURNAL	*	27.54	48.18	002042
5/06/24	00043	4/19/24	22403820	202403	310	51300	31100		ENGINEER SVCS MAR 24 DEWBERRY ENGINEERS INC.	*	1,852.50	1,852.50	002043
5/06/24	00092	4/12/24	402943	202404	320	53800	51000		CCTV INSTALLATION 4/30/24 403811 202404 320-53800-51000 BACKUP BATTERY HI-TECH SYSTEM ASSOCIATES INC	*	1,194.96	1,238.96	002044
5/06/24	00082	4/22/24	128	202404	320	53800	48300		CLEANING 4/15 4/29/24 129 202404 320-53800-48300 CLEANING 4/22 J&G COMMERCIAL CLEANING SERVICE LLC	*	300.00	600.00	002045
5/06/24	00085	4/30/24	3383123	202403	310	51300	31500		GENERAL COUNSEL MAR 24 KUTAK ROCK LLP	*	1,902.00	1,902.00	002046
5/06/24	00073	4/29/24	1096482	202404	320	53800	54000		ICEMAKER TRAP DRAINAGE MR ROOTER PLUMBING	*	450.78	450.78	002047
5/06/24	00059	5/01/24	11129560	202405	320	53800	48100		WATER MANAGEMENT MAY 24 POOLSURE	*	1,484.73	1,484.73	002048
5/06/24	00056	2/02/24	201	202401	320	53800	12100		FACILITY ASSIT THRU JAN RIVERSIDE MANAGEMENT SERVICES, INC	*	1,129.17	1,129.17	002049

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/06/24	00042	5/01/24	PC 68771	202405	320	53800	46000		LANDSCAPE MAINT - MAY 24 YELLOWSTONE LANDSCAPE	*	10,066.53	10,066.53	002050
5/15/24	00027	5/01/24	18004617	202405	320	53800	43000		PREMIUM LIGHTING MAY 24 FLORIDA POWER & LIGHT COMPANY	*	902.00	902.00	002051
5/15/24	00066	5/02/24	60866850	202405	320	53800	48400		PEST CONTROL MAY 24 FLORIDA PEST CONTROL & CHEMICAL CO	*	89.60	89.60	002052
5/15/24	00001	5/01/24	369	202405	310	51300	34000		MAY MANAGEMENT FEES	*	3,040.50		
		5/01/24	369	202405	310	51300	35200		MAY WEBSITE ADMIN	*	57.83		
		5/01/24	369	202405	310	51300	35100		MAY INFO TECH	*	96.75		
		5/01/24	369	202405	310	51300	31300		MAY DISSEM AGENT SERVICES	*	208.33		
		5/01/24	369	202405	310	51300	51000		OFFICE SUPPLIES	*	.69		
		5/01/24	369	202405	310	51300	42000		POSTAGE	*	64.83		
		5/01/24	369	202405	310	51300	42500		COPIES	*	34.95		
		5/01/24	369	202405	310	51300	41000		TELEPHONE	*	29.47		
		5/01/24	370	202405	320	53800	12000		MAY FIELD MANAGEMENT	*	2,784.83		
									GOVERNMENTAL MANAGEMENT SERVICES			6,318.18	002053
5/15/24	00092	5/14/24	404583	202405	320	53800	51000		COMM VIDEO 4 HI-TECH SYSTEM ASSOCIATES INC	*	12.67	12.67	002054
5/15/24	00102	5/10/24	987670	202405	320	53800	47000		LAKE MAINTENANCE MAY 24 J & J AQUATICS SPECIALIST LLC	*	2,038.93	2,038.93	002055
5/15/24	00082	5/06/24	130	202404	320	53800	48300		CLEANING 4/29	*	300.00		
		5/12/24	131	202405	320	53800	48300		CLEANING 5/6 J&G COMMERCIAL CLEANING SERVICE LLC	*	300.00	600.00	002056

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/15/24	00056	5/01/24	212	202405	320-53800-12100			MAY FACILITY MANAGEMENT RIVERSIDE MANAGEMENT SERVICES, INC	*	6,250.00	6,250.00	002057
5/24/24	00054	5/20/24	12	202405	310-51300-31300			AMORT SCHED S18 5/1/24 DISCLOSURE SERVICES, LLC	*	100.00	100.00	002058
5/24/24	00044	3/27/24	03272024	202403	300-20700-10200			COMMISSIONS FLAGLER COUNTY TAX COLLECTOR	*	147.45	147.45	002059
5/24/24	00044	5/01/24	05012024	202405	300-20700-10200			COMMISSIONS FLAGLER COUNTY TAX COLLECTOR	*	395.96	395.96	002060
5/24/24	00082	5/19/24	132	202405	320-53800-48300			CLEANING 5/13 J&G COMMERCIAL CLEANING SERVICE LLC	*	300.00	300.00	002061
5/24/24	00093	3/19/24	3S709-20	202403	320-53800-56000			QRTY EQUIPMENT MAINT LLOYDS EXERCISE EQUIPMENT	*	175.00	175.00	002062
5/24/24	00056	3/31/24	209	202403	320-53800-12100			MAR FACILITY ASSISTANT	*	2,405.94		
		4/16/24	210	202403	320-53800-53000			MAINTENANCE SUPPLIES	*	437.95		
		4/16/24	210	202403	320-53800-50000			MAR FACILITY MAINTENANCE	*	501.37		
		4/16/24	211	202404	320-53800-59000			SPECIAL EVNT SUPPLIES 4/5	*	1,733.40		
		4/30/24	213	202404	320-53800-12100			APR ASSISTANT MANAGER	*	1,514.48		
		5/14/24	214	202405	320-53800-59000			SPECIAL EVNT SUPPLIES-5/5	*	1,101.55		
		5/14/24	215	202404	320-53800-50000			APR FACILITY MAINT	*	1,552.81		
		5/14/24	215	202404	320-53800-54000			AMENT REPAIR & MAINT	*	899.99		
		5/14/24	215	202404	320-53800-57000			OFFICE SUPPLIES	*	116.55		
		5/14/24	215	202404	320-53800-55000			POOL SUPPLIES	*	137.98		
		5/14/24	215	202404	320-53800-53000			OPERATING SUPPLIES	*	655.06		

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		5/14/24 215	202404 320-53800-59100		*	9.19	
		HOLIDAY DECOR		RIVERSIDE MANAGEMENT SERVICES, INC			11,066.27 002063
5/28/24	00035	3/27/24 03272024	202405 300-20700-10100		*	2,630.79	
		03.27 FY24 ASSESS					
		5/01/24 05012024	202405 300-20700-10100		*	7,064.85	
		05.01 FY24 ASSESS		DEER RUN CDD C/O REGIONS BANK			9,695.64 002064
5/28/24	00035	5/01/24 050124	202405 300-20700-10100		*	58,280.00	
		DRECT ASSESS 05/01		DEER RUN CDD C/O REGIONS BANK			58,280.00 002065
TOTAL FOR BANK A						121,728.48	
TOTAL FOR REGISTER						121,728.48	

DRUN DEER RUN

AMOSSING



approved 4/30/24 KR 50000

*** INVOICE CUSTOMER COPY ***

Location : CINTAS FIRE PROTECTION

Invoice # : 0F61648714 Inv Date : 4/24/2024
Customer : 29778 Loc : F61
Type . . : CHG-S Route . : 77
PO Number : Acct # : 29778
WO Number : Acct Zip : 32110
Service Visit : 9967805

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

0013205380050000
Sprinkler System Inspection

Table with 5 columns: Item, Qty, Description, Unit Price, Net Amount Tx. Rows include BATTERY RECYCLE & DISPOSAL, BATTERY, 12V 7.2 AH, INSPECTION, SEMI ANNUAL ALARM SYSTEM, and Service Charge. Summary rows for SUB-TOTAL, TAX, and TOTAL are also present.

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
PLEASE CALL 570 891-0469

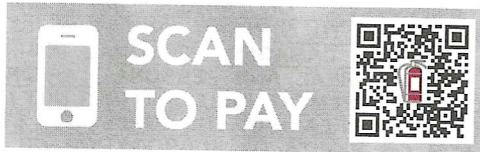
THE GOODS AND/OR SERVICES PROVIDED BY CINTAS HAVE BEEN OR WILL BE PROVIDED EXPLICITLY SUBJECT TO CINTAS'S FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS ("THE TERMS"), A COMPLETE COPY OF WHICH HAS BEEN PROVIDED TO YOU, AND ADDITIONAL COPIES OF WHICH ARE AVAILABLE FROM YOUR CINTAS REPRESENTATIVE OR ONLINE AT CINTAS.COM/FIRECONTRACT. CERTAIN EXCERPTS OF THE TERMS ARE ALSO PRINTED ON THE BACK OF THIS PAGE. BY SIGNING THIS DOCUMENT AND/OR ACCEPTING THE GOODS AND/OR SERVICES PROVIDED, YOU (1) ACKNOWLEDGE THAT YOU HAVE RECEIVED, READ, AND UNDERSTAND THE TERMS IN THEIR ENTIRETY, (2) AGREE TO BE BOUND BY THE TERMS, (3) REPRESENT AND WARRANT THAT YOU HAVE THE AUTHORITY TO ENTER INTO THIS AGREEMENT, AND (4) ACKNOWLEDGE THAT ALL WORK HAS BEEN COMPLETED.



Approved 4/30/24 KR 50000

Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***



Invoice # : 0F61177037 Inv Date : 4/08/2024
Customer : 29778 Loc : F61
Type . . : CHG-S Route . : 74
PO Number : Acct # : 29778
WO Number : Acct Zip : 32110
Service Visit : 10007510

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

0013205380050000
Sprinkler System Repair

Table with 5 columns: Item, Qty, Description, Unit Price, Net Amount Tx. Rows include LABOR73, PART73, SC, and a SUB-TOTAL/TOTAL summary row.

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
PLEASE CALL 570 891-0469

THE GOODS AND/OR SERVICES PROVIDED BY CINTAS HAVE BEEN OR WILL BE PROVIDED EXPLICITLY SUBJECT TO CINTAS'S FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS ("THE TERMS"), A COMPLETE COPY OF WHICH HAS BEEN PROVIDED TO YOU, AND ADDITIONAL COPIES OF WHICH ARE AVAILABLE FROM YOUR CINTAS REPRESENTATIVE OR ONLINE AT CINTAS.COM/FIRECONTRACT. CERTAIN EXCERPTS OF THE TERMS ARE ALSO PRINTED ON THE BACK OF THIS PAGE. BY SIGNING THIS DOCUMENT AND/OR ACCEPTING THE GOODS AND/OR SERVICES PROVIDED, YOU (1) ACKNOWLEDGE THAT YOU HAVE RECEIVED, READ, AND UNDERSTAND THE TERMS IN THEIR ENTIRETY, (2) AGREE TO BE BOUND BY THE TERMS, (3) REPRESENT AND WARRANT THAT YOU HAVE THE AUTHORITY TO ENTER INTO THIS AGREEMENT, AND (4) ACKNOWLEDGE THAT ALL WORK HAS BEEN COMPLETED.



The Daytona Beach News-Journal
Daytona Pennysaver

Deer Run Comm Dev Dist		ACCOUNT #	464637	PAGE #	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE			
0006339570	Mar 1- Mar 31, 2024	April 20, 2024			
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*			
\$0.00	\$0.00	\$48.18			

BILLING ACCOUNT NAME AND ADDRESS

Deer Run Comm Dev Dist
219 E. Livingston St.
Orlando, FL 32801-1508



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

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

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

Date	Description	Amount
3/1/24	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/20/24	9911738	DTB Flagler/ Palm Coast News Tribune	March Meeting		\$27.54
3/27/24	9869199	DTB Flagler/ Palm Coast News Tribune	4-10-24 Workshop		\$20.64

0013105130048000
Not Workshop 4/10/24
Not CDD Meeting 3/27/24

RECEIVED APR 22 2024

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	\$48.18
	Service Fee 3.99%	\$1.92
	*Cash/Check/ACH Discount	-\$1.92
	*Payment Amount by Cash/Check/ACH	\$48.18
	Payment Amount by Credit Card	\$50.10

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Deer Run Comm Dev Dist		464637		0006339570		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$48.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$48.18
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		\$50.10
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

000046463700000000000000063395700000481867241

PROOF OF PUBLICATION

Deer Run Comm Dev Dist
DEER RUN COMM DEV DIST
219 EAST LIVINGSTON STREET
ORLANDO FL 32801

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Flagler/Palm Coast NEWS-TRIBUNE, published in Flagler County, Florida; that the attached copy of advertisement, being a 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:

03/20/2024

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 03/20/2024

Kegan Moran
Legal Clerk

Kevin J. Kelly
Notary, State of WI, County of Brown
3-7-27

My commission expires

Publication Cost: \$27.54
Order No: 9911738 # of Copies: 1
Customer No: 464637
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

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

The meeting of the Board of Supervisors (the "Board") of the Deer Run Community Development District is scheduled to be held on Wednesday, March 27, 2024 at 6:00 p.m. located at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

Howard McGaffney
District Manager
NT9911738 3/20/2024

PROOF OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

03/27/2024

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 03/27/2024

Keegan Moran
Legal Clerk

Kaitlyn Felty
Notary, State of WI, County of Brown

3-27-27

My commission expires

Publication Cost: \$20.64

Order No: 9869199

Customer No: 464637

PO #:

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

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

A public workshop of one or more members of the Board of Supervisors of the Deer Run Community Development District will be held on **Wednesday, April 10, 2024, at 6:00 p.m.**, located at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110. This workshop is will be held to discuss the Fiscal Year 2025 Budget. No final action will be taken at this Workshop. The Workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any person requiring special accommodations at this Workshop because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the Workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Howard MacGaffney
District Manager
NT#9869199 3/27/2024 1†

Invoice

Dewberry Engineers Inc.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN:13-0746510



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

April 19, 2024
Project No: 50168591.000
Invoice No: 22403820
Due Date: May 19, 2024
Project Manager PETER ARMANS

Project 50168591.000 Deer Run CDD 2024 Gen Eng

Deer Run CDD 2024 Gen Eng

Professional Services from February 24, 2024 to March 31, 2024

Phase T001 GENERAL ENGINEERING

Professional Personnel

	Hours	Rate	Amount	
ENGINEER V	9.50	195.00	1,852.50	
Totals	9.50		1,852.50	
Total Labor				1,852.50
		Total this Phase		1,852.50

Billings to Date

	Current	Prior	Total	
Labor	1,852.50	3,022.50	4,875.00	
Totals	1,852.50	3,022.50	4,875.00	
			Total Invoice Amount Due	<u><u>1,852.50</u></u>

0013105130031100
Engineer Svcs Mar 24

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number. This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct. This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the amount should be brought to the attention of Dewberry Immediately. For faster and accurate processing of your payment, email your ACH requirements to ar@dewberry.com. Thank you

Labor Detail

Tuesday, April 23, 2024

7:32:21 AM

002 - Dewberry Engineers Inc.

For the period 2/23/2024 - 3/29/2024

			Total Hours	Date	
Project Number: 50168591.000 Deer Run CDD 2024 Gen Eng					
Phase Number: T001 GENERAL ENGINEERING					
	0957610	ARMANS, PETER	2.00	3/26/2024	
	0957610	ARMANS, PETER	6.00	3/27/2024	
	0957610	ARMANS, PETER	1.00	3/28/2024	
	0957610	ARMANS, PETER	.50	3/29/2024	
Total for T001			9.50		
Total for 50168591.000			9.50		



Tallahassee, FL 32308
2498 Centerville Rd.

Approved 4/25/24 KR
Approved by David St. Pierre
@ 4/10/24 meeting
51000

Invoice

Invoice #: 402943
Invoice Date: 04/12/2024
Completed: 04/12/2024
Terms: Due On Receipt
Bid#: 0
Job: 8230-1
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

Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr, Bunnell, FL

Installation

5.00

\$95.00

475.00

256 GB Micro SD Card

2.00

\$59.99

119.98

ADC-VC838PF

2.00

\$299.99

599.98

Sales Tax

83.65

0013205380051000

CCTV Installation

Tech Resolution Note:

CCTV

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	\$1,278.61
Payments	\$-83.65
Balance Due	\$1,194.96

approved 4/30/24 KR



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

50000

Invoice #: 403811
Invoice Date: 04/30/2024
Completed: 04/30/2024
Terms: Due On Receipt
Bid#:
Service Ticket: 73205
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
7421520 - Access Control System - Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr, Bunnell, FL			
12V-4.5aH Backup Battery	2.00	\$22.00	44.00
Sales Tax			0.00
0013205380051000 Installed Backup Battery			

Tech Resolution Note:

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	\$44.00
Payments	\$0.00
Balance Due	\$44.00

approved 4/23/24 KK

48300

Invoice

128

4/22/2024

NET 15

Dear Run Amenity Center

Attn: Kayla

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

Week of 4/15	300.00
--------------	--------

Total Due:	300.00
-------------------	---------------

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

Thank you,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164

0013205380048300

Cleaning 4/15



approved 4/30/24 KR
48300

Invoice

129

4/29/2024

NET 15

Dear Run Amenity Center

Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 4/22	300.00
Total Due:	300.00

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

Thank you,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164

0013205380048300

Cleaning 4/22



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 30, 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.

0013105130031500

Orlando, FL 32827

General Counsel Mar 24

Invoice No. 3383123

6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

03/01/24	K. Buchanan	0.20	63.00	Review correspondence relating to engineering services; confer with district manager regarding same
03/04/24	K. Buchanan	0.20	63.00	Review outstanding items
03/08/24	K. Buchanan	0.50	157.50	Review form of FPL agreement and confer with Walter regarding same
03/11/24	K. Buchanan	0.70	220.50	Prepare correspondence to board member regarding property management solicitations
03/16/24	G. Lovett	0.30	75.00	Monitor legislative process relating to matters impacting special districts
03/19/24	K. Buchanan	0.40	126.00	Prepare for board meeting; confer with district manager
03/20/24	K. Buchanan	0.40	126.00	Confer with district manager regarding acquisition of Phase 4 improvements
03/27/24	K. Buchanan	3.00	945.00	Prepare for and attend board meeting
03/28/24	K. Buchanan	0.40	126.00	Confer with district manager
TOTAL HOURS		6.10		

KUTAK ROCK LLP

Deer Run CDD

April 30, 2024

Client Matter No. 6023-1

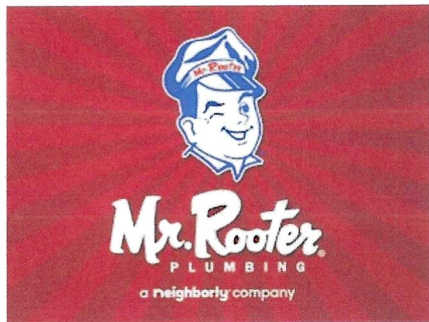
Invoice No. 3383123

Page 2

TOTAL FOR SERVICES RENDERED \$1,902.00

TOTAL CURRENT AMOUNT DUE \$1,902.00

approved 5/1/24 KR
54000



Mr Rooter Plumbing
3480 N US HWY 1
Bunnell, FL 32110
386-439-3333
License# CFC1429533

Invoice 1096482
Invoice Date 4/29/2024
Completed Date 4/29/2024
Technician 1 Luis Santos
Customer PO
Payment Term Due Upon Receipt
Due Date 4/29/2024
Job Address
Deer Run/Island Club
501 Grand Reserve Drive
Bunnell, FL 32110 USA

Billing Address
Deer Run/Island Club
501 Grand Reserve Drive
Bunnell, FL 32110 USA

Description of Work

Hey new icemaker install needed a trap for drainage

Task #	Description	Quantity	Your Price	Your Total
C1500	Repair 1 1/2" exposed plastic line up to 5' Top Quality, professional & installed meeting or exceeding Local Codes for your Safety. • 1 Year Parts & Workmanship Guarantee	1.00	\$450.78	\$450.78

0013205380054000
Icemaker Trap Drainage

Potential Savings	\$54.10
Sub-Total	\$450.78
Tax	\$0.00
Total Due	\$450.78
Balance Due	\$450.78

Thank you for your business. Please leave us a Google Review!
<https://g.page/r/CQ0JLP5xGVVIEBM/review>

IMPORTANT NOTICE: Customer is responsible for meeting the Terms and Conditions of this contract. By signing it is agreed that Mr. Rooter Plumbing reserves the right to place a lien on your property until conditions are met. **KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW.** You agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. I also agree to hold Mr. Rooter Plumbing harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. I hereby authorize Mr. Rooter Plumbing to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$450.78.

I understand a deposit maybe required prior to the commencement of work. If I choose not to proceed with authorized work a portion of my deposit will be forfeited to Mr. Rooter Plumbing to be applied to administrative and company incurred costs. If your job requires inspection and you set a date with the office for that inspection and fail be available for the inspector, you maybe responsible for any re-inspection fees charged by your municipality.

4/29/2024
Complete-

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$450.78

4/29/2024



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

Invoice

Date 5/1/2024

Invoice # 111295608740

Terms	Net 20
Due Date	5/21/2024
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,459.73
WM-XPC Upgrade	XPC System Upgrade	1	ea	25.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00
<p>Approved Pool Chemicals 001.320.53800.48100 Rich Gray Water Management May24</p>				

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

Remittance Slip

Customer
11DEE025
Invoice #
111295608740

Amount Due \$1,484.73

Amount Paid _____

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



111295608740

Riverside Management Services, Inc

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

Invoice

Invoice #: 201
Invoice Date: 2/2/2024
Due Date: 2/2/2024
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 January 2024	42.61	26.50	1,129.17
Facility Assit Thru Jan 0013205380012100			

Total	\$1,129.17
Payments/Credits	\$0.00
Balance Due	\$1,129.17



INVOICE

INVOICE #	INVOICE DATE
PC 687719	5/1/2024
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 31, 2024

Invoice Amount: \$10,066.53

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

Approved
Landscape Maintenance
001.320.53800.46000
Rich Gray
Landscape Maint - May
24

Invoice Total **\$10,066.53**

Excellence

IN COMMERCIAL LANDSCAPING

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

PAYMENT COUPON

/4115006401063000160342180046177000000090200

1800461770 1 of 1

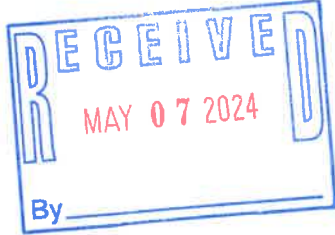
4,1,1500,640106,3000160342,1800461770,0,0000090200

Please mail this portion with your check

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

Cust. No.: 3000160342	Inv. No.: 1800461770
This Month's Charges Past Due After 05/31/2024	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 Number: 3000160342

Customer Name and Address

Invoice Number: 1800461770

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

Invoice Date: 05/01/2024

4,1,1500,640106,3000160342,1800461770,0,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 3000160342 Invoice No: 1800461770

Description	Amount
PREMIUMLIGHTING	902.00
For Inquiries Contact: PREMIUM LIGHTING	Total Amount Due \$902.00 This Month's Charges Past Due After 05/31/2024

0013205380043000
Premium Lighting May 24

Wire & ACH Payments

Check Payments

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

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**



Approved 5/15/24 KK
48400

PO BOX 740608
CINCINNATI OH 45274-0608

Bill To Number 2692782	Invoice Date 5/2/2024	Amount Due 89.60
----------------------------------	---------------------------------	----------------------------

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

INVOICE# 60866850 DEER RUN CDD

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



INVOICE DETAIL

Thank you for allowing us to provide the following services:

PEST CONTROL MAINTENANCE

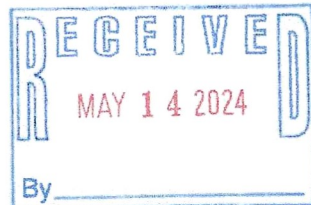
Deer Run Cdd
501 GRAND RESERVE DR
BUNNELL , FL ON 5/2/2024

89.60

Payment Receipt. Please Return with Payment Remittance



PO Box 13848
Reading, PA 19612-3848



Bill To #: 2692782	Date: 5/2/2024
Due Date: 6/1/2024	Invoice #: 60866850
Amount Due: 89.60	Amount Paid: _____
	Check No.: _____



4536 1 AB 0.547 20 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

0026927820000000000060866850000008960202406010002

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 369**Invoice Date:** 5/1/24**Due Date:** 5/1/24**Case:****P.O. Number:****Bill To:**Deer Run CDD
9145 Narcoossee Rd
Suite A206
Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
Management Fees - May 2024	0013105130034000	3,040.50	3,040.50
Website Administration - May 2024	0013105130035200	57.83	57.83
Information Technology - May 2024	0013105130035100	96.75	96.75
Dissemination Agent Services - May 2024	0013105130035100	208.33	208.33
Office Supplies	0013105130031300	0.69	0.69
Postage	0013105130051000	64.83	64.83
Copies	0013105130042000	34.95	34.95
Telephone	0013105130042500	29.47	29.47
	0013105130041000		
Total			\$3,533.35
Payments/Credits			\$0.00
Balance Due			\$3,533.35

Approved 5/15/24 KR
51000



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 404583
Invoice Date: 05/14/2024
Completed: 05/14/2024
Terms: Due On Receipt
Bid#: 0
Job: 8230-1
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>1-11885-CCTV-1 - CCTV System - Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr, Bunnell, FL</i>			
Hi-Tech Commercial Video 4	0.63	\$20.00	12.67
Sales Tax			0.00
0013205380051000 Comm Video 4			

Tech Resolution Note:
Pro-rated security service add from 05/13/2024 to 05/31/2024

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	\$12.67
Payments	\$0.00
Balance Due	\$12.67

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.: 987670
Terms: Net 30
Invoice date: 05/10/2024
Due date: 06/09/2024

#	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 MAY 24

Approved 5/9/24 KR

48300

Invoice

130

5/6/2024

NET 15

Dear Run Amenity Center

Attn: Kayla

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

Week of 4/29	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 4/29



Approved 5/13/24 KR
48300

Invoice
131

5/12/2024
NET 15

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 5/6	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 5/6



Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
5/20/2024	12

Bill To
Deer Run CDD C/O GMS

Terms	Due Date
Net 30	6/19/2024

Description	Amount
Amortization Schedule Series 2018 5-1-24 Prepay \$5,000 0013105130031300 Amort sched s18 5/1/24	100.00

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

**SUZANNE JOHNSTON
FLAGLER COUNTY TAX COLLECTOR**

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

#7	
Remitted Prior Distribution	1,148,461.95
Remitting Current Distribution	<u>7,372.26</u>
TOTAL COLLECTIONS REMITTED	<u><u>1,155,834.21</u></u>
Total Commissions Receivable	23,116.68
Less Received Prior Billing	<u>22,969.24</u>
COMMISSIONS NOW DUE	147.45

vendor is Flagler County Tax
Collector, code to
001.300.20700.10200

Distribution Details

Funding Agency: DEER RUN CDD (XLL)

Date: 02/22/2024 - 03/18/2024

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

District/Agency	Fund	Roll Yr	Category	Type	Amount
DEER RUN CDD (LL)		2023	Real Estate - Current	Discount	\$-21.71
		2023	Real Estate - Current	Tax Due	\$4,477.91
		2023	Real Estate - Installment	Tax Due	\$2,916.06
DEER RUN CDD (XLL)				Total	\$7,372.26

Check #66686 **Check Total** \$7,372.26

SUZANNE JOHNSTON
FLAGLER COUNTY TAX COLLECTOR

May 1, 2024

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

#8	
Remitted Prior Distribution	1,155,834.21
Remitting Current Distribution	<u>19,797.80</u>
TOTAL COLLECTIONS REMITTED	<u><u>1,175,632.01</u></u>
Total Commissions Receivable	23,512.64
Less Received Prior Billing	<u>23,116.68</u>
COMMISSIONS NOW DUE	395.96

Distribution Details

Funding Agency: DEER RUN CDD (XLL)

Date: 03/19/2024 - 04/19/2024

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

District/Agency	Fund	Roll Yr	Category	Type	Amount
DEER RUN CDD (LL)		2023	Real Estate - Current	Delinquency Interest	\$21.05
		2023	Real Estate - Current	Tax Due	\$14,937.94
		2023	Real Estate - Installment	Tax Due	\$4,838.81
DEER RUN CDD (XLL)				Total	\$19,797.80
Check #66800					\$19,797.80
Check Total					\$19,797.80

approved 5/20/24 KR
48300

Invoice
132

5/19/2024
NET 15

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 5/13	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 5/13



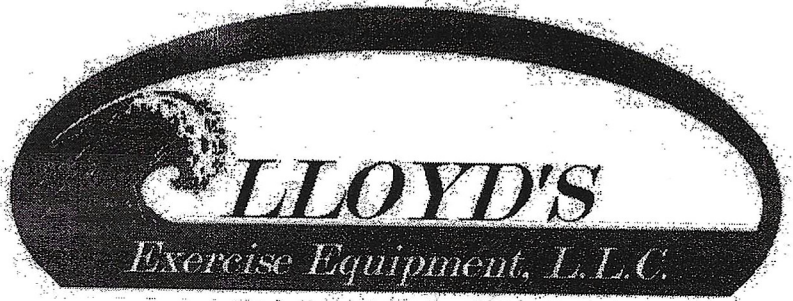
PMAS1

Approved 5/20/24 KR

Scheduled Service Invoice

56000

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



Customer Bill To:

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

Service Date	Invoice #	P.O. No.	Terms
3/19/24	3S709-2024		Due on receipt

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

0013205380056000
Qrty Equipment Maint

See check-sheet on reverse for routine maintenance descriptions

Date 3/19/24

Signature *Kayla Runko*

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

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
90.79	Assistant Manager	\$ 26.50	\$ 2,405.94

Covers Period: March 2024

GL # 320.53800.12100

TOTAL DUE:

\$ 2,405.94

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/1/24	4.6	N.C.	Assisted with planning, completed daily checklist
3/2/24	4.47	N.C.	Party Attendant for rental
3/4/24	2.25	N.C.	Assisted with planning, completed daily checklist
3/5/24	2.7	N.C.	Assisted with planning, completed daily checklist
3/7/24	7	N.C.	Assisted with planning, completed daily checklist, Bingo Night - set up, assist and clean up
3/8/24	5.87	N.C.	Assisted with planning, completed daily checklist
3/9/24	4.58	N.C.	Party Attendant for rental
3/11/24	5.63	N.C.	Craft Night - set up, assist and clean up
3/12/24	5.73	N.C.	Assisted with planning, completed daily checklist
3/18/24	4.4	N.C.	Assisted with planning, completed daily checklist
3/19/24	9.63	N.C.	Assisted with planning, completed daily checklist, Kids Night - set up, assist and clean up
3/21/24	2.48	N.C.	Assisted with planning, completed daily checklist
3/22/24	1.93	N.C.	Assisted with planning, completed daily checklist
3/23/24	5.17	N.C.	Event - Set Up, Assist and Clean Up
3/25/24	8.3	N.C.	Assisted with planning, completed daily checklist
3/26/24	1.98	N.C.	Assisted with planning, completed daily checklist
3/27/24	5.38	N.C.	Assisted with planning, completed daily checklist
3/28/24	2.82	N.C.	Assisted with planning, completed daily checklist
3/29/24	5.87	N.C.	Paint Night - set up, assist and clean up

90.79

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

Invoice

Invoice #: 210
Invoice Date: 4/16/2024
Due Date: 4/16/2024
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance March 1 - March 31, 2024		501.37	501.37
Maintenance Supplies		437.95	437.95
 <p>Approved</p> <p>Operating Supplies-\$437.95 001.320.53800.53000</p> <p>Facilities Maintenance-\$501.37 001.320.53800.50000</p> <p>Rich Gray</p>			

Jerry Lambert
4-22-24

Total	\$939.32
Payments/Credits	\$0.00
Balance Due	\$939.32

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/8/24	7.77	M.C.	Straightened and organized pool deck chairs, tables and umbrellas, removed debris from entrances and connector roads, cleaned ceiling of spiders and webs, four of the ceiling speakers have been painted and cleaned
3/24/24	2.25	M.C.	Straightened and organized pool deck chairs, tables and umbrellas, removed debris from amenity center, pool deck and courts, checked and changed all trash receptacles
TOTAL	<u>10.02</u>		
MILES	<u>226</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 4/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	2/13/24	Snow Cone Cups	18.62	K.R.
	2/21/24	Constant Contact Monthly Fee	81.60	K.R.
	2/21/24	Primo Water Delivery	46.12	K.R.
	2/27/24	55 Gal Trash Bags	26.23	K.R.
	2/27/24	White Spray Paint	32.11	K.R.
	2/27/24	Murphy Oil	5.73	K.R.
	2/29/24	Amazon Prime	18.87	K.R.
	3/5/24	50lb Bag of Quikset Concrete	7.44	R.G.
	3/5/24	4lb Fiberglass Hammer	27.57	R.G.
	3/5/24	Carriage Bolts Zinc (4)	1.93	R.G.
	3/5/24	Hex Nuts (4)	0.69	R.G.
	3/5/24	Flat Washers (4)	0.83	R.G.
	3/5/24	Locking Washers (4)	1.15	R.G.
	3/6/24	Primo Water Delivery	31.94	K.R.
	3/8/24	Hand Soap	8.56	K.R.
	3/8/24	Paper Towels	8.19	K.R.
	3/8/24	Color Printer Paper	12.62	K.R.
	3/8/24	Coffee Cups	34.49	K.R.
	3/8/24	55 Gal Trash Bags	26.32	K.R.
	3/8/24	Air Wick Refills	25.28	K.R.
	3/8/24	Printer Paper	10.20	K.R.
	3/15/24	Pool Thermometer	11.49	K.R.
		TOTAL	<u><u>\$437.95</u></u>	

Riverside Management Services, Inc


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

Invoice

Invoice #: 211
Invoice Date: 4/16/2024
Due Date: 4/16/2024
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 4/5/23 <i>1.320.53800.59000</i>		1,733.40	1,733.40
 4-22-24			

Total	\$1,733.40
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Payments/Credits	\$0.00
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Balance Due	\$1,733.40
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SPECIAL EVENTS

Period Ending 4/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	2/13/24	Easter Bash	Easter Eggs	120.68	K.R.
	2/22/24	February Paint Night	Acrylic Paint	29.27	K.R.
	2/22/24	February Paint Night	Paint Pens	44.86	K.R.
	2/22/24	February Paint Night	Canvas	80.39	K.R.
	2/22/24	February Paint Night	Acrylic Paint	110.19	K.R.
	2/27/24	Easter Bash	Gold Medals	30.23	K.R.
	2/28/24	Easter Bash	Easter Bunny Mask Craft Kit	51.72	K.R.
	2/28/24	Bingo	Bingo Cards	8.04	K.R.
	2/28/24	Bingo	Bingo Set	70.14	K.R.
	3/4/24	Craft Night	Napkins	6.13	N.C.
	3/6/24	Craft Night	Beads	27.16	N.C.
	3/6/24	Bingo	Bingo Prizes	287.50	K.R.
	3/6/24	Bingo	Candy for Prizes	20.68	K.R.
	3/6/24	Bingo	Containers for Prizes	6.90	K.R.
	3/7/24	Craft Night	Napkins	8.83	N.C.
	3/8/24	Craft Night	Planter Pots	49.35	K.R.
	3/8/24	Craft Night	Tablecloths	6.83	K.R.
	3/8/24	Craft Night	Bells	4.88	K.R.
	3/8/24	Craft Night	Paint	33.19	K.R.
	3/8/24	Craft Night	Planter Pots	89.61	K.R.
	3/8/24	Easter Bash	Bunny Footprints	9.14	K.R.
	3/8/24	Easter Bash	Easter Eggs	17.35	K.R.
	3/8/24	Easter Bash	Easter Baskets	18.50	K.R.
	3/8/24	Craft Night	Sand paper	7.14	N.C.
	3/8/24	Craft Night	Nylon Rope	4.89	N.C.
	3/8/24	Craft Night	Beads	4.89	N.C.
	3/11/24	Craft Night	Fasteners	13.54	N.C.
	3/12/24	Easter Bash	Inflatable Bounce House/Slide	359.89	K.R.
	3/13/24	Easter Bash	Easter Ribbon	10.06	K.R.
	3/13/24	Easter Bash	Brown Paper Bags	4.31	K.R.
	3/13/24	Easter Bash	Easter Grass	15.81	K.R.
	3/13/24	Easter Bash	Table Runner	13.79	K.R.
	3/13/24	Easter Bash	Carrot Decor	4.13	K.R.
	3/13/24	Easter Bash	Egg Décor	4.13	K.R.
	3/13/24	Easter Bash	Napkins	10.32	K.R.
	3/13/24	Easter Bash	Plates	12.39	K.R.
	3/13/24	Easter Bash	Table Décor	2.06	K.R.
	3/13/24	Easter Bash	Tablecloths	10.99	K.R.
	3/13/24	Easter Bash	Yard Signs	3.44	K.R.
	3/13/24	Easter Bash	Candy	53.65	K.R.
	3/13/24	Easter Bash	Lemonade	4.24	K.R.
	3/13/24	Easter Bash	Clear Cups	4.36	K.R.
	3/16/24	Kids Paint Night	Easter Shaped Canvas	13.03	N.C.
	3/16/24	Kids Paint Night	Easter Shaped Canvas	15.56	N.C.
	3/29/24	Paint Night	Graphite Paper	29.22	N.C.
TOTAL				\$1,733.40	

Riverside Management Services, Inc

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

Invoice

Invoice #: 213
Invoice Date: 4/30/2024
Due Date: 4/30/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through April 2024 <i>320.53800, 12100</i>	57.15	26.50	1,514.48
<i>Jerry Lambert</i> <i>5-16-24</i>			

Total \$1,514.48

Payments/Credits \$0.00

Balance Due \$1,514.48

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
57.15	Assistant Manager	\$ 26.50	\$ 1,514.48

Covers Period: April 2024

GL # 320.53800.12100

TOTAL DUE:

\$ 1,514.48

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/24	2.48	N.C.	Assisted with planning, completed daily checklist
4/3/24	2.95	N.C.	Assisted with planning, completed daily checklist
4/4/24	6.78	N.C.	Assisted with planning, completed daily checklist, Bingo Night - set up, assist and clean up
4/5/24	3.32	N.C.	Assisted with planning, completed daily checklist
4/8/24	4	N.C.	Craft Night - set up, assist and clean up
4/9/24	5.1	N.C.	Assisted with planning, completed daily checklist
4/10/24	2.98	N.C.	Assisted with planning, completed daily checklist
4/11/24	3.73	N.C.	Assisted with planning, completed daily checklist
4/12/24	3.68	N.C.	Assisted with planning, completed daily checklist
4/14/24	1.52	N.C.	Party Attendant for rental
4/15/24	3.83	N.C.	Assisted with planning, completed daily checklist
4/17/24	7.4	N.C.	Assisted with planning, completed daily checklist
4/19/24	5	N.C.	Paint Night - set up, assist and clean up
4/22/24	2.13	N.C.	Assisted with planning, completed daily checklist
4/27/24	2.25	N.C.	Party Attendant for rental
	<hr/> <u>57.15</u> <hr/>		

SPECIAL EVENTS

Period Ending 5/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	3/18/24	Bingo	Bingo Ball Holder Board	11.14	K.R.
	3/19/24	Kids Paint Party	Tablecloths	6.83	K.R.
	3/19/24	Kids Paint Party	Craft Sponges	10.32	K.R.
	3/19/24	Kids Paint Party	Canvas	14.94	K.R.
	3/19/24	Kids Paint Party	Google Eyes	1.13	K.R.
	3/19/24	Kids Paint Party	Google Eyes	5.27	K.R.
	3/19/24	Easter Bash	Goodie Bags	8.25	K.R.
	3/22/24	Easter Bash	Food Platters	238.66	K.R.
	3/28/24	March Paint Night	Sharpie Markers	32.15	K.R.
	3/28/24	March Paint Night	Graphite Paper	11.35	K.R.
	3/28/24	March Paint Night	Paint Brushes	14.32	K.R.
	3/28/24	March Paint Night	Canvas'	59.75	K.R.
	3/29/24	March Paint Night	Tablecloths	8.63	K.R.
	3/29/24	April Craft Night	Pillow Cases	78.44	K.R.
	4/2/24	April Bingo	Bingo Prizes	258.75	K.R.
	4/3/24	April Craft Night	Paint	36.70	N.C.
	4/7/24	April Craft Night	Paint Roller	7.28	N.C.
	4/7/24	April Craft Night	Paint	24.91	N.C.
	4/7/24	April Craft Night	Paint	49.89	N.C.
	4/7/24	April Craft Night	Stencil	27.03	N.C.
	4/7/24	April Craft Night	Paint Roller	22.86	N.C.
	4/8/24	April Craft Night	Paint Roller	7.31	N.C.
	4/8/24	April Craft Night	Paint	38.93	N.C.
	4/15/24	Luau Party	Drink Umbrella	9.19	K.R.
	4/15/24	Luau Party	Leis	27.59	K.R.
	5/3/24	Luau Party	Disco Cups for Prizes	12.31	N.C.
	5/6/24	May Craft Night	Stencils	77.65	N.C.
			TOTAL	<u>\$1,101.55</u>	

Riverside Management Services, Inc

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

Invoice

Invoice #: 215
Invoice Date: 5/14/2024
Due Date: 5/14/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2024		890.86	890.86
Maintenance Supplies		2,480.72	2,480.72
Facility Maint. #1,552.81 1.320.53800.50000			
Amen. Repair + Maint #899.99 1.320.53800.54000			
Office Supplies #116.55 1.320.53800.57000			
Pool Supplies #137.98 1.320.53800.55000			
Operating Supplies #655.06 1.320.53800.53000			
Holiday Decor #9.19 1.320.53800.59100			
<i>Jerry Lambert</i> 5-17-24			

Total \$3,371.58

Payments/Credits \$0.00

Balance Due \$3,371.58

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/8/24	5	M.C.	Straightened and organized pool deck chairs, tables and umbrellas, removed debris from around amenity center, removed spiders from second floor deck, checked and changed all trash receptacles painted and cleaned
4/16/24	6	M.C.	Spray painted first floor speakers white, removed debris around community, checked and changed all trash receptacles, straightened and organized pool deck chairs, tables and umbrellas
4/25/24	7.5	M.C.	Cleaned grills, hoods and tiles with burnt marks and returned to the original shine, straightened and organized pool deck chairs, tables and umbrellas, removed debris around amenity center, parking lot and throughout community, checked and changed all trash receptacles
TOTAL	<u>18.5</u>		
MILES	<u>339</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 5/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	3/15/24	Coffee Creamer	17.24	K.R.
	3/15/24	Replacement Life Rings for Pool	137.98	K.R.
	3/15/24	Calendar	9.19	K.R.
	3/18/24	Highlighters	6.89	K.R.
	3/18/24	Coffee	40.24	K.R.
	3/18/24	Hand Soap	8.90	K.R.
	3/18/24	Air Wick Refills	25.28	K.R.
	3/20/24	Water Delivery	46.12	K.R.
	3/31/24	Constant Contact Monthly Fee	81.60	K.R.
	3/31/24	Amazon Prime	18.87	K.R.
	4/1/24	Trash Bags 55 gal	26.65	K.R.
	4/1/24	Paper Towels Multifold	105.71	K.R.
	4/3/24	Water Delivery	60.34	K.R.
	4/10/24	Pickleball Windscreens	661.95	K.R.
	4/10/24	Toilet Paper	57.72	K.R.
	4/10/24	Coffee	56.19	K.R.
	4/10/24	Air Wick Refills	25.28	K.R.
	4/10/24	Coffee Creamer	17.24	K.R.
	4/10/24	Antibacterial Gym Wipes	149.44	K.R.
	4/15/24	Throw Pillow - Holiday Décor	9.19	K.R.
	4/15/24	AA Batteries 48pk	18.73	K.R.
	4/15/24	Replacement Ice Machine	899.99	R.G.
		TOTAL	<u>\$2,480.72</u>	

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

DATE	Check#	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	Series 2018		
								63.59%	36.41%	100.00%
								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 \$ 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	5/1/24	\$ 1,881,875.00	\$ 126,544.48	\$ 126,544.48	\$ 68,264.48	\$ 58,280.00
			\$ 506,177.92	\$ 506,177.92	\$ 273,057.92	\$ 233,120.00

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COMMUNITY DEVELOPMENT DISTRICT
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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
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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
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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

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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	\$ 1,881,875.00	\$ 126,544.48	\$ 126,544.48	\$ 68,264.48	\$ 58,280.00				
			\$ 506,177.92	\$ 506,177.92	\$ 273,057.92	\$ 233,120.00				