

*Deer Run Community
Development District*

Agenda

August 28, 2024

AGENDA

Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.DeerRunCDD.com

August 21, 2024

Board of Supervisors
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for **Wednesday, August 28, 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. Fiscal Year 2024/2025 Budget
 - A. Overview of Budget
 - B. Board Discussion
 - C. Public Hearing Adopting the Budget for Fiscal Year 2024/2025
 1. Consideration of Resolution 2024-08, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2025
 2. Consideration of Resolution 2024-09, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025
- V. Consideration of Proposal from Riverside Management Services for Facility Night Attendant
- VI. Update Regarding RFP Process for District Management and Property Management Services

- VII. Discussion Regarding CDD Goals & Objectives
- VIII. Pond B-1 Expansion
- IX. Staff Reports
 - A. Attorney
 - B. District Manager – Discussion of Meeting Schedule for Fiscal Year 2025
 - C. Operations Manager
 - 1. Report
 - 2. Yellowstone Report
 - D. Amenity Manager - Report
- X. Supervisor’s Request
- XI. Public Comments
- XII. Approval of Consent Agenda
 - A. Approval of the Minutes of the June 26, 2024 Meeting
 - B. Balance Sheet as of July 31, 2024 and Statement of Revenues and Expenses for the Period Ending July 31, 2024
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- XIII. Next Scheduled Meeting: To Be Determined @ 6:00 p.m.@ Island Club
- XIV. 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

A.

Deer Run
Community Development District

Approved Budget
FY 2025



Table of Contents

General Fund	Page 1-2
General Fund Assessment Table	Page 3
General Fund Narrative	Page 4-9
Capital Reserve Fund	Page 10
Debt Service Fund - Series 2018	Page 11
Series 2018 Amortization Schedule	Page 12

Deer Run

Community Development District

General Fund Budget

DESCRIPTION	ADOPTED FY2024 BUDGET	ACTUAL THRU 7/31/24	PROJECTED NEXT 2 MONTHS	TOTAL AS OF 9/30/24	APPROVED FY2025 BUDGET	INCREASE/ (DECREASE) REVISION	% Change
Revenues							
Assessments	\$1,006,746	\$1,008,440	\$0	\$1,008,440	\$ 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	\$775	\$350	\$1,125	\$500	\$500	0%
Interest - SBA	\$0	\$436	\$872	\$1,308	\$0	\$0	0%
TOTAL REVENUES	\$ 1,011,114	\$ 1,011,971	\$ 3,544	\$ 1,015,515	\$ 1,011,888	\$ 774	0.08%

Expenditures

Administrative

Supervisor Fees	\$8,000	\$7,400	\$1,000	\$8,400	\$8,000	\$0	0%
FICA Expense	\$612	\$566	\$75	\$641	\$612	\$0	0%
Engineering	\$12,000	\$8,193	\$1,500	\$9,693	\$17,000	\$5,000	42%
Dissemination	\$2,500	\$2,533	\$416	\$2,949	\$2,500	\$0	0%
Attorney	\$20,000	\$20,777	\$4,155	\$24,932	\$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	\$30,405	\$6,081	\$36,486	\$38,311	\$1,824	5%
Information Technology	\$1,161	\$968	\$193	\$1,161	\$1,219	\$58	5%
Website Maintenance	\$694	\$578	\$116	\$694	\$694	\$0	0%
Telephone	\$168	\$110	\$58	\$168	\$168	\$0	0%
Postage	\$650	\$725	\$200	\$925	\$850	\$200	31%
Insurance	\$7,744	\$7,040	\$0	\$7,040	\$8,518	\$774	10%
Printing & Binding	\$800	\$429	\$50	\$479	\$800	\$0	0%
Travel Per Diem	\$250	\$0	\$50	\$50	\$250	\$0	0%
Legal Advertising	\$4,000	\$1,005	\$642	\$1,647	\$2,000	(\$2,000)	-50%
Other Current Charges	\$2,500	\$967	\$178	\$1,145	\$2,500	\$0	0%
Office Supplies	\$100	\$6	\$50	\$56	\$100	\$0	0%
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	\$0	0%
Total Administrative	\$ 108,290	\$ 84,827	\$ 22,265	\$ 107,092	\$ 119,472	\$ 11,182	10.33%

Deer Run

Community Development District

General Fund Budget

DESCRIPTION	ADOPTED FY2024 BUDGET	ACTUAL THRU 7/31/24	PROJECTED NEXT 2 MONTHS	TOTAL AS OF 9/30/24	APPROVED FY2025 BUDGET	INCREASE/ (DECREASE) REVISION	% Change
<i>Maintenance</i>							
Field Management	\$33,418	\$27,848	\$5,570	\$33,418	\$35,089	\$1,671	5%
Electric	\$103,789	\$70,286	\$14,057	\$84,343	\$103,789	\$0	0%
Water & Sewer	\$16,000	\$13,332	\$2,666	\$15,998	\$18,400	\$2,400	15%
Landscape Maintenance	\$185,400	\$104,255	\$20,134	\$124,389	\$164,000	(\$21,400)	-12%
Landscape Contingency	\$3,000	\$4,235	\$1,000	\$5,235	\$3,000	\$0	0%
Mulch	\$5,000	\$0	\$5,000	\$5,000	\$5,250	\$250	5%
Tree Pruning	\$4,500	\$1,000	\$500	\$1,500	\$4,725	\$225	5%
Lake Maintenance and Repairs	\$24,476	\$20,539	\$4,078	\$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	\$853	\$1,500	\$2,353	\$2,500	\$2,500	
Total Maintenance	\$ 403,483	\$ 245,220	\$ 77,006	\$ 322,226	\$ 391,373	\$ (12,110)	-3.00%
<i>Amenity Center</i>							
Amenities Management	\$75,000	\$62,500	\$12,500	\$75,000	\$82,500	\$7,500	10%
Facilities Assistant	\$16,823	\$25,959	\$6,938	\$32,897	\$17,000	\$177	1%
Property Insurance	\$58,517	\$32,984	\$0	\$32,984	\$40,000	(\$18,517)	-32%
Pool Maintenance	\$12,342	\$9,750	\$4,372	\$14,122	\$12,000	(\$342)	-3%
Pool Chemicals	\$11,616	\$14,481	\$2,896	\$17,377	\$20,000	\$8,384	72%
Janitorial Services	\$15,643	\$12,715	\$2,400	\$15,115	\$16,425	\$782	5%
Pest Control	\$1,100	\$813	\$180	\$993	\$1,155	\$55	5%
Facilities Maintenance	\$17,500	\$19,758	\$3,952	\$23,710	\$19,250	\$1,750	10%
Cable, Internet & Telephone Se	\$6,000	\$4,883	\$796	\$5,679	\$5,963	(\$37)	-1%
Electric - Amenities	\$16,000	\$13,910	\$2,782	\$16,692	\$17,600	\$1,600	10%
Water & Sewer - Amenities	\$23,000	\$44,389	\$8,878	\$53,267	\$55,930	\$32,930	143%
Gas Service	\$950	\$583	\$160	\$743	\$1,045	\$95	10%
Security Monitoring	\$1,500	\$5,220	\$250	\$5,470	\$1,500	\$0	0%
Access Cards	\$500	\$0	\$125	\$125	\$500	\$0	0%
Operating Supplies	\$3,000	\$2,473	\$495	\$2,968	\$3,150	\$150	5%
Amenity Repairs & Maintenan	\$18,800	\$22,369	\$4,474	\$26,843	\$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	\$10,884	\$2,177	\$13,061	\$17,500	\$2,500	17%
Holiday Décor	\$2,000	\$174	\$1,500	\$1,674	\$2,000	\$0	0%
Fitness Center Repairs & Maint	\$1,050	\$2,335	\$250	\$2,585	\$1,500	\$450	43%
Office Supplies	\$1,000	\$992	\$198	\$1,190	\$2,500	\$1,500	150%
Elevator Maintenance	\$2,000	\$75	\$1,500	\$1,575	\$2,000	\$0	0%
Contingency	\$0	\$343	\$300	\$643	\$1,000	\$1,000	
Total Amenity Center	\$ 309,341	\$ 298,186	\$ 58,122	\$ 356,308	\$ 352,198	\$ 42,857	13.85%
Other Sources/(Uses)							
Capital Reserve - Transfer out	\$190,000	\$190,000	\$0	\$190,000	\$ 148,845	(\$41,155)	-22%
Total Other Sources/(Uses)	\$ 190,000	\$ 190,000	\$ -	\$ 190,000	\$ 148,845	\$ (41,155)	-22%
TOTAL EXPENDITURES	\$ 1,011,114	\$ 818,233	\$ 157,392	\$ 975,625	\$ 1,011,888	\$ 774	
EXCESS REVENUES/(EXPENDI	\$ -	\$ 193,738	\$ (153,848)	\$ 39,890	\$ -	\$ 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 7/31/24	PROJECTED NEXT 2 MONTHS	TOTAL AS OF 9/30/24	APPROVED FY2025 BUDGET
Revenues					
Interest	\$0	\$606	\$0	\$606	\$1,000
Carry Forward Surplus	\$42,132	\$25,257	\$0	\$25,257	\$ 164,828
TOTAL REVENUES	\$ 42,132	\$ 25,863	\$ -	\$ 25,863	\$ 165,828
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	\$190,000	\$0	\$190,000	\$134,027
Total Other Sources/(Uses)	\$ 190,000	\$ 190,000	\$ -	\$ 190,000	\$ 134,027
EXCESS REVENUES	\$ 232,132	\$ 164,828	\$ -	\$ 164,828	\$ 299,855

Deer Run

Community Development District

Debt Service Fund Budget - Series 2018

DESCRIPTION	ADOPTED FY2024 BUDGET	ACTUAL THRU 7/31/24	PROJECTED NEXT 2 MONTHS	TOTAL AS OF 9/30/24	APPROVED FY2025 BUDGET
Revenues					
Assessments	\$648,163	\$654,295	\$0	\$654,295	\$636,575
Prepayments	\$0	\$0	\$0	\$0	\$0
Interest	\$100	\$32,217	\$8,054	\$40,271	\$13,000
Carry Forward Surplus	\$385,336	\$468,581	\$0	\$468,581	\$418,484
TOTAL REVENUES	\$ 1,033,599	\$ 1,155,093	\$ 8,054	\$ 1,163,147	\$ 1,068,059
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	\$ 410,430	\$ 8,054	\$ 418,484	\$ 427,594

Interest 11/1 \$204,293

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

Date	Balance	Prinicpal	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	\$ 615,000.00	\$ 16,912.50	\$ 631,912.50
\$ 7,945,000.00			\$ 5,390,620.00	\$ 13,335,620.00

C.

1.

RESOLUTION 2024-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Deer Run Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Deer Run Community Development District for the Fiscal Year Ending September 30, 2025.”
- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28TH DAY OF AUGUST 2024.

ATTEST:

**DEER RUN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

Exhibit A
FY 2025 Budget

2.

RESOLUTION 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Deer Run Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Flagler County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2025 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on November 1, 2024; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than November 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025.
 - ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on November 1, 2024; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than November 1, 2024, 25%

due no later than February 1, 2025 and 25% due no later than May 1, 2025.

iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[continued on following page]

PASSED AND ADOPTED this 28th day of August 2024.

ATTEST:

**DEER RUN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit A
Budget

Exhibit B
Assessment Roll

FIFTH ORDER OF BUSINESS

RIVERSIDE MANAGEMENT SERVICES, INC.

9655 Florida Mining Boulevard West – Building 300 – Suite 305 – Jacksonville, Florida - 32257

July 6, 2024

Jim Oliver
Deer Run Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: Facility Night Attendant – Additional hours 5pm-10pm – Memorial Day – Labor Day

Dear Jim:

Please consider this proposal for Riverside Management Services, Inc. to provide the following additional services for the Deer Run Community Development District:

<u>Services</u>	FY2024 <u>Fees</u>
Facility Night Attendant 5pm-10pm (525 hours)	\$13,912.50

The ownership and management at Riverside Management Services, Inc. would like to thank the Board of Supervisors in advance for your consideration of our services. Should you have any questions or comments, please feel free to give me a call.

Sincerely,

Alison Mossing

Alison Mossing
Vice-President

SEVENTH ORDER OF BUSINESS



Memorandum

To: Board of Supervisors

From: District Management

Date: July 10, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

DRAFT

Deer Run Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of five board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct quarterly inspections per District Management services agreement to ensure safety and proper functioning of the District's Infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed, as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within field management services agreement

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Deer Run Community Development District

District Manager: _____

Date: _____

Print Name: _____

Deer Run Community Development District

DRAFT

NINTH ORDER OF BUSINESS

B.

Deer Run
Community Development District

219 East Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 - Fax: 407-839-1526

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

The Board of Supervisors of the **Deer Run Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2025** at **6:00 pm at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110** on the fourth Wednesday of the following months or otherwise noted:

October 23, 2024
November 20, 2024 (3rd Wednesday)
January 22, 2025
March 26, 2025
May 28, 2025 (budget approval)
June 25, 2025
August 27, 2025 (budget adoption)

C.

1.

Deer Run

8/28/2024

Community Development District

Field Operations & Amenity Management Report



Natalie Clem

AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Richard Gray

MANAGER OF OPERATIONS
RIVERSIDE MANAGEMENT SERVICES, INC.

Deer Run

Community Development District

Amenity Management Report

August 28, 2024

To: Board of Supervisors

From: Natalie Clem
Amenity Manager

Richard Gray
Manager Of Operations

RE: Amenity Management Report – August 28, 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:

- July 4th Independence Day Celebration
- July 5th Bingo Night
- July 8th Craft Night
- July 16 Kids Pool Night
- July 23rd Teen Night
- July 26th Paint Night

- Aug 1st Bingo Night
- Aug 8th Kids Night Pool Night
- Aug 12th Craft Night
- Aug 27th Teen Night
- Aug 30th Paint Night

Upcoming Special Events:

- Sep 5th Bingo
- Sep 9th Craft Night
- Sep 13th Kids Night Pool Party
- Sep 24th Teen Night
- Sep 27th Paint Night

Classes:

- Aqua Tabata on Wednesdays and Friday's
- Zumba toning on Friday's
- Yogalates every Saturday (on hold until Fall)
- Yoga on Thursdays (on hold indefinitely due to injury)

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.
- Pins, Needles and Hooks 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
- The Links 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
- Mommy and Me is every other Saturday

JULY 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPEN 7PM-BUNCO 2	2 11:30-2PM-MAHJONG (DOWNSTAIRS)	3 10:45AM-WATER EXERCISE WITH NANCY 6PM-LADIES POKER	4 12-3PM INDEPENDENCE DAY CELEBRATION 5PM-YOGA WITH IRENE 6PM-TURBO POKER UPSTAIRS	5 9AM-ZUMBA TONE NANCY 10AM-WATER EXERCISE WITH NANCY 11AM-QUILTING 4PM-HAPPY HOUR-BYOB 5PM-BROWNSOUND MUSIC CANCELLED 6:30PM-BUNCO 1	6 10AM- YOGALATES WITH ANI CANCELLED UNTIL THE FALL. 1-2PM-MOMMY & ME TIME (UPSTAIRS) 6:30PM-LCR
7 6PM-CARD GAME NIGHT (UPSTAIRS) 6:30PM-DIAMOND PAINTING (DOWNSTAIRS)	8 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPEN 6PM-NEW RESIDENT ORIENTATION (UPSTAIRS BALCONY) 6:30PM-CHAFT NIGHT	9 11:30-2PM-MAHJONG (DOWNSTAIRS) 6:30PM-LADIES NIGHT-SIP AND SWIM	10 10:45AM-WATER EXERCISE WITH NANCY 6PM-LADIES POKER	11 5PM-YOGA WITH IRENE 6PM-TURBO POKER UPSTAIRS 6:30PM-BUNCO 4	12 9AM-ZUMBA TONE NANCY 10AM-WATER EXERCISE WITH NANCY 11AM-QUILTING 4PM-HAPPY HOUR-BYOB 6PM-LOB WEDGE LANE SOCIAL	13 7PM-EUCHRE
14 6PM-CARD GAME NIGHT (UPSTAIRS) 6:30PM-DIAMOND PAINTING (DOWNSTAIRS)	15 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPEN	16 11:30-2PM-MAHJONG (DOWNSTAIRS) 6PM-KHIN POKER NIGHT 6:15PM- STONE COLD POKER	17 10:45AM-WATER EXERCISE WITH NANCY 6PM-LADIES POKER 6PM-AMENITY CENTER SOCIAL GROUP MEETING	18 5PM-YOGA WITH IRENE 6PM-TURBO POKER UPSTAIRS 6:30PM-BUNCO	19 9AM-ZUMBA TONE NANCY 10AM-WATER EXERCISE WITH NANCY 11AM-QUILTING 4PM-HAPPY HOUR-BYOB POTLUCK	20 1-2PM-MOMMY & ME TIME (UPSTAIRS) 6:30PM-LCR
21 6PM-CARD GAME NIGHT (UPSTAIRS) 6:30PM-DIAMOND PAINTING (DOWNSTAIRS)	22 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPEN	23 11:30-2PM-MAHJONG (DOWNSTAIRS) 6PM-TEEN NIGHT	24 10:45AM-WATER EXERCISE WITH NANCY 6PM-LADIES POKER	25 5PM-YOGA WITH IRENE 6PM-TURBO POKER UPSTAIRS	26 9AM-ZUMBA TONE NANCY 10AM-WATER EXERCISE WITH NANCY 11AM-QUILTING 4PM-HAPPY HOUR-BYOB 6:30PM-PARTY NIGHT	27 7PM-PARTY WITH TH. RESERVES
28 6PM-CARD GAME NIGHT (UPSTAIRS) 6:30PM-DIAMOND PAINTING (DOWNSTAIRS)	29 3PM-LCR 2 6PM- MONDAY NIGHT TURBO OPEN	30 11:30-2PM-MAHJONG (DOWNSTAIRS)	31 10:45AM-WATER EXERCISE WITH NANCY 1PM-FREEDOM RESIDENTS GROUP 6PM-LADIES POKER			



COMMUNITY PICKLEBALL
OPEN PLAY: M, W, F - 8:30AM

August 2024

COMMUNITY BOCCE
OPEN PLAY: M, W - 10AM, THUR - 8:30AM



Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 5PM-YOGA WITH IBENE CANCELLED UNTIL FURTHER NOTICE 6PM-TURBO POKER UPSTAIRS 6:30PM-BINGO	2 9AM-ZUMBA TONE- NANCY 10AM-AQUA TABATA WITH NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB 5PM-BROWNSOUND MUSIC CANCELLED	3 10AM-YOGALATES WITH ARI CANCELLED UNTIL FALL 11-1PM-RENTAL 1-2PM-MOMMY & ME TIME (UPSTAIRS) 6:30PM-LCR
PM-CARD GAME (UPSTAIRS) 30PM-DIAMOND AINTING (DOWNSTAIRS)	5 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS) 7PM-BUNCO 2	6 11:30-2PM-MAHJONG (DOWNSTAIRS)	7 10:45AM-AQUA TABATA WITH NANCY 6PM-LADIES POKER	8 6PM-TURBO POKER UPSTAIRS 9-10PM-KIDS BACK TO SCHOOL POTLUCK NIGHT 6:30PM-BUNCO 4	9 9AM-ZUMBA TONE NANCY 10AM-AQUA TABATA WITH NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB 6PM-THE LINKS SOCIAL (DOWNSTAIRS)	10 7PM-EUCHRE
1 PM-CARD GAME (UPSTAIRS) 30PM-DIAMOND AINTING (DOWNSTAIRS)	12 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS) 6:30PM-CRAFT NIGHT 1ST DAY OF SCHOOL	13 11:30-2PM-MAHJONG (DOWNSTAIRS) 6:30PM-LADIES NIGHT	14 10:45AM-AQUA TABATA WITH NANCY 6PM-LADIES POKER	15 6PM-TURBO POKER UPSTAIRS 6:30PM-BUNCO	16 9AM-ZUMBA TONE NANCY 10AM-AQUA TABATA WITH NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB POTLUCK (DOWNSTAIRS)	17 1-2PM-MOMMY & ME TIME (UPSTAIRS) 6:30PM-LCR
8 30PM-CARD GAME (UPSTAIRS) 30PM-DIAMOND AINTING (DOWNSTAIRS)	19 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS)	20 11:30-2PM-MAHJONG (DOWNSTAIRS) CANCELLED 6:15PM-STONE COLD POKER	21 10:45AM-AQUA TABATA WITH NANCY 6PM-LADIES POKER 6PM-AMENITY CENTER SOCIAL GROUP MEETING	22 6PM-TURBO POKER UPSTAIRS	23 9AM-ZUMBA TONE NANCY 10AM-AQUA TABATA WITH NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB	24
5 30PM-CARD GAME (UPSTAIRS) 30PM-DIAMOND AINTING (DOWNSTAIRS)	26 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS)	27 11:30-2PM-MAHJONG (DOWNSTAIRS) CANCELLED 6PM-TEEN NIGHT (UPSTAIRS)	28 10:45AM-AQUA TABATA WITH NANCY 1PM-FREEDOM RESIDENTS GROUP CANCELLED 6PM-CEO MEETING	29 6PM-LADIES POKER	30 9AM-ZUMBA TONE NANCY 10AM-AQUA TABATA WITH NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB 6:30PM-PAINT NIGHT	31 1-2PM-MOMMY & ME TIME (UPSTAIRS) 7PM-PARTY WITH THE RESERVES

Highlights July & August Events Held

4th OF JULY
CELEBRATION
LIVEMUSIC
COOL BEANS BBQ TRUCK - GAMES - FUN
THE ISLAND CLUB
THURSDAY, JULY 4TH
12-3PM

THE ISLAND CLUB PRESENTS
BINGO
25 17 45 58 15
THURSDAY, JULY 5, 2024 @ 6:30PM
SIGN UP NOW AT THE ISLAND CLUB LOBBY DESK
BYOB

NEW Teenlight BASH!
Wii Games - Snacks - New Friends!
Every Month | New Activities
Come and join the fun
July 23 @ 6pm
AGES 15 AND UP, MUST HAVE A COORDINATOR SIGN THEM IN AND OUT.
AGES 15+ CAN SIGN THEMSELVES IN AND OUT.

THE ISLAND CLUB PRESENTS
BINGO
25 17 45 58 15
THURSDAY, AUGUST 1, 2024 @ 6:30PM
SIGN UP NOW AT THE ISLAND CLUB LOBBY DESK
BYOB

Paint Night
Can you guess what we're painting?
Here is a hint...
This beautiful friend stands on one leg and has a pink coat.
If you want to paint a masterpiece and have a fun night, please join us on Friday, July 26th @ 6:30 pm

Craft Night
Let's bring the beach inside and make something beautiful! Join us for a fun-filled evening of a beach-inspired craft.
July 8th @ 6:30 pm

Paint Night
PUMPKIN PICKIN' NOV 18 6:30pm
snuggle
S'MORES 25¢
let's paint a wood sign for Fall

12 AUG 6:30 PM
GOODBYE
SUMMER
Craft Night
LET'S USE WOOD, SHELLS, PAINT, STENCILS AND SAND
LET'S CREATE THE ULTIMATE PIECE!

SUNDIAES
FLORES & SHAPES
CUPS & SWIRLS
CONES
Mister Softies

KIDS Night
POOL PARTY
TUESDAY, JULY 16 @ 6PM
COME AND JOIN THE FUN
SEE YOU AT THE ISLAND CLUB

Winner of BEST ICE CREAM in Tennessee 7 YEARS
BEST DESSERT TRUCK
Tennessee Trash
Handheld pizza cone (cheese or pepperoni) ... \$8
Floats (cola or root beer) ... \$8
Fresh made Rolled Ice Cream - Infused with cookie dough ... \$8
Eddie's Cookie Dough ... \$4 300op
Tennessee Trash: peanut butter, milk & waffles
Cookie Dough: chocolate
Chocolate Chip
Sweet Treats: Chocolate Chip
386-871-7399

August 8th
KIDS BACK TO SCHOOL POOL PARTY
Thursday 6-8pm
LAST POOL PARTY THIS SUMMER! LET'S MAKE IT A BIG SPLASH!!!
See you at the Island Club

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 Aug 5th.
- RMS Staff installed automatic door closures on Pickleball Court.
- RMS Staff cleaned out the refrigerators and Indoor & outdoor Ice Machines.
- RMS Staff reset the leaning No Parking Sign on Grand Reserve Drive and reinstalled the removed sign in the 200 sections of Grand Reserve.
- Cebuss completed the needed repairs to the loose handrail and ladder located in the deep end of the pool. Also, reset the loose cooping located at the stair entrance in the deep end.

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

Completed Projects



RMS staff installed Automatic Door Closures on all (4) Pickleball Entry Gates

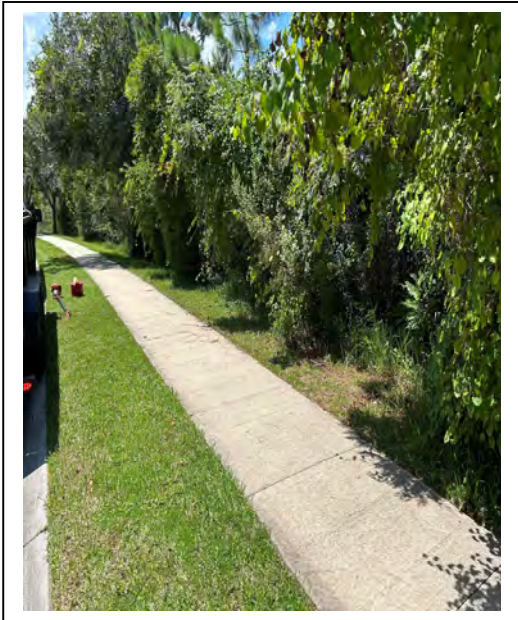


The City of Bunnell repaired the leaning post.

Completed Projects

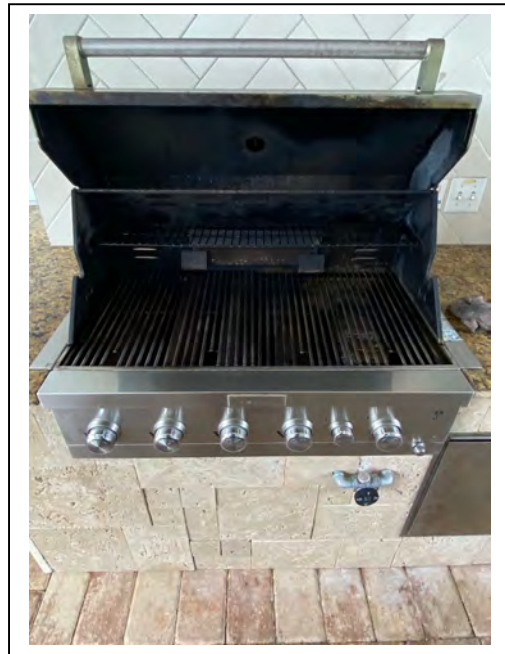
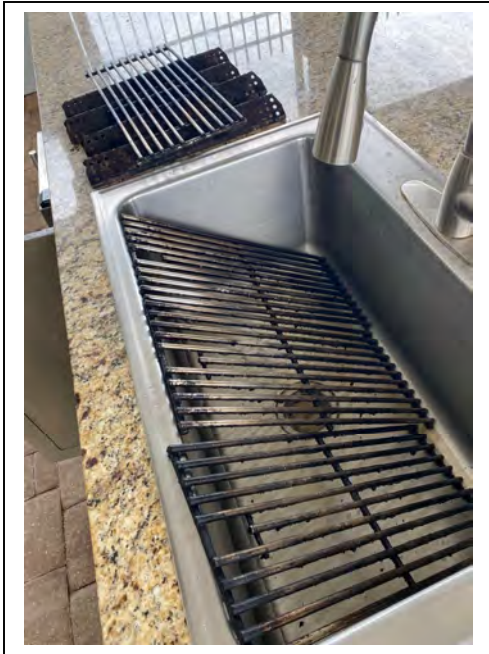


High-Tech Security installed a new Exit release button located at the Pool Deck Parking Entry.

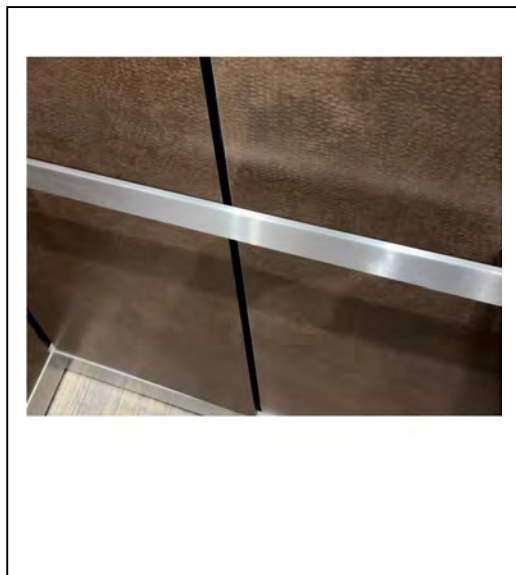
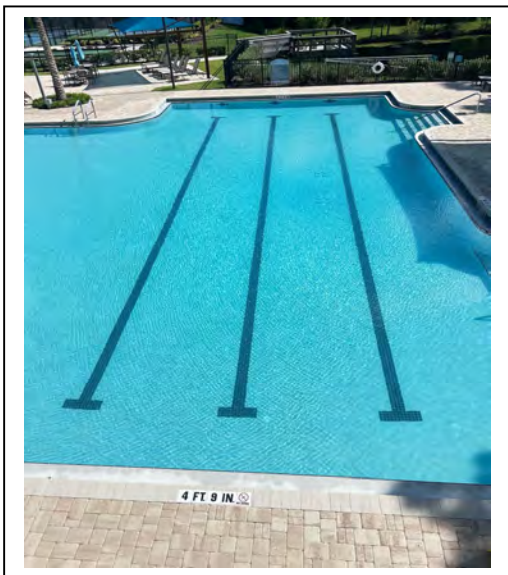


YS cutback an overgrown section on sidewalk located on GR Drive.

Completed Projects

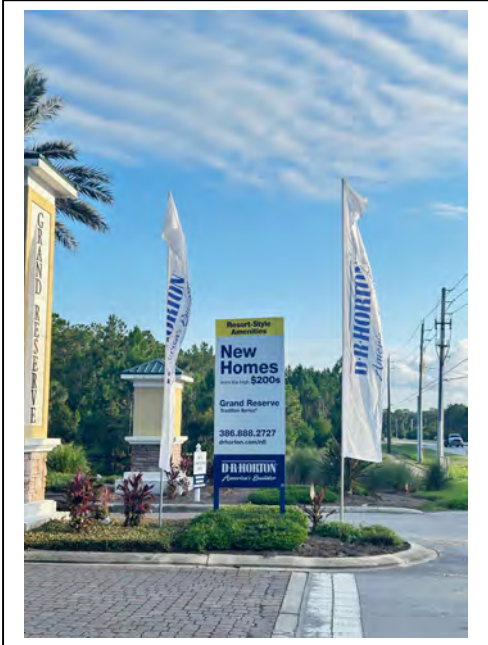
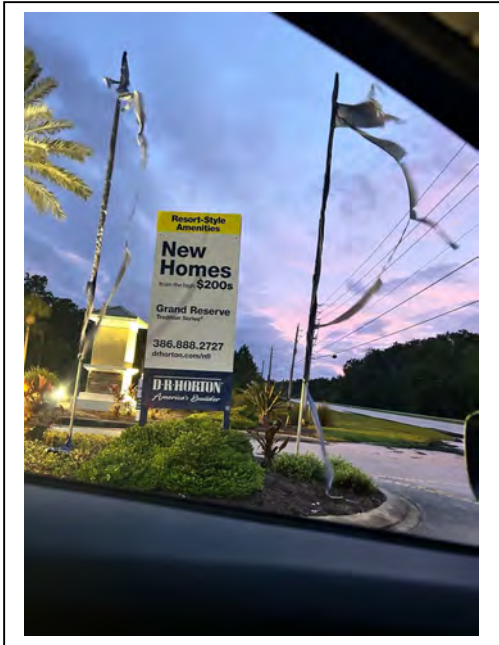


RMS cleaned the grills located on the patio and polished the front lids and panels.

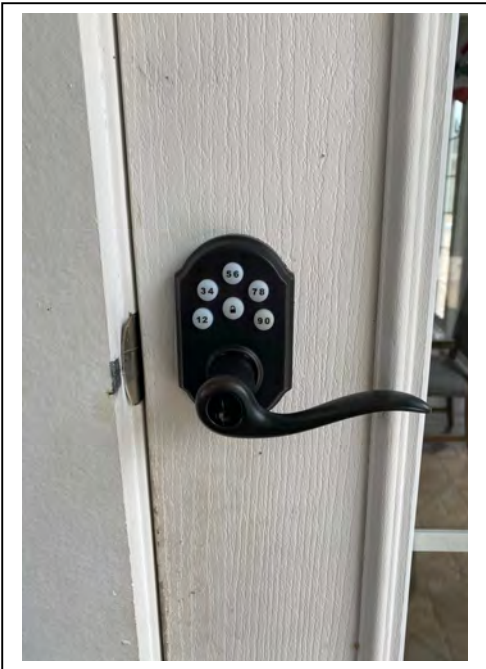


RMS completed 1st round of Black Algae removal and tightened handrails located in the Elevator.

Completed Projects



DR Horton Marketing replaced the flags at the US-1 entrance.



Pool sure installed a new controller & High-tech installed a new door handle.

Conclusion

All outlined items above are for the board's consideration. For any questions or concerns regarding the above information, please contact Natalie Clem, Amenity Manager, at 386-263-7213 or deerrunmgr@rmsnf.com.

Kind Regards,

Natalie Clem
Amenity Manager

Richard Gray
Manager Of Operations

2.



Raul Hernandez
Yellowstone Landscape

PROJECT 8/2/24, 5:18 PM

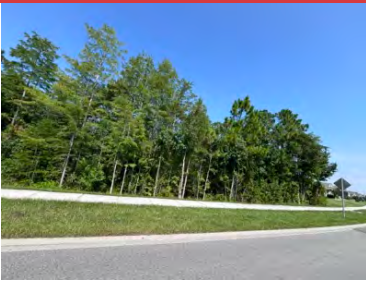
Friday, August 2, 2024

14 Issues Identified



ISSUE 1

Overgrown woodline along grand reserve Dr.



ISSUE 10

Wood line along grand reserve Dr. has been cut back



ISSUE 2

Overgrown wood line along grand reserve Dr



ISSUE 3

Wood line on grand reserve Dr. was pushed back



ISSUE 4

Deceased magnolia on us 1 entrance



ISSUE 11

Magnolia has been removed and backfilled at no cost



ISSUE 5

Deceased queen palm in us 1 entrance



ISSUE 12

Queen palm was removed at no additional cost



ISSUE 6

Pond washout near the golf course



ISSUE 7

Pond backfill was completed



ISSUE 8

We will string trim cord grasses twice a year at no additional charge



ISSUE 9

ISSUE 13

On August 13th,

We applied fertilizer and turf damaging insect prevention. We also treated for scale on some of the plant material as well. We also sprayed for weed control on the turf.

ISSUE 14

We are performing our monthly irrigation inspections.

TWELFTH 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, June 26, 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
Shannon Martin	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Peter Armans	District Engineer by telephone
Kayla Rinker	RMS
Rich Gray	RMS
Alison Mossing	RMS
Natalie Clem	RMS
Officer Michelle Wichman	Bunnell Police Department
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. St. Pierre called the meeting to order a few minutes after 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

Resident comments: A good response from Rich Gray when notified of pond issues, capital reserve study, issues with trees, why is the board going out for an RFP for management services when we have a good team, all services are going out for bid to see what is out there, appears that GMS is being targeted for different reasons, bids are for amenity services and management services, community input on proposals, wait until election before RFP goes out.

THIRD ORDER OF BUSINESS

Engineer's Report

Mr. Armans stated we met this week with D.R. Horton and discussed some of the items we are expecting to resolve prior to the transfer of Phase 4. I believe there was some cleanup that D.R. Horton was going to take care of prior to this meeting.

Mr. Gray stated it has been completed and the signs have been installed.

Ms. Buchanan stated to summarize they started the work this week and they have some things to complete, but it is underway.

Mr. Armans stated my recommendation is if the board wants to give us direction that once that is resolved and the other item is a document we want to include with the permit transfer that we are working with D.R. Horton on, which basically shows that the maintenance responsibility is going to the CDD and the city based on the parcels they own. Once those items are resolved we can move forward with the transfer. If the board would like to give us direction to move forward with that plan or if they want to wait until the next meeting.

Ms. Poulin asked wasn't there a question of ownership or maintenance of the stormwater system?

Ms. Buchanan stated that is what Peter is alluding to. Essentially, we discussed it with Horton and are working to better understand how the water management district is going to apportion responsibility based on ownership. His suggestion is to authorize it pending that workout.

Mr. St. Pierre asked what do you recommend right now?

Ms. Buchanan stated I am comfortable with you doing it. You were established and contemplated in your original documents actually being the maintenance entity on that pond system. If you are in fact responsible for less that is a win.

Mr. St. Pierre stated we have held our ground on Phase 4 to get everything fixed. There was a big to do list. We can make that pending on the final?

Ms. Buchanan stated correct.

Mr. Gray stated pretty much everything that was on my checklist I verified complete. The only other issue was signage and the signage was installed today along with the one at the U.S. 1 entrance that was requested at a previous meeting for the construction trucks.

On MOTION by Mr. Poulin seconded by Mr. Garner with all in favor the recommendation of the engineer to move forward with turnover of Phase 4 was accepted subject to completion of the acquisition package and correction of the permit responsibility.

Mr. Poulin asked is there anything going on with the parcel of land where the trees were cut down at one time?

Ms. Buchanan asked Peter, so you have anything on the mitigation area, adjacent to the golf course area/

Mr. Armans stated I believe the last item we had was that the items that needed to be addressed I believe GMS was getting quotes for getting that area taken care of. I don't think anything has been done since then.

Mr. St. Pierre stated we have a resident who lives in it that has some grants moving forward to help with that. I will let her get together with Rich after the meeting and Rich can follow-up with you or Elizabeth can follow-up with you on that. I think that will move the process along, which will save some money, which we are all about.

A resident stated there was mention at the last meeting about the City of Bunnell and stormwater drains. Does that have anything to do with Phase 4 or has there been any movement on that?

Ms. Buchanan stated that is what we were talking about. At your establishment and your construction it was intended that the district would have been responsible for the stormwater management system. To the extent that we are able to shift responsibility to Bunnell, that is a win, understanding that is what he is working on sorting out, how to do that with the water management district in the most efficient way. Because it is not like we are going to go back and change a permit.

Mr. Armans left the telephone conference at this time.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Capital Reserve Study

Mr. Oliver stated you have a copy of the proposal from Community Advisors in your agenda packets. , You don't need to make a decision tonight. The capital reserve study is it gives you a 30-year outlook of all of your capital items and provides recommended capital contribution amount to ensure sufficient cash flow to meet the future costs for repair and

resplacemtn of the CDD’s capital assets for the next 30 years. I can bring back more proposals to the next meeting.

FIFTH ORDER OF BUSINESS

Consideration of Yellowstone Proposal for Phase 4

Mr. Gray stated this is the same as was presented at the last meeting. This proposal is to take care of the Phase 4 area that includes the mailbox area, around the ponds, conservation area, etc.

On MOTION by Mr. Garner seconded by Ms. Martin with all in favor the proposal from Yellowstone for Phase 4 in the amount of \$12,000 was approved.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2025 Budget

Mr. Oliver stated you approved the budget at your May meeting, we are required as a CDD to approve a budget by June 15th each year, you met that requirement. You are also required to set a public hearing to adopt the budget no sooner than 60 days after you approve the budget. You set that budget hearing to coincide with your August meeting. Rather than 60 days you have almost 90 days to refine that budget. The big headline for this budget is there is not an assessment increase. It is not a use it or lose it budget. If through good management of your resources you achieve a surplus at the end of the year, it carries forward into your next year. The board has the authority to move funds between line items. As you go through the RFP process, we don’t know what the proposed staffing fees will be, but you use any available carry forward surplus if there are contractual increases.

Mr. St. Pierre stated I also believe if we need to adjust the amenity center staff there is money left to do that for the rest of the season.

SEVENTH ORDER OF BUSINESS

Consideration of Scope of Work for District Management and Amenity Management Services

Ms. Buchanan stated in our workshop that started at 4 p.m. we did go through a very detailed scope of work in connection with what we desired for both amenity management that is inclusive of the amenity center and operations management as well as district management work, which is more in line with what Jim Oliver does. We will take that scope of work that was

discussed and revised at that meeting and include it in a request for proposal package with the understanding that we would expect responses in advance of your August meeting.

Mr. Poulin stated I thought we put it for the meeting after August so people can see the proposals and comment at the next board meeting.

Mr. Oliver stated you have not set your FY25 schedule. I assume that would be in October unless you had a September meeting.

Mr. Poulin stated we are just pushing a meeting. We can go through a lot of work on the proposal, accept the proposal.

Ms. Buchanan stated you can authorize the RFP package as amended with the understanding that you are changing the due date from August 7th to the October meeting.

On MOTION by Mr. Poulin seconded by Ms. Martin with four in favor and Mr. St. Pierre opposed the scope of work for district management and amenity management services was approved as amended changing the August 7 th deadline to the October meeting.

Ms. Buchanan stated you want the revised scope of work in the August agenda package, proposals back for October.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Buchanan stated in connection with the pond in 3B as you will recall in 2023 we authorized Horton to revise their water management permit and perform construction to expand the pond. One of the conditions of that approval was the execution of a construction easement that would at least provide the district protections from liability from D.R. Horton should there be a problem onsite. I understand they have commenced work but I can't find that the easement was actually executed. I will reach out to Bob Porter this week to get it executed.

B. District Manger

Mr. Oliver stated I want to remind all the board members to file your form 1 if you haven't done so already. The deadline is July 1.

C. Operations Manager

1. Report

Mr. Gray stated D.R. Horton has completed the sign installation requested by the board for no trucks at the U.S. 1 entrance as well as the no parking signs from Phase 4 ponds as well as the cul-de-sac on Pinnacle. Tim from M&M Pumps could not give me an exact timeframe, he keeps saying it will be a couple weeks he is waiting on two more parts for assembly. Future Horizons will be completing the fountain repair tomorrow. Yellowstone will be removing the dead Magnolia on Highway 100. Would you like me to bring back proposals to replace it or just leave two Magnolias there?

Mr. Dean stated I don't see the need for a third one, it is behind the other two.

Mr. St. Pierre asked what is the charge to remove it?

Mr. Gray stated they aren't going to charge us. I was asked about the timing of 5 and 6 for the electrical; FP&L couldn't give me a timeframe because the account is still pending and not active. They advised that I can follow-up in 30 days to see if the status changed and typically the building wouldn't start until after 60 days of the installation of all poles and in five and six there is no building at all.

Mr. St. Pierre asked do we have any idea what is still owed on the old \$65,000 bill? FP&L two years ago came at us with something not paid by the original contractor and we ended up eating a \$65,000 bill over time. I would like to know how much is left.

Mr. Gray stated the issues we were having at the golf course on hole 15 where the conservation got cut back and the employees used the area for dumping. I spoke with Ryan, and he will look into it and if it was happening it would not continue.

Mr. Gray gave an overview of the balance of the items on the operations report and staff was directed to get additional proposals for the gym equipment.

On MOTION by Mr. Dean seconded by Mr. Garner with all in favor staff was directed to purchase a gate for the pickleball courts in the mid-range.
--

2. Yellowstone Report

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

D. Amenity Manager

Ms. Rinker gave an overview of the amenity manager’s report, copy of which was included in the agenda package.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

Additional comments: Excited about 4th of July party, thanks to staff for working with me on contracts, possibly purchase the two vacant lots for community purposes, perhaps put basketball hoops in cul-de-sacs, no plans for children under 12, the three acre lot has an easement the two acre lot is owned by the Bunnell Mason Lodge and they have requested an easement to their property, cost of purchase would be approximately \$150,000 plus whatever is developed, incident reports and trespassing, community needs to know about incidents and what was done about it, types of incidents, put incidents on website, have incident form on a QR code, it takes hours to look for an incident on the cameras, incident reports are done when someone is injured or a suspension is issued, in instances of someone feeling threatened call the sheriff, trespass happens daily, put a 6-foot fence around the pool to prevent trespass, \$7,000 to \$8.000 for staff in the evenings to finish the season.

On MOTION by Mr. Dean seconded by Mr. Garner with all in favor additional staffing will be hired for the hours between 5 p.m. and 10 p.m. until Labor Day.

Meeting minutes were distributed for the committee that meets on the third Wednesday, then listed new groups that will meet at the amenity center, calendar is filling up, streamline verbiage on calendar, collect data on people participating in activities, groups that have a certain amount of people should not meet at the amenity center but maybe in their homes, new residents felt they were unable to participate in activities, everybody wants to use the amenity center at prime time, change verbiage on pickleball, it is first come first served,

TENTH ORDER OF BUSINESS

Public Comments

Additional comments: Residents leave gates open, people trespass when staff is not present, colored wrist bands, do not confront strangers who are trespassing call the police, if an activity is going on some people are rude when someone walks in and wants to join, the calendar

is not full, move things to a different space, residents should form their own groups, people need to know when they can play pickleball keep it on the calendar, sign-up forms, movie night by pool, use of grill for everyone, upcoming election, appointment of vacant seat, status of construction on Phase 4 and 5, improvements to recreational lake, send to board members number of houses sold.

ELEVENTH ORDER OF BUSINESS

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**

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

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – August 28, 2024 at 6:00 p.m. at the Island Club

On MOTION by Mr. Garner seconded by Ms. Martin with all in favor the meeting adjourned at 7:50 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Deer Run
Community Development District

Unaudited Financial Reporting
July 31, 2024



Table of Contents

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

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

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 223,908	\$ 25,257	\$ -	\$ -	\$ 249,165
INV-SBA	\$ 100,436	\$ 139,571	\$ -	\$ -	\$ 240,008
Investments:					
Series 2018					
Reserve	\$ -	\$ -	\$ 323,897	\$ -	\$ 323,897
Revenue	\$ -	\$ -	\$ 410,831	\$ -	\$ 410,831
Interest	\$ -	\$ -	\$ 624	\$ -	\$ 624
Prepayment	\$ -	\$ -	\$ 14,353	\$ -	\$ 14,353
Sinking Fund	\$ -	\$ -	\$ 604	\$ -	\$ 604
Construction	\$ -	\$ -	\$ -	\$ 23,956	\$ 23,956
Due from General Fund	\$ -	\$ -	\$ 1,650	\$ -	\$ 1,650
Due from Other	\$ 100	\$ -	\$ -	\$ -	\$ 100
Total Assets	\$ 324,444	\$ 164,828	\$ 751,958	\$ 23,957	\$ 1,265,187
Liabilities:					
Accounts Payable	\$ 11,230	\$ -	\$ -	\$ -	\$ 11,230
Accrued Expense Payable	\$ 9,997	\$ -	\$ -	\$ -	\$ 9,997
Deferred Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	\$ 1,596	\$ -	\$ -	\$ -	\$ 1,596
Due to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 22,823	\$ -	\$ -	\$ -	\$ 22,823
Fund Balance:					
Restricted for:					
Debt Service - Series 2008	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service - Series 2018	\$ -	\$ -	\$ 751,958	\$ -	\$ 751,958
Capital Projects - Series 2008	\$ -	\$ -	\$ -	\$ 0	\$ 0
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 23,956	\$ 23,956
Assigned for:					
Capital Reserves	\$ -	\$ 164,828	\$ -	\$ -	\$ 164,828
Unassigned	\$ 301,621	\$ -	\$ -	\$ -	\$ 301,621
Total Fund Balances	\$ 301,621	\$ 164,828	\$ 751,958	\$ 23,957	\$ 1,242,364
Total Liabilities & Fund Balance	\$ 324,444	\$ 164,828	\$ 751,958	\$ 23,957	\$ 1,265,187

Deer Run
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<u>Revenues:</u>				
Assessments	\$ 1,006,746	\$ 1,006,746	\$ 1,008,440	\$ 1,694
Golf Course Lake Maintenance Contribution	\$ 4,368	\$ 2,320	\$ 2,320	\$ -
Rental Income	\$ -	\$ -	\$ 775	\$ 775
Interest - SBA	\$ -	\$ -	\$ 436	\$ 436
Total Revenues	\$ 1,011,114	\$ 1,009,066	\$1,011,971	\$ 2,905
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 8,000	\$ 7,400	\$ 7,400	\$ -
FICA Expense	\$ 612	\$ 566	\$ 566	\$ -
Engineering	\$ 12,000	\$ 10,000	\$ 8,193	\$ 1,808
Dissemination	\$ 2,500	\$ 2,083	\$ 2,533	\$ (450)
Attorney	\$ 20,000	\$ 16,667	\$ 20,777	\$ (4,110)
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	\$ 30,405	\$ 30,405	\$ 0
Information Technology	\$ 1,161	\$ 967	\$ 968	\$ (0)
Website Maintenance	\$ 694	\$ 579	\$ 578	\$ 0
Telephone	\$ 168	\$ 140	\$ 110	\$ 30
Postage	\$ 650	\$ 542	\$ 725	\$ (183)
Insurance	\$ 7,744	\$ 7,744	\$ 7,040	\$ 704
Printing & Binding	\$ 800	\$ 667	\$ 429	\$ 238
Travel Per Diem	\$ 250	\$ 208	\$ -	\$ 208
Legal Advertising	\$ 4,000	\$ 3,333	\$ 1,005	\$ 2,329
Other Current Charges	\$ 2,500	\$ 2,083	\$ 967	\$ 1,116
Office Supplies	\$ 100	\$ 83	\$ 6	\$ 77
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 108,290	\$ 86,593	\$ 84,826	\$ 1,767
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 33,418	\$ 27,848	\$ 27,848	\$ 0
Electric	\$ 103,789	\$ 86,491	\$ 70,286	\$ 16,204
Water & Sewer	\$ 16,000	\$ 13,333	\$ 13,332	\$ 1
Landscape Maintenance	\$ 185,400	\$ 154,500	\$ 104,255	\$ 50,245
Permit Monitoring	\$ -	\$ -	\$ 326	\$ (326)
Landscape Contingency	\$ 3,000	\$ 2,500	\$ 4,235	\$ (1,735)
Mulch	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Tree Pruning	\$ 4,500	\$ 3,750	\$ 1,000	\$ 2,750
Lake Maintenance and Repairs	\$ 24,476	\$ 20,397	\$ 20,539	\$ (143)
Irrigation Repairs	\$ 20,400	\$ 17,000	\$ 2,872	\$ 14,128
Sidewalk Repair	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Street Repair	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Contingency	\$ -	\$ -	\$ 527	\$ (527)
Subtotal Field Expenditures	\$ 403,483	\$ 336,236	\$ 245,221	\$ 91,014

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Amenity Expenditures				
Amenities Management	\$ 75,000	\$ 62,500	\$ 62,500	\$ -
Facilities Assistant	\$ 16,823	\$ 14,019	\$ 25,959	\$ (11,940)
Property Insurance	\$ 58,517	\$ 58,517	\$ 32,984	\$ 25,533
Pool Maintenance	\$ 12,342	\$ 10,285	\$ 9,750	\$ 535
Pool Chemicals	\$ 11,616	\$ 11,616	\$ 14,481	\$ (2,865)
Janitorial Services	\$ 15,643	\$ 13,036	\$ 12,715	\$ 321
Pest Control	\$ 1,100	\$ 917	\$ 813	\$ 104
Facilities Maintenance	\$ 17,500	\$ 14,583	\$ 19,758	\$ (5,175)
Cable, Internet & Telephone Services	\$ 6,000	\$ 5,000	\$ 4,883	\$ 117
Electric - Amenities	\$ 16,000	\$ 13,333	\$ 13,910	\$ (577)
Water & Sewer - Amenities	\$ 23,000	\$ 19,167	\$ 44,389	\$ (25,223)
Gas Service	\$ 950	\$ 792	\$ 583	\$ 208
Security Monitoring	\$ 1,500	\$ 1,250	\$ 5,220	\$ (3,970)
Access Cards	\$ 500	\$ 500	\$ -	\$ 500
Operating Supplies	\$ 3,000	\$ 2,500	\$ 2,473	\$ 27
Amenity Repairs & Maintenance	\$ 18,800	\$ 15,667	\$ 22,369	\$ (6,702)
Pool Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 10,596	\$ (596)
Special Events	\$ 15,000	\$ 12,500	\$ 10,884	\$ 1,616
Holiday Décor	\$ 2,000	\$ 1,667	\$ 174	\$ 1,492
Fitness Center Repairs & Maintenance	\$ 1,050	\$ 875	\$ 2,335	\$ (1,460)
Office Supplies	\$ 1,000	\$ 833	\$ 992	\$ (159)
Elevator Maintenance	\$ 2,000	\$ 1,667	\$ 75	\$ 1,592
Contingency	\$ -	\$ -	\$ 343	\$ (343)
Capital Project/Transfer Out	\$ 190,000	\$ 190,000	\$ 190,000	\$ -
Subtotal Amenity Expenditures	\$ 499,341	\$ 461,223	\$ 488,188	\$ (26,965)
Total Operations & Maintenance	\$ 902,824	\$ 797,459	\$ 733,410	\$ 64,049
Total Expenditures	\$ 1,011,114	\$ 884,051	\$ 818,235	\$ 65,816
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 193,735	
Fund Balance - Beginning	\$ -		\$ 107,886	
Fund Balance - Ending	\$ -		\$ 301,621	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	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	\$ -	\$ -	\$ 190,000	\$ 190,000
Interest - SBA	\$ -	\$ -	\$ 606	\$ 606
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 190,606	\$ 190,606
Net Change in Fund Balance	\$ -		\$ 139,571	
Fund Balance - Beginning	\$ 42,132		\$ 25,257	
Fund Balance - Ending	\$ 42,132		\$ 164,828	

Deer Run

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments	\$ 648,163	\$ 648,163	\$ 654,295	\$ 6,132
Interest	\$ 100	\$ 83	\$ 32,217	\$ 32,134
Total Revenues	\$ 648,263	\$ 648,246	\$ 697,934	\$ 49,687
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		\$ (46,729)	
Fund Balance - Beginning	\$ 378,368		\$ 798,687	
Fund Balance - Ending	\$ 378,830		\$ 751,958	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 969	\$ 969
Total Revenues	\$ -	\$ -	\$ 969	\$ 969
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 969	
Fund Balance - Beginning	\$ -		\$ 22,988	
Fund Balance - Ending	\$ -		\$ 23,956	

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	\$ 2,787	\$ -	\$ -	\$ -	\$ 735,382
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	\$ -	\$ -	\$ 275	\$ -	\$ -	\$ -	\$ 775
Interest - SBA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 436	\$ -	\$ -	\$ 436
Total Revenues	\$ 387	\$ 142,494	\$ 66,914	\$ 630,017	\$ 80,044	\$ 3,421	\$ 4,594	\$ 80,601	\$ 3,062	\$ 436	\$ -	\$ -	\$ 1,011,971
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,200	\$ 1,400	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ 7,400
FICA Expense	\$ -	\$ 92	\$ 107	\$ 77	\$ -	\$ 61	\$ 77	\$ -	\$ 153	\$ -	\$ -	\$ -	\$ 566
Engineering	\$ 2,535	\$ 1,858	\$ 758	\$ 98	\$ -	\$ 1,853	\$ 293	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 8,193
Dissemination	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 458	\$ 208	\$ 308	\$ 208	\$ 308	\$ -	\$ -	\$ 2,533
Attorney	\$ 3,745	\$ 1,080	\$ 2,122	\$ 4,257	\$ 872	\$ 1,902	\$ 217	\$ 1,990	\$ 4,592	\$ -	\$ -	\$ -	\$ 20,777
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	\$ 3,041	\$ 3,041	\$ -	\$ -	\$ 30,405
Information Technology	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ -	\$ -	\$ 968
Website Maintenance	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ -	\$ -	\$ 578
Telephone	\$ 2	\$ -	\$ 51	\$ 25	\$ -	\$ -	\$ -	\$ 29	\$ -	\$ 3	\$ -	\$ -	\$ 110
Postage	\$ 108	\$ 57	\$ 102	\$ 84	\$ 45	\$ 35	\$ 78	\$ 65	\$ -	\$ 151	\$ -	\$ -	\$ 725
Insurance	\$ 7,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,040
Printing & Binding	\$ 41	\$ -	\$ 39	\$ 41	\$ 66	\$ 12	\$ 9	\$ 35	\$ -	\$ 185	\$ -	\$ -	\$ 429
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 303	\$ 28	\$ 76	\$ 502	\$ -	\$ 48	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ 1,005
Other Current Charges	\$ 135	\$ 135	\$ 149	\$ 117	\$ 89	\$ 50	\$ 42	\$ 84	\$ 78	\$ 89	\$ -	\$ -	\$ 967
Office Supplies	\$ 1	\$ 0	\$ 1	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ -	\$ 1	\$ -	\$ -	\$ 6
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 20,437	\$ 7,852	\$ 8,207	\$ 9,605	\$ 4,476	\$ 8,415	\$ 5,118	\$ 5,756	\$ 11,027	\$ 3,932	\$ -	\$ -	\$ 84,826
Operations & Maintenance													
Field Expenditures													
Field Management	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ -	\$ -	\$ 27,848
Electric	\$ 7,418	\$ 7,438	\$ 6,132	\$ 6,910	\$ 6,852	\$ 6,754	\$ 6,946	\$ 7,139	\$ 7,277	\$ 7,418	\$ -	\$ -	\$ 70,286
Water & Sewer	\$ 975	\$ 1,493	\$ 1,389	\$ 1,493	\$ 1,629	\$ 1,233	\$ 596	\$ 1,190	\$ 1,576	\$ 1,757	\$ -	\$ -	\$ 13,332
Landscape Maintenance	\$ 10,067	\$ 10,067	\$ 12,657	\$ 10,067	\$ 10,067	\$ 10,067	\$ 10,067	\$ 10,067	\$ 11,067	\$ 10,067	\$ -	\$ -	\$ 104,255
Landscape Contingency	\$ -	\$ 3,250	\$ -	\$ -	\$ 615	\$ -	\$ -	\$ -	\$ 370	\$ -	\$ -	\$ -	\$ 4,235
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Pruning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ 200	\$ -	\$ -	\$ 1,000
Lake Maintenance and Repairs	\$ 2,039	\$ 2,039	\$ 2,039	\$ 2,189	\$ 2,039	\$ 2,039	\$ 2,039	\$ 2,039	\$ 2,039	\$ 2,039	\$ -	\$ -	\$ 20,539
Permit Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 326	\$ -	\$ -	\$ 326
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	\$ 25,913	\$ 24,591	\$ -	\$ -	\$ 245,221

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	\$ 6,250	\$ -	\$ -	\$ 62,500
Facilities Assistant	\$ 933	\$ 280	\$ 705	\$ 1,129	\$ 1,820	\$ 2,406	\$ 1,514	\$ 4,809	\$ 5,925	\$ 6,438	\$ -	\$ -	\$ 25,959
Property Insurance	\$ 32,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,984
Pool Maintenance	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ -	\$ -	\$ 9,750
Pool Chemicals	\$ 1,360	\$ 1,364	\$ 1,364	\$ 1,485	\$ 1,485	\$ 1,485	\$ 1,485	\$ 1,485	\$ 1,485	\$ 1,485	\$ -	\$ -	\$ 14,481
Janitorial Services	\$ 1,200	\$ 1,400	\$ 1,200	\$ 1,400	\$ 1,200	\$ 1,215	\$ 1,500	\$ 1,200	\$ 1,200	\$ 1,200	\$ -	\$ -	\$ 12,715
Pest Control	\$ -	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 96	\$ 90	\$ -	\$ -	\$ 813
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	\$ 398	\$ 399	\$ -	\$ -	\$ 4,883
Electric - Amenities	\$ 1,230	\$ 1,492	\$ 1,174	\$ 1,449	\$ 1,493	\$ 1,398	\$ 1,456	\$ 1,365	\$ 1,262	\$ 1,592	\$ -	\$ -	\$ 13,910
Water & Sewer - Amenities	\$ 3,284	\$ 4,238	\$ 3,290	\$ 4,238	\$ 4,611	\$ 5,565	\$ 3,185	\$ 4,093	\$ 4,893	\$ 6,993	\$ -	\$ -	\$ 44,389
Gas Service	\$ 35	\$ 38	\$ 41	\$ 68	\$ 57	\$ 55	\$ 78	\$ 60	\$ 68	\$ 85	\$ -	\$ -	\$ 583
Security Monitoring	\$ 119	\$ -	\$ -	\$ -	\$ -	\$ 11	\$ 1,239	\$ 13	\$ 3,839	\$ -	\$ -	\$ -	\$ 5,220
Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Supplies	\$ 400	\$ -	\$ 225	\$ 373	\$ 250	\$ 438	\$ 655	\$ 132	\$ -	\$ -	\$ -	\$ -	\$ 2,473
Amenity Repairs & Maintenance	\$ 5,157	\$ -	\$ 2,613	\$ 300	\$ 816	\$ 938	\$ 1,351	\$ 1,620	\$ 1,375	\$ 8,200	\$ -	\$ -	\$ 22,369
Pool Repairs & Maintenance	\$ 10,208	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,596
Special Events	\$ 3,438	\$ -	\$ 1,457	\$ 545	\$ -	\$ 1,301	\$ 1,733	\$ 1,102	\$ 1,307	\$ -	\$ -	\$ -	\$ 10,884
Holiday Décor	\$ -	\$ -	\$ 165	\$ -	\$ -	\$ -	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 174
Fitness Center Repairs & Maintenance	\$ -	\$ -	\$ 175	\$ 460	\$ -	\$ 175	\$ -	\$ 1,525	\$ -	\$ -	\$ -	\$ -	\$ 2,335
Office Supplies	\$ 443	\$ -	\$ 283	\$ 150	\$ -	\$ -	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 992
Elevator Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75	\$ -	\$ -	\$ -	\$ 75
Contingency	\$ -	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ 343
Capital Project	\$ -	\$ -	\$ 51,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,965	\$ -	\$ -	\$ -	\$ 190,000
Subtotal Amenity Expenditures	\$ 70,351	\$ 17,093	\$ 73,933	\$ 20,913	\$ 20,444	\$ 27,960	\$ 30,310	\$ 25,115	\$ 168,364	\$ 33,706	\$ -	\$ -	\$ 488,188
Total Operations & Maintenance	\$ 94,985	\$ 44,691	\$ 98,935	\$ 44,639	\$ 44,431	\$ 52,078	\$ 52,742	\$ 48,334	\$ 194,277	\$ 58,297	\$ -	\$ -	\$ 733,410
Total Expenditures	\$ 115,422	\$ 52,544	\$ 107,142	\$ 54,244	\$ 48,907	\$ 60,493	\$ 57,860	\$ 54,090	\$ 205,304	\$ 62,229	\$ -	\$ -	\$ 818,235
Excess (Deficiency) of Revenues over Expenditures	\$ (115,035)	\$ 89,951	\$ (40,228)	\$ 575,772	\$ 31,137	\$ (57,072)	\$ (53,266)	\$ 26,511	\$ (202,242)	\$ (61,793)	\$ -	\$ -	\$ 193,735

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	\$318,288
Reserve Fund Balance	\$323,897
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
6/3/24	66916	4/20/24-5/28/24	\$ 4,342.60	\$ 89.46	\$ -	\$ 130.28	\$ 4,383.42	\$ 2,787.27	\$ 1,596.15	\$ 4,383.42
TOTAL			\$ 1,227,388.88	\$ 23,602.11	\$ 47,414.27	\$ 130.28	\$ 1,156,502.78	\$ 735,381.75	\$ 421,121.03	\$ 1,156,502.78

100%	Gross Percent Collected
\$ -	Balance Remaining to Collect

DIRECT ASSESSMENTS

DR Horton						
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2018
Net Assessments \$ 506,177.92 \$ 273,057.92 \$ 233,120.00						
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

June 01, 2024 through July 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	6/4/24	2066-2071	\$ 13,335.26
	6/12/24	2072-2077	\$ 18,294.63
	6/25/24	2078-2085	\$ 5,747.50
	6/26/24	2086	\$ 100,000.00
	7/3/24	2087-2091	\$ 23,274.72
	7/16/24	2092-2103	\$ 27,234.80
	7/30/24	2104-2108	\$ 8,852.74
Capital Reserve			
	6/26/24	2	\$ 138,965.00
Total Amount			\$ 335,704.65

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/04/24	00081	5/01/24	21901	202405	320	53800	48000		POOL MAINTENANCE - MAY 24	*	975.00	975.00	002066
AQUATIC XPRESSS													
6/04/24	00043	5/30/24	22409034	202404	310	51300	31100		ENGINEER SVCS APR 24	*	292.50	292.50	002067
DEWBERRY ENGINEERS INC.													
6/04/24	00082	5/26/24	133	202405	320	53800	48300		CLEANING 5/20	*	300.00	300.00	002068
J&G COMMERCIAL CLEANING SERVICE LLC													
6/04/24	00085	5/31/24	3397125	202404	310	51300	31500		GENERAL COUNSEL APR 24	*	216.50	216.50	002069
KUTAK ROCK LLP													
6/04/24	00059	6/01/24	11129560	202406	320	53800	48100		WATER MANAGEMENT JUN 24	*	1,484.73	1,484.73	002070
POOLSURE													
6/04/24	00042	6/01/24	PC 70290	202406	320	53800	46000		LANDSCAPE MAINT - JUN 24	*	10,066.53	10,066.53	002071
YELLOWSTONE LANDSCAPE													
6/12/24	00027	6/01/24	18004656	202406	320	53800	43000		PREMIUM LIGHTING JUN 24	*	902.00	902.00	002072
FLORIDA POWER & LIGHT COMPANY													
6/12/24	00001	6/01/24	371	202406	310	51300	34000		JUN MANAGEMENT FEES	*	3,040.50		
		6/01/24	371	202406	310	51300	35200		JUN WEBSITE ADMIN	*	57.83		
		6/01/24	371	202406	310	51300	35100		JUN INFO TECH	*	96.75		
		6/01/24	371	202406	310	51300	31300		JUN DISSEM AGENT SERVICES	*	208.33		
		6/01/24	372	202406	320	53800	12000		JUN FIELD MANAGEMENT	*	2,784.83		
GOVERNMENTAL MANAGEMENT SERVICES												6,188.24	002073
6/12/24	00092	6/01/24	405584	202406	320	53800	51000		AMENITY CENTER SYSTEMS	*	3,839.40	3,839.40	002074
HI-TECH SYSTEM ASSOCIATES INC													
6/12/24	00082	6/03/24	134	202405	320	53800	48300		CLEANING 5/27	*	300.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/10/24		135	202406	320-53800-48300					CLEANING 6/3	*	300.00		
									J&G COMMERCIAL CLEANING SERVICE LLC			600.00	002075
6/12/24	00093	6/11/24	T709-8	202405	320-53800-56000				GYM EQUIPMENT MAINT	*	514.99		
									LLOYDS EXERCISE EQUIPMENT			514.99	002076
6/12/24	00056	6/01/24	216	202406	320-53800-12100				JUN FACILITY MANAGEMENT	*	6,250.00		
									RIVERSIDE MANAGEMENT SERVICES, INC			6,250.00	002077
6/25/24	00081	6/01/24	22275	202406	320-53800-48000				POOL MAINTENANCE - JUN 24	*	975.00		
									AQUATIC XPRESSS			975.00	002078
6/25/24	00066	6/10/24	61981059	202406	320-53800-48400				PEST CONTROL JUN 24	*	95.87		
									FLORIDA PEST CONTROL & CHEMICAL CO			95.87	002079
6/25/24	00107	5/22/24	6462372	202405	310-51300-48000				NTC OF QUALIFYING PERIOD	*	23.16		
		5/22/24	6462372	202405	310-51300-48000				NTC OF MEETING 5/29	*	24.54		
									GANNETT MEDIA CORP			47.70	002080
6/25/24	00102	6/10/24	990009	202406	320-53800-47000				LAKE MAINTENANCE JUN 24	*	2,038.93		
									J & J AQUATICS SPECIALIST LLC			2,038.93	002081
6/25/24	00082	6/16/24	136	202406	320-53800-48300				CLEANING 6/10	*	300.00		
		6/23/24	137	202406	320-53800-48300				CLEANING 6/17	*	300.00		
									J&G COMMERCIAL CLEANING SERVICE LLC			600.00	002082
6/25/24	00093	6/13/24	T709-9	202405	320-53800-56000				GYM EQUIPMENT MAINT	*	1,010.00		
									LLOYDS EXERCISE EQUIPMENT			1,010.00	002083
6/25/24	00106	6/14/24	06142024	202406	320-53800-59000				3 HOURS LIVE MUSIC 7/4/24	*	200.00		
									MICHELLE E. MILLER			200.00	002084
6/25/24	00104	6/18/24	1350	202406	320-53800-54000				GAS TIMERS FOR GRILLS	*	780.00		
									PRO TECH GAS SERVICES, LLC			780.00	002085

DRUN DEER RUN AMOSSING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/26/24	00108	6/26/24	06262024	202406 300-15100-10000	TRANSFER TO SBA STATE BOARD OF ADMINISTRATION	*	100,000.00	100,000.00	002086
7/03/24	00082	6/30/24	138	202406 320-53800-48300	CLEANING 6/24 J&G COMMERCIAL CLEANING SERVICE LLC	*	300.00	300.00	002087
7/03/24	00085	6/29/24	3412003	202405 310-51300-31500	GENERAL COUNSEL MAY 24 KUTAK ROCK LLP	*	1,990.40	1,990.40	002088
7/03/24	00059	7/01/24	11129560	202407 320-53800-48100	WATER MANAGEMENT JUL 24 POOLSURE	*	1,484.73	1,484.73	002089
7/03/24	00056	5/31/24	221	202405 320-53800-12100	ASSIST MANAGER THUR MAY24	*	4,809.22		
		6/24/24	217	202405 320-53800-53000	OPERATING SUPPLIES - MAY	*	131.80		
		6/24/24	217	202405 320-53800-54000	AMENITY REPAIRS - MAY	*	1,619.65		
		6/24/24	218	202406 320-53800-59000	SPECIAL EVENT SUPP 6/5	*	1,107.39		
		6/28/24	220	202406 320-53800-54000	REPLACE LANDSCAPE LIGHT	*	595.00		
					RIVERSIDE MANAGEMENT SERVICES, INC			8,263.06	002090
7/03/24	00042	6/26/24	PC 72108	202406 320-53800-46100	PALM PRUNING AMENITY CENT	*	800.00		
		6/26/24	PC 72108	202406 320-53800-46100	GRD RESRVE WOODLINE CUT	*	370.00		
		7/01/24	PC 72123	202407 320-53800-46000	JUL LANDSCAPE MAINTENANCE	*	10,066.53		
					YELLOWSTONE LANDSCAPE			11,236.53	002091
7/16/24	00081	7/01/24	22641	202407 320-53800-48000	POOL MAINTENANCE - JUL 24	*	975.00		
					AQUATIC XPRESSS			975.00	002092
7/16/24	00091	7/05/24	OF616524	202407 320-53800-54000	SPRINKLER SYS REPAIR/INSP	*	1,373.46		
					CINTAS FIRE 636525			1,373.46	002093
7/16/24	00043	12/15/23	2373367	202311 310-51300-31100	ENGINEER PERMIT COMP	*	1,662.50		
					DEWBERRY ENGINEERS INC.			1,662.50	002094

DRUN DEER RUN AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/16/24	00054	7/15/24 13	202407 310-51300-31300	DISCLOSURE SERVICES, LLC	*	100.00	100.00 002095
7/16/24	00044	6/03/24 9-2024	202406 300-20700-10200	FLAGLER COUNTY TAX COLLECTOR	*	89.46	89.46 002096
7/16/24	00027	7/01/24 18004694	202407 320-53800-43000	FLORIDA POWER & LIGHT COMPANY	*	902.00	902.00 002097
7/16/24	00066	7/02/24 63110134	202407 320-53800-48400	FLORIDA PEST CONTROL & CHEMICAL CO	*	89.60	89.60 002098
7/16/24	00001	7/01/24 373	202407 310-51300-34000	JUL MANAGEMENT FEES	*	3,040.50	
		7/01/24 373	202407 310-51300-35200	JUL WEBSITE ADMIN	*	57.83	
		7/01/24 373	202407 310-51300-35100	JUL INFO TECH	*	96.75	
		7/01/24 373	202407 310-51300-31300	JUL DISSEM AGENT SERVICES	*	208.33	
		7/01/24 373	202407 310-51300-51000	OFFICE SUPPLIES	*	1.32	
		7/01/24 373	202407 310-51300-42000	POSTAGE	*	150.76	
		7/01/24 373	202407 310-51300-42500	COPIES	*	185.10	
		7/01/24 373	202407 310-51300-41000	TELEPHONE	*	3.03	
		7/01/24 374	202407 320-53800-12000	JUL FIELD MANAGEMENT	*	2,784.83	
				GOVERNMENTAL MANAGEMENT SERVICES			6,528.45 002099
7/16/24	00102	7/10/24 990073	202407 320-53800-47000	J & J AQUATICS SPECIALIST LLC	*	2,038.93	2,038.93 002100
7/16/24	00082	7/07/24 139	202407 320-53800-48300	J&G COMMERCIAL CLEANING SERVICE LLC	*	300.00	300.00 002101
7/16/24	00056	6/30/24 222	202406 320-53800-12110	ASSISTANT MANAGER JUN 24	*	5,925.40	

DRUN DEER RUN AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/01/24 219	202407 320-53800-12100	JUL FACILITY MANAGEMENT	*	6,250.00	
				RIVERSIDE MANAGEMENT SERVICES, INC			12,175.40 002102
7/16/24	00042	6/30/24 PC732233	202406 320-53800-46000	PHASE 4 JUNE BACK BILL	*	1,000.00	
				YELLOWSTONE LANDSCAPE			1,000.00 002103
7/30/24	00007	7/29/24 6191-202	202407 320-53800-47100	ANNUAL FIRE/SWIM/TEN INSP	*	326.00	
				CITY OF BUNNELL			326.00 002104
7/30/24	00043	7/25/24 22415093	202406 310-51300-31100	ENGINEER SVCS JUN 24	*	800.00	
				DEWBERRY ENGINEERS INC.			800.00 002105
7/30/24	00109	7/26/24 84993	202407 320-53800-54000	WATERFALL REPAIR & SUPP	*	5,817.74	
				FUTURE HORIZONS, INC.			5,817.74 002106
7/30/24	00082	7/16/24 140	202407 320-53800-48300	CLEANING 7/8	*	300.00	
		7/21/24 141	202407 320-53800-48300	CLEANING 7/15	*	300.00	
		7/28/24 142	202407 320-53800-48300	CLEANING 7/22	*	300.00	
				J&G COMMERCIAL CLEANING SERVICE LLC			900.00 002107
7/30/24	00101	7/10/24 45682799	202407 320-53800-54000	QRTLY MAINT JUL 24	*	1,009.00	
				SUNSHINE STATE HEATING & AIR			1,009.00 002108
TOTAL FOR BANK A						196,739.65	
TOTAL FOR REGISTER						196,739.65	

DRUN DEER RUN AMOSSING

Approved 5129184 KK
48000

Invoice

Aquatic Xpress
P O Box 594
Flagler Beach, FL 32136

Date	Invoice #
5/1/2024	21901

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

P.O. No.	Terms	Due Date	Project
	Net 30	5/31/2024	

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

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

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

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

Phone #	Fax #
(386) 225-9085	

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

May 30, 2024
Project No: 50168591.000
Invoice No: 22409034
Due Date: June 29, 2024
Project Manager PETER ARMANS

Project 50168591.000 Deer Run CDD 2024 Gen Eng

Deer Run CDD 2024 Gen Eng
Professional Services from April 01, 2024 to April 26, 2024

Phase T001 GENERAL ENGINEERING

Professional Personnel

	Hours	Rate	Amount	
ENGINEER V	1.50	195.00	292.50	
Totals	1.50		292.50	
Total Labor				292.50
		Total this Phase		292.50

Billings to Date

	Current	Prior	Total	
Labor	292.50	4,875.00	5,167.50	
Totals	292.50	4,875.00	5,167.50	
		Total invoice Amount Due		<u>292.50</u>

0013105130031100
Engineer Svcs Apr 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

002 - Dewberry Engineers Inc.

For the period 3/30/2024 - 4/26/2024

			Total Hours	Date	
Project Number: 50168591.000 Deer Run CDD 2024 Gen Eng					
Phase Number: T001 GENERAL ENGINEERING					
	0957610	ARMANS, PETER	.50	4/1/2024	
	0957610	ARMANS, PETER	.50	4/5/2024	
	0957610	ARMANS, PETER	.50	4/22/2024	
Total for T001			1.50		
Total for 50168591.000			1.50		

Approved 5/28/24 KR
48300

Invoice

133

5/26/2024
NET 15

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 5/20	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 5/20



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 2024

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

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

Invoice No. 3397125
6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

04/01/24	K. Buchanan	0.40	126.00	Perform meeting follow up
04/06/24	R. Dugan	0.10	27.50	Prepare Fiscal Year 2025 budget documents
04/23/24	K. Buchanan	0.20	63.00	Confer with Rizzetta regarding Deer Run CDD request for proposal

TOTAL HOURS 0.70

TOTAL FOR SERVICES RENDERED \$216.50

TOTAL CURRENT AMOUNT DUE \$216.50

0013105130031500
General Counsel Apr 24

poolsure

Approved 5/24/24 KRD
48100 Invoice

Date 6/1/2024

Invoice # 111295609102

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

Terms	Net 20
Due Date	6/21/2024
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,459.73
WM-XPC Upgrade	XPC System Upgrade	1	ea	25.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00
	0013205380048100 Water Management Jun 24			

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

Remittance Slip

Customer
11DEE025
Invoice #
111295609102

Amount Due \$1,484.73
Amount Paid _____

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





YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
PC 702906	6/1/2024
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: July 1, 2024

Invoice Amount: \$10,066.53

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

Invoice Total \$10,066.53

IN COMMERCIAL LANDSCAPING

0013205380046000
Landscape Maint - Jun 24

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

PAYMENT COUPON

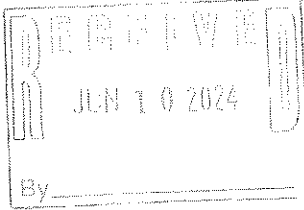
1800465698 1 of 1 /411500640106300016034218004656987000090200

1800465698 1 of 1

4,1,1500,640106,3000160342,1800465698,7,0000090200

Please mail this portion with your check

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



Cust. No.: 3000160342	Inv. No.: 1800465698
This Month's Charges	Amount Due
Past Due After	This Invoice
07/01/2024	\$ 902.00

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

FPL
General Mail Facility
Miami FL 33188-0001

Florida Power & Light Company

Federal Tax Id #: 59-0247775

Invoice

Customer Name and Address

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

Customer Number: **3000160342**

Invoice Number: **1800465698**

Invoice Date: **06/01/2024**

4,1,1500,640106,3000160342,1800465698,7,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 3000160342 Invoice No: 1800465698

Description	Amount
PREMIUMLIGHTING	902.00
For Inquiries Contact: PREMIUM LIGHTING	Total Amount Due \$902.00 This Month's Charges Past Due After 07/01/2024

0013205380043000
Premium Lighting Jun 24



Check Payments

Make check payable to Florida Power & Light in USD and mail payment with the top portion of this invoice to the address below:

**General Mail Facility
Miami FL 33188-0001**

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 371**Invoice Date:** 6/1/24**Due Date:** 5/20/24**Case:****P.O. Number:****Bill To:**Deer Run CDD
9145 Narcoossee Rd
Suite A206
Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
Management Fees - June 2024	0013105130034000	3,040.50	3,040.50
Website Administration - June 2024	0013105130035200	57.83	57.83
Information Technology - June 2024	0013105130035100	96.75	96.75
Dissemination Agent Services - June 2024	0013105130031300	208.33	208.33

Total \$3,403.41**Payments/Credits** \$0.00**Balance Due** \$3,403.41

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 372

Invoice Date: 6/1/24

Due Date: 5/20/24

Case:

P.O. Number:

Bill To:

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

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

Total \$2,784.83

Payments/Credits \$0.00

Balance Due \$2,784.83



Tallahassee, FL 32308
2498 Centerville Rd.

approved 6/5/24 ICR
57000

Invoice

Invoice #: 405584
Invoice Date: 06/01/2024
Completed: 06/01/2024
Terms: Due on Aging Date
Bid#:

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

475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
1-11885-CCTV-1 - CCTV System - Grand Reserve Island Club Amenity Center - 601 Grand Reserve Dr, Bunnell, FL			
Hi-Tech Commercial Video 4	12.00	\$20.00	240.00
7421520 - Access Control System - Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr, Bunnell, FL			
Alarm.com Cloud Access Control	12.00	\$20.00	240.00
ADC-Access-Door-Addon	12.00	\$40.00	480.00
ADC-Access-Door-Addon Pickle Ball Gates	12.00	\$40.00	480.00
AS50-0181 - Fire System - Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr, Bunnell, FL			
Inspection Contract	12.00	\$75.00	900.00
Fire Alarm Monitoring	12.00	\$50.00	600.00
Service Plan	12.00	\$25.00	300.00
AS50-0183 - Security System - Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr, Bunnell, FL			
Alarm.com Interactive Automation - Doorbell Video	12.00	\$44.95	539.40
Service Plan	12.00	\$5.00	60.00
Sales Tax			0.00

0013205380051000

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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	\$3,839.40
Payments	\$0.00
Balance Due	\$3,839.40

approved 6/5/24 KJC
48300

Invoice
134

6/3/2024
NET 15

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 5/27	300.00
Total Due:	300.00

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

Thank you,

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

0013205380048300
Cleaning 5/27



Approved 6/11/24 KK
48300

Invoice

135

6/10/2024

NET 15

Dear Run Amenity Center

Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 6/3	300.00
Total Due:	300.00

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

Thank you,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

385-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164

0013205380048300

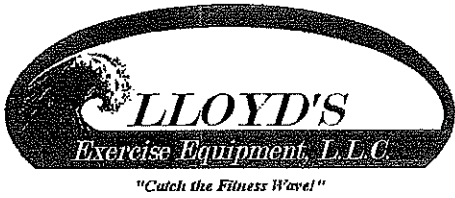
Cleaning 6/3



Approved 6/11/24 KR

56000

Service Invoice



Invoice Date	Invoice #	P.O. No.	Service Date
6/11/2024	T709-8		5/15/2024

Bill To
Deer Run CDD
The Island Club
501 Grand Reserve
Bunnell, FL 32110
386-263-7213-Kayla/904-759-8890-Rich

Remit Payment To:

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

Unit/Model Info	Item	Description	Amount
Spirit Treadmill CT800 8008451809006072	Problem Called In As Diagnosis	Unit not declining and shuts off randomly. (Trip 1) Unit stuck on incline, incline moves during calibration but gives incline error. Estimate to order and replace the incline motor with harness.	
	Part(s) For Repair	Incline Motor	200.00
	Part(s) For Repair	Lower Harness	20.00
	Labor	(Trip 2) Replaced the incline motor and lower harness; test checked operation.	
Spirit Bike 8001451810003186	Problem Called In As Labor	Pedals still having issues, loose hard to use. (Trip 1) Pedal strap loose, secured no operational problems noted; test checked operation.	
	Shipping & Handling		30.00
	Service Charge	(Trip 1) Includes 15 minutes of labor.	89.99
	Labor/Time On Site	(Trip 1) Additional Time Needed For Diagnosis.	25.00
	Labor/Time On Site	(Trip 2)	150.00
		0013205380056000 Gym Equipment Maint	

Thank you for your business.

Subtotal	\$514.99
Sales Tax (0.0%)	\$0.00
Balance Due	\$514.99
Payments/Credits	\$0.00
Balance Due	\$514.99

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

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 216
Invoice Date: 6/1/2024
Due Date: 6/1/2024
Case:
P.O. Number:

Bill To:

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

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

Total \$6,250.00

Payments/Credits \$0.00

Balance Due \$6,250.00

Aquatic Xpress

P O Box 594
Flagler Beach, FL 32136

Invoice

Date	Invoice #
6/1/2024	22275

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

Approved
Pool Maintenance
001.320.53800.48000
Rich Gray

P.O. No.	Terms	Due Date	Project
	Net 30	7/1/2024	

Quantity	Description	Rate	Amount
1	Commercial Pool Service	975.00	975.00

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

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

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

Phone #	Fax #
(386) 225-9085	



PO BOX 740808
CINCINNATI OH 45274-0608

PHONE: 386-673-0405
WEB: flapest.com

approved Natalie Clem Page 1 of 1 6/18/24
48400

Bill To Number 2692782	Invoice Date 6/10/2024	Amount Due 95.87
----------------------------------	----------------------------------	----------------------------

INVOICE# 61981059 DEER RUN CDD



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

INVOICE DETAIL

Thank you for allowing us to provide the following services:

PEST CONTROL MAINTENANCE

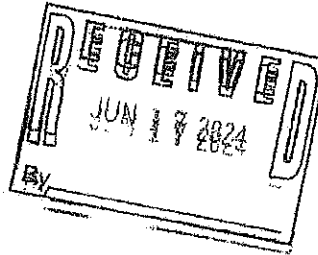
89.60

Deer Run Cdd
501 GRAND RESERVE DR
BUNNELL, FL ON 6/10/2024

6.27

SALES TAX

0013205380048400
Pest Control Jun 24



Payment Receipt. Please Return with Payment Remittance



PO Box 13848
Reading, PA 19612-3848

Bill To #: 2692782	Date: 6/10/2024
Due Date: 7/10/2024	Invoice #: 61981059
Amount Due: 95.87	Amount Paid: _____
	Check No.: _____

6095 1 AB 0.647 26 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

002692782000000000061981059000009587202407100008

AFFIDAVIT 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:

05/22/2024

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 05/22/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$23.16
Tax Amount: \$0.00
Payment Cost: \$23.16
Order No: 10179085 # of Copies:
Customer No: 464637 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Deer Run Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Flagler County Supervisor of Elections located at 1769 E Moody Blvd., #101, Bunnell, Florida 32110, Phone (386) 313-4170. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Flagler County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Deer Run Community Development District has three (3) seats up for election, specifically seats 3, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Flagler County Supervisor of Elections.

10179085 5/22/24 11

IRAN SPELLER
Notary Public
State of Wisconsin

AFFIDAVIT 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:

05/22/2024

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 05/22/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$24.54
Tax Amount: \$0.00
Payment Cost: \$24.54
Order No: 10180735 # of Copies:
Customer No: 464637 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

RYAN SPELLER
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, May 29, 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.

Darrin Mossing
District Manager

10180735 5/22/24 1†

INVOICE

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

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



Deer Run CDD
Bill to
Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Ship to
Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Approved
Lake Maintenance
001.320.53800.47000
Rich Gray

Invoice details

Invoice no.: 990009
Terms: Net 30
Invoice date: 06/10/2024
Due date: 07/10/2024

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

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

0013205380047000
Lake Maintenance Jun 24

Approved 6/17/24 KR
48300

Invoice

136

6/16/2024

NET 15

Dear Run Amenity Center

Attn: Kayla

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

Week of 6/10	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 6/10



Approved 6/24/24 (KR)
48300

Invoice
137

6/23/2024
NET 15

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 6/17	300.00
Total Due:	300.00

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

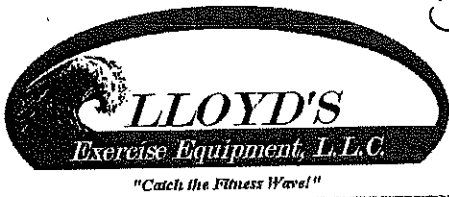
Thank you,

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

0013205380048300
Cleaning 6/17



Approved 6/17/24 KRB
56000



Service Invoice

Invoice Date	Invoice #	P.O. No.	Service Date
6/13/2024	T709-9		5/31/2024

Bill To	Remit Payment To:
Deer Run CDD The Island Club 501 Grand Reserve Bunnell, FL 32110 386-263-7213-Kayla/904-759-8890-Rich	LLOYD'S Exercise Equipment PO Box 290723 Port Orange, FL 32129 386-322-3213 (phone) 815-331-5329 (fax)

Unit/Model Info	Item	Description	Amount
Spirit Treadmill CT800 8008451809006072	Diagnosis Part(s) For Repair Labor	Display cracked under keypad possible vandalism. Estimate to order and replace the display. Console Replaced the display; test checked operation.	450.00
Spirit Elliptical CE800 8000451811003531	Diagnosis Part(s) For Repair Labor	Generator very loud needs to be replaced. Estimate to order and replace the generator. Generator Replaced the generator; test checked operation.	280.00
	Shipping & Handling	2 Boxes; 1 Heavy; 1 Large * Actual Shipping Charge	85.00
	Labor/Time On Site		195.00
		0013205380056000 Gym Equipment Maint	

Thank you for your business.

Subtotal	\$1,010.00
Sales Tax (0.0%)	\$0.00
Balance Due	\$1,010.00
Payments/Credits	\$0.00
Balance Due	\$1,010.00

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

Michelle St. James Band - U Know The Band

ENTERTAINER / ARTIST / PROMOTER CONTRACT

(Vendor) Michelle St. James - Miller / U Know The Band agrees to play/ entertain for the following dates and times listed below and enter into contract with (Host Below)

(Host) Deer Run C.C.D. Grand Reserve
Date July 4-2024 Location 501 Grand Reserve Dr. Time noon until 3:00^{PM.} Price \$ 200.00

\$ 200.00

\$

Overtime is at the rate of \$ 50.00 Per 1/2 hour

Host Supplies : Covered Stage with Power

Host Requires : 3 hours of Live music / DJ music while on Break.

Vendor Supplies : Entertainment for 3 hours with a 15 minute break every hour

Vender, holds (Host): Harmless of all liability in conjunction with the Vendors performance from injuries to self or guests of the host, or to the vendors equipment. The vendor agrees to safely place equipment and cords out of the way of the guests.

Vendor [Signature] Date 6-12-24
Host [Signature] Date 6-14-24

0013205380059000

Make all Checks payable to Michelle Miller

Approved 6/18/24 *KR*

Pro Tech Gas Services, LLC

386-559-7466

INVOICE

P.O. Box 311
Barberville, FL 32105

54000

386 559-7466

Date	Invoice #
6/18/2024	1350

gastechpro@gmail.com

License # LI34772

Bill To
Deer Run CDD- Grande Reserve 9655 Florida Mining Blvd. Jacksonville, FL 32247

Job Address
Grande Reserve Clubhouse 501 Grande Reserve Dr Bunnell, FL 32110

protechgasservices.com

Quantity	Description	Rate	Serviced	Amount
2	Sell and install two 1 hour gas timers at grills	125.00		250.00T
3	labor x 3 hours	145.00		435.00
	Miscellaneous parts, fittings and shop supplies	95.00		95.00T
0013205380054000 Gas Timers For Grills				
Payments/Credits				\$0.00
Sales Tax (6.5%)				\$22.43
Total				\$802.43

WE APPRECIATE YOUR BUSINESS.
Vist our web site @
www.protechgasservices.com

Balance Due \$802.43

DEER RUN CDD - GENERAL FUND

6/26/2024

VENDOR NUMBER/NAME: 108 STATE BOARD OF ADMINISTRATION

CHECK #: 002086

INV DATE INV# AMOUNT DISCOUNT NET

20240626 06262024 100,000.00 100,000.00 TRANSFER TO SBA

TOTAL \$100,000.00

DEER RUN CDD - GENERAL FUND

6/26/2024

VENDOR NUMBER/NAME: 108 STATE BOARD OF ADMINISTRATION

CHECK #: 002086

INV DATE INV# AMOUNT DISCOUNT NET

20240626 06262024 100,000.00 100,000.00 TRANSFER TO SBA

TOTAL \$100,000.00

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

002086

DEER RUN CDD
6200 LEE VISTA BLVD STE 300
ORLANDO, FL 32822
(407) 841-5524
GENERAL FUND

SUNTRUST BANK, NA
CELEBRATION, FL

63-215/631

DATE AMOUNT
6/26/2024 \$100,000.00*

ONE HUNDRED THOUSAND DOLLARS & 00 CENTS *****

PAY TO THE ORDER OF: STATE BOARD OF ADMINISTRATION
ATTN: PRIME OPERATIONS
1801 HERMITAGE BLVD, STE 100
TALLAHASSEE FL 32308

AUTHORIZED SIGNATURE

⑈002086⑈ ⑆063102152⑆ 1000058982694⑈

approved 7/1/24 KRJ
48300

Invoice
138

6/30/2024
NET 15

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 6/24	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 6/24



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 29, 2024

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

0013105130031500

General Counsel MAY 24

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

Invoice No. 3412003
6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

05/23/24	K. Haber	0.40	102.00	Prepare budget approval resolution; correspond with Sweeting regarding same
05/24/24	K. Buchanan	0.90	283.50	Prepare for board meeting; confer with district manager; review matters relating to bids
05/29/24	K. Buchanan	4.90	1,543.50	Prepare for and attend board meeting; research responsibility for irrigation system; review matters relating to management and amenity management request for proposals
TOTAL HOURS		6.20		

KUTAK ROCK LLP

Deer Run CDD

June 29, 2024

Client Matter No. 6023-1

Invoice No. 3412003

Page 2

TOTAL FOR SERVICES RENDERED \$1,929.00

DISBURSEMENTS

Meals	5.44
Travel Expenses	55.96

TOTAL DISBURSEMENTS 61.40

TOTAL CURRENT AMOUNT DUE \$1,990.40

Approved 6/20/24 KUC
poolsure 48100 Invoice

Date 7/1/2024
 Invoice # 111295609479

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

Terms	Net 20
Due Date	7/21/2024
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,459.73
WM-XPC Upgrade	XPC System Upgrade	1	ea	25.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00
0013205380048100 Water Management JUL 24				

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

OUR REMITTANCE ADDRESS HAS CHANGED!!

Remittance Slip

Customer 11DEE025
 Invoice # 111295609479

Amount Due \$1,484.73
 Amount Paid _____
 Make Checks Payable To
 Poolsure
 1707 Townhurst Dr
 Houston, TX 77043-2810



Riverside Management Services, Inc
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 217
 Invoice Date: 6/24/2024
 Due Date: 6/24/2024
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance May 1 - May 31, 2024 Maintenance Supplies		1,123.66 627.79	1,123.66 627.79
<p>Approved</p> <p>Operating Supplies-\$131.80 001.320.53800.53000</p> <p>Amenity Repairs-\$1,619.65 001.320.53800.54000</p> <p>Rich Gray</p> <p><i>Jerry Lambert</i> 6-27-24</p>			

Total	\$1,751.45
Payments/Credits	\$0.00
Balance Due	\$1,751.45

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/3/24	8.35	M.C.	Reset pavers where they were a trip hazard, straightened and organized pool deck tables, chairs and umbrellas, removed debris around amenity center, both entrances and throughout community, checked and changed all trash receptacles
5/6/24	8.82	M.C.	Worked on pole and pavers on pool deck deep end stairs, chiseled cemented area around pavers and removed some pavers to level up with pavers set higher, grounded out paver allowing pole casing to sit flush, fitness center fan reattached canopy kit
5/31/24	7.15	M.C.	Straightened and organized pool deck chairs, tables and umbrellas, removed debris around amenity center and at both entrance roads, checked and changed all trash receptacles, hung new clock, put all padded pool ladders on rails to protect users from touching hot metal, tightened gate for pool entrance, fixed all pickleball gate latched needed adjusting and swapped old pool safety rings for new ones, use blower to clear pickleball courts

TOTAL

24.32

MILES

339

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 6/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	4/21/24	Constant Contact Monthly Fee	81.60	K.R.
	4/23/24	Hand Soap 6pk (2)	17.11	K.R.
	4/23/24	Water Cups	25.29	K.R.
	4/23/24	Zip Ties 1200pk	29.89	K.R.
	4/23/24	Printer Paper	10.20	K.R.
	4/27/24	Ink Subscription	49.22	K.R.
	4/30/24	Amazon Prime Membership	18.87	K.R.
	5/1/24	55 Gal Trash Bags 30ct (2)	52.42	K.R.
	5/1/24	6 Ft Pool Handrail Covers (2)	41.38	K.R.
	5/1/24	4 Ft Pool Handrail Covers (6)	96.53	K.R.
	5/1/24	Paper Coffee Cups 210ct	34.49	K.R.
	5/1/24	Primo Water Delivery	46.12	K.R.
	5/8/24	Outdoor Clock	41.39	K.R.
	5/8/24	Paper Towels	8.28	K.R.
	5/8/24	Paper Towels	55.96	K.R.
	5/16/24	Key	4.90	N.C.
	5/16/24	Water Delivery	14.15	K.R.
		TOTAL	<u>\$627.79</u>	

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 218
Invoice Date: 6/24/2024
Due Date: 6/24/2024
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 6/5/23 <i>Special Events</i> <i>1.320.53800.59000</i>		1,107.39	1,107.39
<i>Jerry Lambert</i> <i>6-27-24</i>			
Total			\$1,107.39
Payments/Credits			\$0.00
Balance Due			\$1,107.39

SPECIAL EVENTS

Period Ending 6/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	4/23/24	Luau Party	Luau Skirt	7.19	K.R.
	4/23/24	Luau Party	Inflatable Luau Animals	18.69	K.R.
	4/23/24	Luau Party	Luau Banner	4.31	K.R.
	4/23/24	Luau Party	Luau Centerpiece	2.88	K.R.
	4/23/24	Luau Party	Luau Cutout	8.63	K.R.
	4/24/24	Luau Party	Table Skirt	20.89	K.R.
	4/24/24	Craft Night	Wood Tray	97.74	K.R.
	4/24/24	Craft Night	Beads	32.18	K.R.
	4/25/24	Luau Party	Luau Skirt	7.19	K.R.
	5/2/24	Bingo	Bingo Prizes	230.00	K.R.
	5/2/24	May Craft Night	Paint	19.53	K.R.
	5/3/24	Luau Party	Plastic Cups	4.58	K.R.
	5/3/24	Luau Party	Potato Chips	10.35	K.R.
	5/3/24	Luau Party	Cookies	17.80	K.R.
	5/3/24	Luau Party	Soda	6.42	K.R.
	5/3/24	Luau Party	Pineapple Juice	12.73	K.R.
	5/3/24	Luau Party	Hawaiian Punch	10.32	K.R.
	5/3/24	Luau Party	Sweet Tea	16.97	K.R.
	5/3/24	Luau Party	Luau Prizes	71.19	K.R.
	5/8/24	May Craft Night	Stencil Adhasive Spray	70.10	K.R.
	5/8/24	May Craft Night	Stencil	52.15	K.R.
	5/12/24	May Craft Night	Jewelry Wire Cutters	8.36	N.C.
	5/12/24	May Craft Night	Jewelry Wire Cutters	12.54	N.C.
	5/13/24	May Craft Night	Chalk Paint	41.80	N.C.
	5/13/24	May Craft Night	Glitter Paint	6.20	N.C.
	5/13/24	May Craft Night	Finish/Seal Spray Paint	12.55	N.C.
	5/13/24	May Craft Night	Jewelry Wire Cutters	25.07	N.C.
	5/13/24	May Craft Night	Table Covers	9.84	N.C.
	5/30/24	May Paint Night	Canvas	44.82	K.R.
	5/30/24	May Paint Night	Acrylic Paint	52.54	N.C.
	5/30/24	May Paint Night	Acrylic Paint	33.33	N.C.
	5/31/24	May Paint Night	Plastic Table Clothes	12.48	N.C.
	5/31/24	May Paint Night	Acrylic Paint	26.06	N.C.
	6/4/24	Kids Board Game Night	Snacks	28.84	K.R.
	6/4/24	Kids Board Game Night	Drinks	13.54	K.R.
	6/6/24	June Bingo Prizes	Candy	36.51	K.R.
	6/6/24	June Bingo Prizes	Glasswear	11.04	K.R.
	6/6/24	June Bingo Prizes	Paper Shred	12.27	K.R.
			TOTAL	\$1,107.39	

Riverside Management Services, Inc
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 220
Invoice Date: 6/28/2024
Due Date: 6/28/2024
Case:
P.O. Number:

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

Approved
 Amenity Repairs-\$595.00
 001.320.53800.54000
 Rich Gray

Description	Hours/Qty	Rate	Amount
Replace (7) LED Panels located at US-1 and HWY 100 entrances (Landscape Lighting) Includes parts, labor, and inspection of the system.		595.00	595.00

Total \$595.00

Payments/Credits \$0.00

Balance Due \$595.00

DEER RUN CDD
RIVERSIDE MANAGEMENT SERVICES, INC.
INVOICE DETAIL

<u>Description</u>	<u>Amount</u>
Replace (7) LED panels located at US-1 and HWY 100 entrances (Landscape Lighting) Includes parts, labor, and inspection of the system.	\$ 595.00

TOTAL DUE:	<u>\$ 595.00</u>
------------	------------------

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 221
Invoice Date: 5/31/2024
Due Date: 5/31/2024
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 May 2024 320.53800.12100	181.48	26.50	4,809.22
<i>Jerry Lambert</i> 6-28-24			
Total			\$4,809.22
Payments/Credits			\$0.00
Balance Due			\$4,809.22

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
181.48	Assistant Manager	\$ 26.50	\$ 4,809.22

Covers Period: May 2024

GL # 320.53800.12100

TOTAL DUE:

\$ 4,809.22

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/2/24	11.88	N.C.	Assisted with planning, completed daily checklist, Bingo Night - set up, assist and clean up
5/3/24	3.15	N.C.	Event - Set Up, Assist and Clean Up
5/4/24	7.25	N.C.	Party Attendant for rental
5/5/24	0.42	N.C.	Party Attendant for rental clean up
5/6/24	3.5	N.C.	Assisted with planning, completed daily checklist
5/7/24	6.22	N.C.	Assisted with planning, completed daily checklist
5/13/24	8.53	N.C.	Assisted with planning, completed daily checklist, Craft Night - set up, assist and clean up
5/13/24	4.5	A.V.	Craft Night - set up, assist and clean up
5/15/24	8.33	N.C.	Assisted with planning, completed daily checklist
5/16/24	8.55	N.C.	Assisted with planning, completed daily checklist
5/16/24	3	A.V.	Assisted with planning, completed daily checklist
5/17/24	8.38	N.C.	Assisted with planning, completed daily checklist
5/18/24	5.5	A.V.	Party Attendant for rental
5/19/24	0.53	N.C.	Party Attendant for rental clean up
5/20/24	6.02	N.C.	Assisted with planning, completed daily checklist
5/20/24	2.1	A.V.	Assisted with planning, completed daily checklist
5/21/24	3.98	N.C.	Assisted with planning, completed daily checklist
5/22/24	4.75	N.C.	Assisted with planning, completed daily checklist
5/22/24	6.75	A.V.	Assisted with planning, completed daily checklist
5/23/24	7.63	N.C.	Assisted with planning, completed daily checklist, Kids Event - set up, assist and clean up
5/23/24	4.87	A.V.	Kids Event - set up, assist and clean up
5/24/24	4.18	N.C.	Assisted with planning, completed daily checklist
5/25/24	6.67	N.C.	Assisted with planning, completed daily checklist
5/25/24	7.03	A.V.	Assisted with planning, completed daily checklist
5/28/24	5.88	N.C.	Assisted with planning, completed daily checklist
5/26/24	5.93	A.V.	Assisted with planning, completed daily checklist
5/27/24	5.65	N.C.	Assisted with planning, completed daily checklist
5/28/24	5.08	A.V.	Assisted with planning, completed daily checklist
5/30/24	4	N.C.	Assisted with planning, completed daily checklist
5/30/24	0.25	A.V.	Assisted with planning, completed daily checklist
5/31/24	9.87	N.C.	Assisted with planning, completed daily checklist, Paint Night - set up, assist and clean up
5/31/24	11.3	A.V.	Assisted with planning, completed daily checklist, Paint Night - set up, assist and clean up

181.48



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
PC 721083	6/26/2024
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: July 26, 2024

Invoice Amount: \$800.00

Description	Current Amount
1X Palm Pruning Amenity Center	
Palm Pruning	\$800.00
Approved Landscape Contingency 001.320.53800.46100 Rich Gray	

Invoice Total \$800.00

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
PC 721084	6/26/2024
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: July 26, 2024

Invoice Amount: \$370.00

Description	Current Amount
Grand Reserve Dr. Woodline Cut Back	
Landscape Enhancement	
Approved Landscape Contingency 001.320.53800.46100 Rich Gray	\$370.00

Invoice Total \$370.00

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
PC 721237	7/1/2024
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: July 31, 2024
Invoice Amount: \$10,066.53

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

Approved
Landscape Maintenance
001.320.53800.46000
Rich Gray

Invoice Total **\$10,066.53**

Excellence

IN COMMERCIAL LANDSCAPING

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

Aquatic Xpress

P O Box 594
Flagler Beach, FL 32136

Invoice

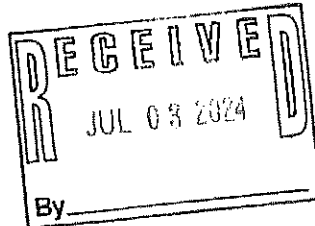
Date	Invoice #
7/1/2024	22641

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

Approved
Pool Maintenance
001.320.53800.48000
Rich Gray
Pool Maintenance - JUL 24

P.O. No.	Terms	Due Date	Project
	Net 30	7/31/2024	

Quantity	Description	Rate	Amount
1	Commercial Pool Service	975.00	975.00



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

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

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

Phone #	Fax #
(386) 225-9085	

approved 7/9/24 NC
54000



*** INVOICE CUSTOMER COPY ***

Location : CINTAS FIRE PROTECTION

Invoice # : 0F61652474 Inv Date : 7/05/2024
Customer : 29778 Loc : F61
Type : CHG-S Route : 16
PO Number : Acct # : 29778
WO Number : Acct Zip : 32110
Service Visit : 10202479

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

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

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

Item	Qty	Description	Unit Price	Net Amount	Tx
DISPBAT	3	BATTERY RECYCLE & DISPOSAL	20.11	60.33	Y
IN	4	INSPECTION, EXTINGUISHER ANNUAL	14.56	58.24	Y
ESEAL	4	FLAG SEAL/TAMPER INDICATOR	4.07	16.28	Y
INEL	28	INSPECTION EMERGENCY LIGHTING COMPREHENSIVE INSP	28.79	806.12	Y
EXB38N	3	BATTERY, 3.6V 800 MAH 3 CELL NICAD ASS	100.83	302.49	Y
SC	1	Service Charge	130.00	130.00	Y
SUB-TOTAL :				1,373.46	
TAX :				.00	
TOTAL :				1,373.46	

CINTAS FIRE PROTECTION
#98454000012007
#98452300012007
#502087000199

0013205380054000



Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Invoice # : 0F61652474 Inv Date : 7/05/2024
Customer : 29778 Loc : F61
Type : CHG-S Route : 16
PO Number : Acct # : 29778
WO Number : Acct Zip : 32110
Service Visit : 10202479

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

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

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

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

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
OR EMAIL EVANSM2@CINTAS.COM
WE ACCEPT VISA/MC/AMEX DISCOVER AND CHECK BY PHONE



Customer: DEER RUN GCD 29778
Collected: \$0.0

PO#: Invoice: 652474
Signer: KAYLA RINKER Authorizer: KAYLA RINKER

A large, stylized handwritten signature in black ink, appearing to read "Kayla Rinker". The signature is written in a cursive style with thick, dark strokes.



FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS

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

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

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

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

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

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

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

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

INVOICE



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

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

Invoice #: 2373367
Invoice Date: 12/15/2023
Due Date: 1/14/2024
Client #: 327127
Contract #: 50138475
Batch #: 3320362

Work Performed Thru Period Ending 11/24/2023

Job: 50138475 Deer Run CDD WA 2021-2
SJRWMD Permit Compliance

LUMP SUM BILLING

Task ID	Task Description	Contract Amount	Pct Comp	Amount Earned	Previously Billed	Current Amount
L001	POST PERMIT COMP COORD	3,500.00	95.00	3,325.00	2,450.00	875.00

TIME & MATERIAL BILLING

Task ID	Task Description	CURRENT PERIOD BILLING			
Task ID	Description	Prev Amount Billed	Hours	Rate	Amount
T002	CE RELEASE PREP	\$.00			
	PROFESSIONAL V		1.00	190.000	\$ 190.00
	TOTAL HOURLY LABOR		1.00		\$ 190.00
	TOTAL FOR		T002		\$ 190.00

Task ID	Task Description	CURRENT PERIOD BILLING			
Task ID	Description	Prev Amount Billed	Hours	Rate	Amount
T004	CONSULTANT COORD/PROJECT MEET	\$ 1,482.50			
	ENGINEER V		.50	195.000	\$ 97.50
	PROFESSIONAL II		4.00	125.000	\$ 500.00
	TOTAL HOURLY LABOR		4.50		\$ 597.50
	TOTAL FOR		T004		\$ 597.50

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

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

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

INVOICE



Dewberry[®]

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

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

Invoice #: 2373367
Invoice Date: 12/15/2023
Due Date: 1/14/2024
Client #: 327127
Contract #: 50138475
Batch #: 3320362

Work Performed Thru Period Ending 11/24/2023

TOTAL FOR JOB: 50138475	\$	1,662.50
<hr/>		
TOTAL INVOICE AMOUNT DUE	\$	1,662.50
<hr/>		
BY 1/14/2024		

Please Reference Invoice Number with Payment

0013105130031100
Engineer Permit Comp

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

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

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

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



WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.	NAME (Last, First, M.I.)	HOME B.U.	P.C.	WEEKLY TIMESHEET					
11/4/2023		11/10/2023		527304	URCHUK, MICHAEL J.	2530	2						
PAY TYPE	WORK STATE	JOB/BU	COST CODE	WORK ORDER	DESCRIPTION/CREW INFO	SAT	SUN	MON	TUES	WED	THURS	FRI	TOTALS
1	FL	50138475	T002PREP		CE Release Prep LA Plan prep Deer Run CDD WA 2021-2							1.0	1.0
MICHAEL URCHUK 11/10/2023						NICOLE STALDER 11/10/2023							
EMPLOYEE SIGNATURE						APPROVED BY							



WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.	NAME (Last, First, M.I.)	HOME B.U.	P.C.	WEEKLY TIMESHEET					
11/18/2023		11/24/2023		795258	HAMILTON, AMANDA E.	2530	2						
PAY TYPE	WORK STATE	JOB/BU	COST CODE	WORK ORDER	DESCRIPTION/CREW INFO	SAT	SUN	MON	TUES	WED	THURS	FRI	TOTALS
1	FL	50138475	T0040000		Consultant Coord/Project Meet - planting replacement plans Deer Run CDD WA 2021-2					4.0			4.0
AMANDA HAMILTON 11/22/2023					MICHAEL URCHUK 11/22/2023								
EMPLOYEE SIGNATURE					APPROVED BY								

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
7/15/2024	13

Bill To
Deer Run CDD C/O GMS

Terms	Due Date
Net 30	8/14/2024

Description	Amount
Amortization Schedule Series 2018 8-1-24 Prepay \$10,000 0013105130031300 Amort Sched S18 8/1/24	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

June 3, 2024

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

#9	
Remitted Prior Distribution	1,175,632.01
Remitting Current Distribution	<u>4,472.88</u>
TOTAL COLLECTIONS REMITTED	<u><u>1,180,104.89</u></u>
Total Commissions Receivable	23,602.10
Less Received Prior Billing	<u>23,512.64</u>
COMMISSIONS NOW DUE	89.46

Commissions
0013002070010200

Distribution Details

Funding Agency: DEER RUN CDD (XLL)

Date: 04/20/2024 - 05/28/2024

Components: current (cp, re, ca), installment (ip, re, ca), sps (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount
DEER RUN CDD (LL)		2023	Real Estate - Current	Delinquency Interest	\$130.28
		2023	Real Estate - Current	Tax Due	\$4,342.60
DEER RUN CDD (XLL)				Total	\$4,472.88
CHECK #56916					\$4,472.88
CHECK TOTAL					\$4,472.88

PAYMENT COUPON

/411500640106300016034218004694269000090200

1800469426 1 of 1

4,1,1500,640106,3000160342,1800469426,9,0000090200

Please mail this portion with your check

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

Cust. No.: 3000160342 Inv. No.: 1800469426	
This Month's Charges	Amount Due
Past Due After 07/31/2024	This Invoice \$ 902.00

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

FPL
General Mail Facility
Miami FL 33188-0001

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

Invoice

Customer Name and Address

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

Customer Number: 3000160342

Invoice Number: 1800469426

Invoice Date: 07/01/2024

4,1,1500,640106,3000160342,1800469426,9,0000090200

Please retain this portion for your records

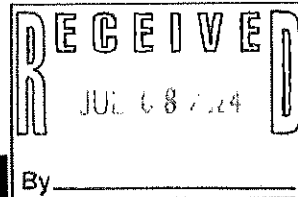
CURRENT CHARGES AND CREDITS

Customer No: 3000160342 Invoice No: 1800469426

Description	Amount
PREMIUMLIGHTING	902.00
For Inquiries Contact: PREMIUM LIGHTING	Total Amount Due \$902.00 This Month's Charges Past Due After 07/31/2024

0013205380043000

Premium Lighting Jul 24



Check Payments

Make check payable to Florida Power & Light in USD and mail payment with the top portion of this invoice to the address below:

**General Mail Facility
Miami FL 33188-0001**



PO BOX 740608
CINCINNATI OH 45274-0608

PHONE: 386-873-0405
WEB: flapest.com

Bill To Number 2692782	Invoice Date 7/2/2024	Amount Due 95.87
----------------------------------	---------------------------------	----------------------------

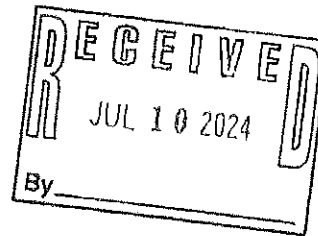
INVOICE# 63110134 DEER RUN CDD



INVOICE DETAIL

Thank you for allowing us to provide the following services:

PEST CONTROL MAINTENANCE		89.60
Deer Run Cdd		
501 GRAND RESERVE DR	Approved	
BUNNELL , FL ON 7/2/2024	Pest Control	
	001.320.53800.48400	
SALES TAX	Rich Gray	6.27
	Pest Control Jul 24	



Payment Receipt. Please Return with Payment Remittance



PO Box 13848
Reading, PA 19612-3848

Bill To #: 2692782	Date: 7/2/2024
Due Date: 8/1/2024	Invoice #: 63110134
Amount Due: 95.87	Amount Paid: _____
	Check No.: _____



4205 1 AB 0,547 19 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

002692782000000000063110134000009587202408010008

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

Invoice

Invoice #: 373
Invoice Date: 7/1/24
Due Date: 7/1/24
Case:
P.O. Number:

Bill To:

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

Description		Hours/Qty	Rate	Amount
Management Fees - July 2024	0013105130034000		3,040.50	3,040.50
Website Administration - July 2024	0013105130035200		57.83	57.83
Information Technology - July 2024	0013105130035100		96.75	96.75
Dissemination Agent Services - July 2024	0013105130035100		208.33	208.33
Office Supplies	0013105130031300		1.32	1.32
Postage	0013105130051000		150.76	150.76
Copies	0013105130042000		185.10	185.10
Telephone	0013105130042500		3.03	3.03
	0013105130041000			
Total				\$3,743.62
Payments/Credits				\$0.00
Balance Due				\$3,743.62

Approved 7/10/24 KR
47000

INVOICE

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

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



Bill to
Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Ship to
Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Invoice details

Invoice no.: 990073
Terms: Net 30
Invoice date: 07/10/2024
Due date: 08/09/2024

#	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 Jul 24

approved 7/9/2024 NC
48300

Invoice

139

7/7/2024

NET 15

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 7/1	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 7/1



Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 219
Invoice Date: 7/1/2024
Due Date: 7/1/2024
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - July 2024		6,250.00	6,250.00
<i>Jerry Lambert</i> 7-3-24			
Total			\$6,250.00
Payments/Credits			\$0.00
Balance Due			\$6,250.00

Riverside Management Services, Inc

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

Invoice

Invoice #: 222
Invoice Date: 6/30/2024
Due Date: 6/30/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through June 2024 320,53800.12100	223.6	26.50	5,925.40
<i>Jerry Lambert</i> 7-12-24			
Total			\$5,925.40
Payments/Credits			\$0.00
Balance Due			\$5,925.40

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
223.6	Assistant Manager	\$ 26.50	\$ 5,925.40

Covers Period: June 2024

GL # 320.53800.12100

TOTAL DUE:

\$ 5,925.40

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/24	5.93	N.C.	Assisted with planning, completed daily checklist
6/2/24	6.03	A.V.	Assisted with planning, completed daily checklist
6/3/24	6.1	N.C.	Assisted with planning, completed daily checklist
6/3/24	4.95	A.V.	Assisted with planning, completed daily checklist
6/4/24	7.68	N.C.	Assisted with planning, completed daily checklist, Kids Event - set up, assist and clean up
6/4/24	3.85	A.V.	Kids Event - set up, assist and clean up
6/5/24	5.17	N.C.	Assisted with planning, completed daily checklist
6/6/24	4.45	N.C.	Assisted with planning, completed daily checklist
6/6/24	4.4	A.V.	Assisted with planning, completed daily checklist
6/7/24	4.85	N.C.	Assisted with planning, completed daily checklist
6/8/24	5.98	A.V.	Assisted with planning, completed daily checklist
6/9/24	6.03	A.V.	Assisted with planning, completed daily checklist
6/10/24	10.42	N.C.	Assisted with planning, completed daily checklist, Craft Night - set up, assist and clean up
6/10/24	10.73	A.V.	Assisted with planning, completed daily checklist, Craft Night - set up, assist and clean up
6/11/24	3.6	N.C.	Assisted with planning, completed daily checklist
6/12/24	3.05	N.C.	Assisted with planning, completed daily checklist
6/13/24	4.4	N.C.	Assisted with planning, completed daily checklist
6/14/24	3.85	N.C.	Assisted with planning, completed daily checklist
6/15/24	6.27	N.C.	Assisted with planning, completed daily checklist
6/16/24	6.22	N.C.	Assisted with planning, completed daily checklist
6/17/24	4.83	N.C.	Assisted with planning, completed daily checklist
6/18/24	7.18	N.C.	Assisted with planning, completed daily checklist, Kids Event - set up, assist and clean up
6/18/24	1.37	A.V.	Kids Event - set up, assist and clean up
6/19/24	7.52	N.C.	Assisted with planning, completed daily checklist
6/20/24	4.07	N.C.	Assisted with planning, completed daily checklist
6/21/24	4.56	N.C.	Assisted with planning, completed daily checklist
6/22/24	8.05	A.V.	Assisted with planning, completed daily checklist
6/23/24	6.03	A.V.	Assisted with planning, completed daily checklist
6/24/24	5.08	N.C.	Assisted with planning, completed daily checklist
6/24/24	4.43	A.V.	Assisted with planning, completed daily checklist
6/25/24	7.65	N.C.	Assisted with planning, completed daily checklist
6/25/24	6.6	N.C.	Assisted with planning, completed daily checklist
6/27/24	5.67	N.C.	Assisted with planning, completed daily checklist
6/27/24	7.72	A.V.	Assisted with planning, completed daily checklist
6/28/24	6.83	N.C.	Assisted with planning, completed daily checklist, Paint Night - set up, assist and clean up
6/28/24	8.2	A.V.	Assisted with planning, completed daily checklist, Paint Night - set up, assist and clean up
6/29/24	8.03	A.V.	Assisted with planning, completed daily checklist
6/30/24	8	A.V.	Assisted with planning, completed daily checklist

223.6



INVOICE

INVOICE #	INVOICE DATE
PC 732233	6/30/2024
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: July 30, 2024

Invoice Amount: \$1,000.00

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

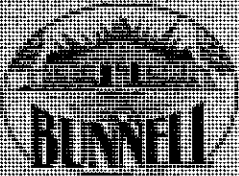
Monthly Landscape Maintenance	
Phase 4 Addendum - June back bill - \$1000	\$1,000.00

Approved
Landscape Main
001.320.53800.46000
Rich Gray

Invoice Total \$1,000.00

IN COMMERCIAL LANDSCAPING

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



Coastwatch of Bunnell County

BUSINESS TAX RECEIPT BRT RENEWAL NOTICE

Post Office Box 756
Bunnell, Florida 32110-0756
386-437-7500
Website: www.bunnellcity.org

GRAND RESERVE AMENITY CENTER
DEER FLOR COMMUNITY DEV DIST
415 WEST TOWN DR FL 4
ST AUGUSTINE FL 32082

License Class:
Tax Receipt #

SOCIAL CLUB
6191

501 GRAND RESERVE DR

001420538847100

Annual Fire/Swim/Ten Insp

Fees			
INSURANCE	ANNUAL INSURANCE INSPECT - 50.00	50.00	50.00
BUILD	SWIMMING COMPLETE	200.00	120.00
TENIS	TENNIS COMPLETE	300.00	140.00
Total Amount Due:			\$ 326.00

According to our records the Local Business Tax Receipt (formally known as occupational license) referenced above will expire on 09/30/2014.

We ask that you return this notice, copies of any applicable federal/state licenses/licenses, with your payment made payable to the City of Bunnell.

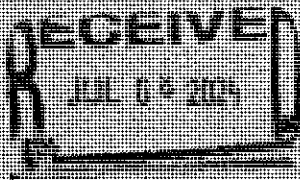
**City of Bunnell
Attn: City Clerk Office
PO Box 756
Bunnell, FL 32110**

If paying in person, visit us at the City offices located at 604 E. Moody Blvd Unit 6, Bunnell, FL 32110. Telephone & Online payments are NOT available at this time.

The City of Bunnell appreciates your being part of our business community. If you have any questions, or there has been any change of address or location of your business, please do not hesitate to contact us at (386) 363-5961 or email bunnell@bunnellcity.org.

**Fire Fees are Exempt from Penalty
Penalties are calculated as follows:**

After September 31	10%
After October 31	15%
After November 31	20%
After December 31	25%



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

July 25, 2024
Project No: 50168591.000
Invoice No: 22415093
Due Date: August 24, 2024
Project Manager PETER ARMANS

Project 50168591.000 Deer Run CDD 2024 Gen Eng

Professional Services from June 01, 2024 to June 28, 2024

Phase T001 GENERAL ENGINEERING

Professional Personnel

		Hours	Rate	Amount	
ENGINEER V		4.00	200.00	800.00	
	Totals	4.00		800.00	
	Total Labor				800.00
			Total this Phase		800.00

Billings to Date

	Current	Prior	Total	
Labor	800.00	5,557.50	6,357.50	
Totals	800.00	5,557.50	6,357.50	
			Total Invoice Amount Due	800.00

0013105130031100
Engineer Svcs Jun 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

Monday, July 29, 2024
1:25:53 PM

002 - Dewberry Engineers Inc.

For the period 1/27/2024 - 3/29/2024

			Total Hours	Date
Project Number: 50168591.000 Deer Run CDD 2024 Gen Eng				
Phase Number: T001 GENERAL ENGINEERING				
0957610	ARMANS, PETER		1.00	6/19/2024
Katie B. and Joe W. coordination about the WMD Permit.				
0957610	ARMANS, PETER		1.50	6/24/2024
0957610	ARMANS, PETER		1.00	6/26/2024
0957610	ARMANS, PETER		.50	6/27/2024
Total for T001			4.00	
Total for 50168591.000			4.00	

Future Horizons, Inc

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

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

Approved
 Amenity Repairs-
 001.320.53800.54000
 Rich Gray

INVOICE

Invoice Number: 84993
 Invoice Date: Jul 26, 2024
 Page: 1

Bill To:
Deer Run CDD c/o Riverside Management Services 501 Grand Reserve Drive Bunnell, FL 32210

Ship to:
Deer Run CDD c/o Riverside Management Services 501 Grand Reserve Drive Bunnell, FL 32210

Customer ID	Customer PO	Payment Terms	
Grand04	Per Quote	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Kenney01	Hand Deliver		8/25/24

Quantity	Item	Description	Unit Price	Amount
1.00		5hp 230v 1ph Waterfall Motor	3,025.00	3,025.00
75.00		Power Cord, 8/4	11.57	867.75
1.00		5hp Capacitor Box	550.00	550.00
1.00	Aerator Service	Labor to repair the waterfall at Grand Reserve The new motor and cable will come with a 3-year warranty as long as we replace the capacitor box as well, if we do not the factory will not honor any warranty.	1,100.00	1,100.00
Subtotal				5,542.75
Sales Tax				
Freight				275.00
Total Invoice Amount				5,817.75
Payment/Credit Applied				
TOTAL				5,817.75

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Approved 7/16/24 KR
218300

Invoice
140

7/16/2024
NET 15

Dear Run Amenity Center
Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 7/8	300.00
Total Due:	300.00

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

Thank you,

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

0013205380048300
cleaning 7/8



approved by NC 7/22/2024
48300

Invoice

141

7/21/2024

NET 15

Dear Run Amenity Center

Attn: Kayla

<u>Service</u>	<u>Cost</u>
Week of 7/15	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 7/15



approved 7/30/24 NC

48300

Invoice

142

7/28/2024

NET 15

Dear Run Amenity Center

Attn: Kayla

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

Week of 7/22	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





Sunshine State
HEATING & AIR CONDITIONING
ALWAYS SUNNY!

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

Invoice 45682799
Invoice Date 7/10/2024
Completed Date 7/10/2024
Customer PO
Payment Term Due Upon Receipt
Due Date 7/10/2024

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

Approved
Amenity Repairs & Maintenance
001.320.53800.54000
Rich Gray 07/19/2024
QRTLY maint JUL 24

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

Description of Work

Maintenance Completed: Quarterly
Mini split 1 lb 410A refrigerant and leak seal (NO GUARANTEE on repair)

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

Additional Recommendations:

- Enhanced Lifespan: To further safeguard your system and improve air quality, we recommend installing UV lights.

Leak seal and refrigerant repair is not warrantied and there is no guarantee the leak seal or refrigerant will hold.

HVAC leak sealants that incorporate fluorescent dye offer several benefits for air conditioning and refrigeration systems:

Detecting Leaks: These sealants contain a concentrated dye that circulates through the system. When there's a leak, the dye accumulates at the leak site. By scanning the system with a leak detection lamp, all leaks fluoresce green or yellow, making them easy to spot.

Finding Hidden Micro-Leaks: The sealant not only repairs visible leaks but also addresses hidden micro-leaks that might otherwise go unnoticed. It stops deterioration from the inside, ensuring system longevity.

Preventative Maintenance: Regularly scanning the system with the dye allows you to reveal new leaks early, preventing further issues. It's a robust solution for maintaining AC systems and ensuring efficient operation.

Task #	Description	Quantity	Your Price	Your Total
ASC104	Commercial Quarterly Maintenance	1.00	\$425.00	\$425.00
rcr105	leak sealant - refrigerant - no warranty	1.00	\$476.00	\$476.00
REF101	R-410a refrigerant	1.00	\$108.00	\$108.00
Member Savings				\$146.00
Sub-Total				\$1,009.00
Tax				\$0.00
Total Due				\$1,009.00
Balance Due				\$1,009.00

Thank you for choosing Sunshine State Heating and Air Conditioning

This amount of \$1,009.00 is agreed and acknowledged. Payment is due upon receipt. A service fee of 5% will be charged for any payment received after 30 days.

A handwritten signature in black ink, appearing to read 'Kaybirds'.

7/10/2024

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

A handwritten signature in black ink, appearing to read 'Kaybirds'.

7/10/2024

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/26/24	00002	6/26/24 06262024	202406 600-15100-10000	STATE BOARD OF ADMINISTRATION	*	138,965.00	
							138,965.00 000002
TOTAL FOR BANK A						138,965.00	
TOTAL FOR REGISTER						138,965.00	

DRUN DEER RUN AMOSSING