

*Deer Run Community  
Development District*

*Agenda*

*November 20, 2024*

## *AGENDA*

# Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

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

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November 13, 2024

Board of Supervisors  
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for **Wednesday, November 20, 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. Organizational Matters
  - A. Oath of Office for Newly Elected Supervisors
  - B. Consideration of Candidates to Fill Seat 4
  - C. Oath of Office for Newly Appointed Supervisor
  - D. Board Member Duties and Responsibilities
  - E. Florida's Sunshine Law, Public Records Law, and Ethics Law
  - F. Election of Officers, Resolution 2025-01
- IV. Review of Decision to Award District Management Contract
- V. Discussion of Fiscal Year 2025 Meeting Schedule
- VI. Engineer's Report
- VII. Board Updates:
  - A. Landscape Maintenance RFP Process

- B. Potential Land Purchase
- C. Status of Requested Compensation for Pond B-1 Expansion Matter
- VIII. Staff Reports
  - A. Attorney
  - B. District Manager – Transition Update
  - C. Operations Manager
    - 1. Report
    - 2. Yellowstone Report
  - D. Amenity Manager - Report
- IX. Supervisor’s Request
- X. Public Comments
- XI. Approval of Consent Agenda
  - A. Approval of the Minutes of the October 23, 2024, Meeting
  - B. Balance Sheet as of October 31, 2024, and Statement of Revenues and Expenses for the Period Ending October 31, 2024
  - C. Approval of Check Register
- XII. Next Scheduled Meeting: January 22, 2025 @ 6:00 p.m.@ Island Club
- XIII. Adjournment

**Community Interest:**

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

### *THIRD ORDER OF BUSINESS*

*F.*

**RESOLUTION 2025-01**

**A RESOLUTION DESIGNATING OFFICERS OF THE DEER  
RUN COMMUNITY DEVELOPMENT DISTRICT**

**WHEREAS**, the Board of Supervisors of the Deer Run Community Development District at a regular business meeting held on November 20, 2024 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

|       |                        |
|-------|------------------------|
| _____ | Chairman               |
| _____ | Vice-Chairperson       |
| _____ | Secretary              |
| _____ | Treasurer              |
| _____ | Assistant Treasurer(s) |
| _____ |                        |
| _____ |                        |
| _____ |                        |
| _____ |                        |
| _____ | Assistant Secretary(s) |
| _____ |                        |
| _____ |                        |
| _____ |                        |
| _____ |                        |
| _____ |                        |
| _____ |                        |

PASSED AND ADOPTED THIS 20<sup>TH</sup> DAY OF NOVEMBER, 2024.

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

*FIFTH ORDER OF BUSINESS*



**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 (3<sup>rd</sup> Wednesday)  
December 18, 2024 (3<sup>rd</sup> Wednesday)  
January 22, 2025  
February 26, 2025  
March 26, 2025  
April 23, 2025  
May 28, 2025 (budget approval)  
June 25, 2025  
July 23, 2025  
August 27, 2025 (budget adoption)  
September 24, 2025**

*EIGHTH ORDER OF BUSINESS*

*D.*

# Deer Run

11/20/2024

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

November 20, 2024

To: Board of Supervisors

From: Natalie Clem  
Amenity Manager

Richard Gray  
Manager Of Operations

RE: Amenity Management Report – November 20, 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:**

- November 2<sup>nd</sup> Grand Reserve Community Yard Sale
- November 7<sup>th</sup> Bingo 1
- November 9<sup>th</sup> Fall Festival 2024

## **Upcoming Special Events:**

- December 5<sup>th</sup> Bingo 1
- December 9<sup>th</sup> Craft Night
- December 14<sup>th</sup> Adult Christmas Party
- December 17<sup>th</sup> Bingo 2
- December 21<sup>st</sup> Children's Christmas Party

## **Classes:**












- Aqua Tabata on Wednesdays and Friday's, weather permitting
- Zumba Wednesdays and Friday's
- Zumba Toning Wednesday and Friday's
- Yoga for November on Wednesday's

## **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 and Art is every Sunday.
- Music with Kurt & Debbie is held on the 1<sup>st</sup> 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.
- Community Pickleball, open play every Monday, Wednesday, and Friday.
- The Reserves perform the last Saturday of the month.
- Hand and Foot Card Game every Sunday night.
- Happy Hour is every Friday.
- Euchre is the 2<sup>nd</sup> Saturday of every month.
- Community Bocce Ball, open play every Monday and Thursday.

# November 2024

| Sun  | Mon  | Tue   | Wed  | Thu   | Fri  | Sat   |
|--|--|---|--|---|--|---|
| <b>COMMUNITY PICKLEBALL</b><br>OPEN PLAY-MON,WED,FRI-8:30AM<br>     |  |   | <b>COMMUNITY BOCCE</b><br>Open Play—Mon,Wed—10am,Thur—8:30am<br>     |   | 1<br>9AM-ZUMBA TONE- NANCY<br>10AM-AQUA TABATA/ZUMBA WITH NANCY<br>11AM-PINS, NEEDLES & HOOKS CANCELLED<br>4PM-HAPPY HOUR-BYOB<br>5PM-BROWN/ SOUND MUSIC CANCELLED | 2<br>8-2PM COMMUNITY YARD SALE<br>6:30PM-LCR                            |
| 3<br>6PM-RENTAL<br>3:30PM-HAND & FOOT ARDS (UPSTAIRS)<br>3:30 DIAMOND PAINTING AND ART DOWNSTAIRS)   | 4<br>3PM-LCR 2<br>6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS)<br>7PM-BUNCO 2                  | 5<br>11:30-2PM-MAHJONG (DOWNSTAIRS)   | 6<br>9-45AM-ZUMBA TONING/ ZUMBA(IF NO AQUA TABATA)<br>10-45AM-ZUMBA TONING UPSTAIRS (IF NO AQUA TABATA)<br>6-8PM-HOA LINKS (DOWNSTAIRS)<br>6PM-LADIES POKER<br>6PM-AMENITY SOCIAL GROUP MEETING (NEXT TO OFFICE)   | 7<br>6PM-TURBO POKER UPSTAIRS<br>6:30PM-BINGO 1                               | 8<br>9AM-ZUMBA TONE WITH NANCY<br>10AM-AQUA TABATA/ZUMBA WITH NANCY<br>11AM-PINS, NEEDLES & HOOKS<br>4PM-HAPPY HOUR-BYOB<br>6PM-THE LINKS SOCIAL                   | 9<br>11-2PM-FALL FESTIVAL<br>11-2 CHUCK-FIL-FOOD TRUCK<br>7PM-EUCHRE    |
| 10<br>3:30PM-HAND & FOOT ARDS (UPSTAIRS)<br>3:30 DIAMOND PAINTING, & ART   | 11<br>3PM-LCR 2<br>6PM-MONDAY NIGHT TURBO OPE (UPSTAIRS)<br>6:30PM-CRAFT NIGHT CANCELLED | 12<br>11:30-2PM-MAHJONG (DOWNSTAIRS)<br>6:30-DOUGH & DELIGHT LADIES NIGHT                           | 13<br>9-45AM-ZUMBA TONING/ ZUMBA(IF NO AQUA TABATA)<br>10-45AM-ZUMBA TONING (IF NO AQUA TABATA)<br>11-1PM-RENTAL<br>6PM-LADIES POKER   | 14<br>6PM-TURBO POKER UPSTAIRS<br>6:30PM-BUNCO 4                              | 15<br>9AM-ZUMBA TONE NANCY<br>10AM-AQUA TABATA /ZUMBA WITH NANCY<br>11AM-PINS, NEEDLES & HOOKS<br>5PM-HAPPY HOUR-BYOB POTLUCK (DOWNSTAIRS)                         | 16<br>4PM-CHARITY POKER TOURNAMENT (DOWNSTAIRS)<br>6:30PM-LCR CANCELLED |
| 17<br>3:30PM-HAND & FOOT ARDS (UPSTAIRS)<br>3:30 DIAMOND PAINTING AND ART DOWNSTAIRS)<br>RENTAL????  | 18<br>3PM-LCR 2<br>6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS)                                | 19<br>11:30-2PM-MAHJONG (DOWNSTAIRS)<br>6:15PM-STONE COLD POKER CANCELLED<br>6:30-BINGO 2 CANCELLED | 20<br>9-45AM-ZUMBA TONING/ ZUMBA(IF NO AQUA TABATA)<br>10-45AM-ZUMBA TONING (IF NO AQUA TABATA)<br>6PM-CDD MEETING<br>6PM-LADIES POKER CLINIC  | 21<br>6PM-LADIES POKER<br>6:30PM-BUNCO  | 22<br>9AM-ZUMBA TONE 10AM-AQUA TABATA/ZUMBA WITH NANCY<br>11AM-PINS, NEEDLES & HOOKS<br>4PM-HAPPY HOUR-BYOB  | 23  |
| 24<br>3:30PM-HAND & FOOT ARDS (UPSTAIRS)<br>3:30 DIAMOND PAINTING, & ART DOWNSTAIRS)   | 25<br>3PM-LCR 2<br>6PM- MONDAY NIGHT TURBO OPEN (UPSTAIRS)                               | 26<br>11:30-2PM-MAHJONG (DOWNSTAIRS)<br>6PM-TEEN NIGHT CANCELLED                                    | 27<br>9-45AM-ZUMBA TONING/ ZUMBA(IF NO AQUA TABATA)<br>10-45AM-ZUMBA TONING (IF NO AQUA TABATA)<br>1PM-FREEDOM RESIDENT SOCIAL/BINGO CANCELLED<br>  | 28<br>6PM-TURBO POKER CANCELED<br>6:30PM-RESERVES READERS BOOK CLUB CANCELLED | 29<br>9AM-ZUMBA TONE NANCY<br>10AM-AQUA TABATA/ZUMBA W NANCY<br>4PM-HAPPY HOUR-BYOB<br>6:30PM-PAINT NIGHT CANCELLED  | 30<br>7PM-PARTY WITH TH RESERVES  |



# Highlights November Events Held



## *Amenity Center Maintenance*

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

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

## *Additional Maintenance Items Completed*

- Florida Pest Control treated the facility on Aug 5th.
- RMS Staff pressure-washed washed Amenity building on the backside of the pool deck and upstairs in the sitting area.
- RMS staff adjusted the hinges located on the Pool gates for better operation.
- RMS staff decorated for the Halloween season
- RMS secured all patio and loose items around the Amenity building in preparation for both Hurricanes we recently received.

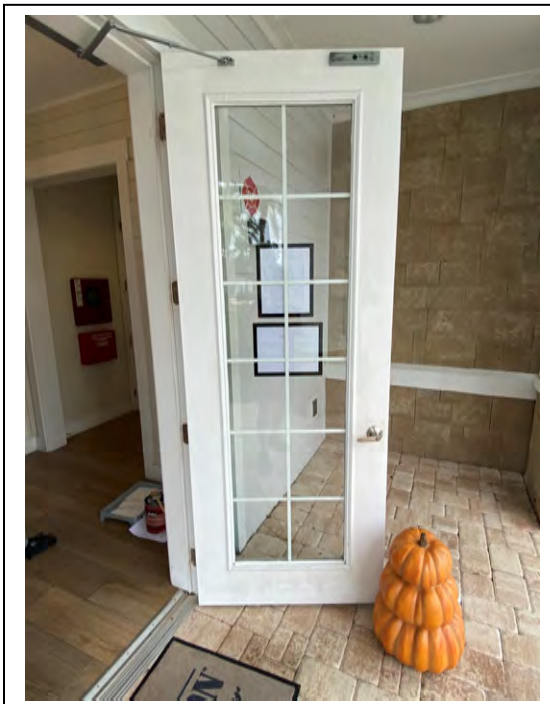
## *Administrative items Completed*

- 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

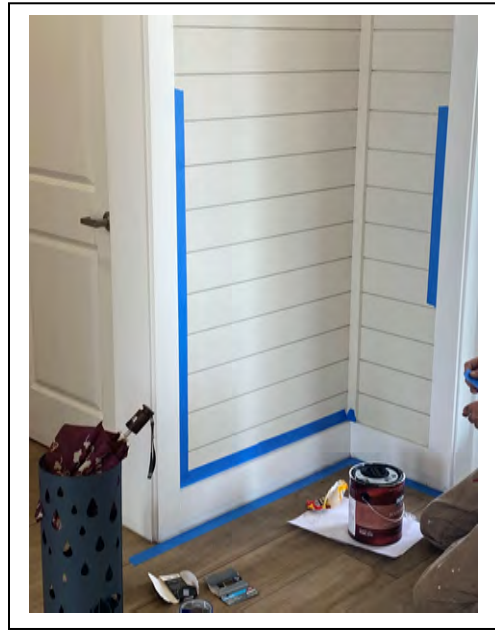
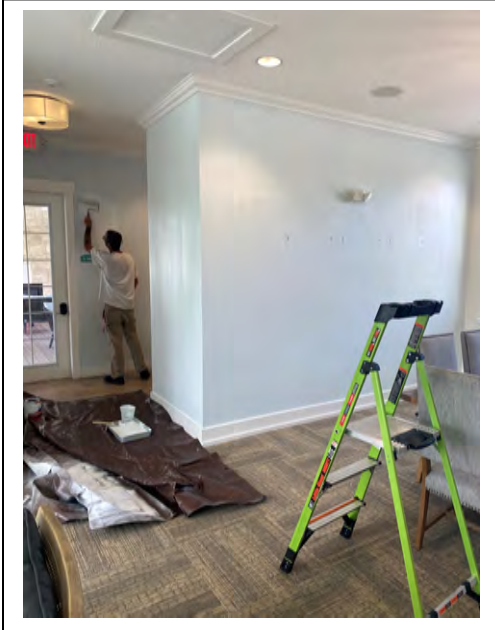


RMS replaced hardware on loose mounting mechanism for Pickleball Court.



RMS repainted the entry door at the Amenity Center.

## Completed Projects



RMS painted the walls in the entry way and ship lap near restrooms.

## *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](mailto:deerrunmgr@rmsnf.com).

Kind Regards,

Natalie Clem  
Amenity Manager

Richard Gray  
Manager Of Operations

## *ELEVENTH ORDER OF BUSINESS*

*A.*

MINUTES OF MEETING  
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Run Community Development District was held Wednesday, October 23, 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          |
| Rich Gray        | RMS                       |
| Alison Mossing   | RMS                       |
| Natalie Clem     | RMS                       |
| Michelle Wichman | Bunnell Police Department |
| Franklin Gates   | Supervisor Elect          |
| Barbara DeSantis | Candidate                 |
| Melissa Tabares  | Candidate                 |

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

A resident stated I know you are looking at new management. I would like to say that Natalie, Rich and Kayla have been absolutely fantastic. I think you are making a big mistake if you get another management company. They are awesome.

A resident stated my kids participate in all the activities we do up here and we appreciate all the work they do.



A resident asked will you explain why you are looking at thinking of getting rid of the company?

Mr. Dean stated I initiated it last January. We cannot talk to one another about things we might be voting on at the meeting, between meetings; it has to be at a public meeting. In my career and my associations with HOAs up north, I have always sent out for bids yearly or every two or three years whatever the contract is whether it be a management company or anything else. For the last two years we have tried to get multiple bids on whatever work we are getting done. In preparing for the budget I started talking to different companies about what is out there and it snowballed into what we are doing tonight. GMS has been associated with this CDD since 2007 so all we know is GMS

A resident asked so there are no complaints about the current company it is just throwing out the bids to see what is there?

Mr. Dean stated there are things that I would like to see different. There are two pieces of what we are looking at, the amenity center which is about 25% and the financials insurance and repairs is about 75% of our budget. Most people in the community don't see it but there is a lot more to it besides Yellowstone and the irrigation.

A resident asked where do we stand on irrigation? I thought we were told it was going to come on today and now it is until further notice. What is the issue?

Mr. Dean stated the most recent episode was an electrical surge that damaged equipment in the control cabinet so we cannot run either pump. The new cabinet will give us redundancy so a single occurrence won't take it out.

A resident stated when we hired the irrigation company that is working on our system, did we have an open bid for it? Who was in charge for hiring that company?

Mr. Dean stated three years ago we had problems with the irrigation system. There was no expertise to be found within the management company. Several of your neighbors who had expertise got involved in this area. Andre, myself, Pete, a number of residents. We hired one company to do a motor job, they were not fit to perform that function and we found M&M Pumps and he has the most expertise for the type of equipment we have. We are still waiting for the last couple of pieces of equipment to finish the job and we anticipate in the next two to three weeks for the system to come down and everything except pumps and motors will be replaced.

**THIRD ORDER OF BUSINESS****Consideration of Proposals Received in Response to RFP for District Management Services**

Ms. Buchanan stated you have representatives from the three companies that responded to the RFP. As a reminder this is an informal process so there are no bid protest rights associated with it. We did the RFP because we wanted to make it easier for the board to review apples to apples responses. To the extent that there may be a divergence, specifically Inframark's bid came in at 3:15 when we asked for it by 2 and they attributed it to the hurricane, that is okay if you are comfortable with that. Each company will give a presentation that highlights their company and their proposed approach to managing the district and you have the ability to do a Q&A.

Representatives of GMS, Inframark and Vesta gave a presentation on their company, proposal and personnel, followed by a Q&A. After which the representatives of each company left the room and was not present for board discussion or any action to follow.

The board then discussed the cost of increased amenity staffing, take the information to the next board for their decision, unhappy with GMS, did not invest in state fund as directed, extra amenity staff not budgeted for next year, lack of maintenance records, unable to see invoices before they are paid, unhappy with building maintenance, employee turnover, manager needs more flexible schedule not Monday to Friday 9 – 5, set expectations in new contract, better communication,

Mr. Garner moved to approve a contract with Vesta Property Management and to terminate the GMS contract for district management and amenity management tonight to be effective November 22, 2024 and Vesta to start November 24, 2024. there being no second, the motion died for lack of a second.

Mr. Garner moved to approve a contract with Vesta Property Management and to terminate the GMS contract for district management and amenity management to be effective 60-days from tonight and there being no second, the motion died for lack of a second

Mr. Dean stated I won't second it because of the dollar amount. I don't think that would be fiscally responsible.

Mr. Poulin moved to table all discussion of changing management companies until a new board is established and able to review all the numbers, all the information and Ms. Martin seconded the motion and with two in favor and Mr. St. Pierre, Mr. Dean and Mr. Garner opposed the motion failed.

Mr. Garner moved to approve a contract with Inframark for district management and amenity management and give them 60 days to do the transition, and there being no second the motion died for lack of a second.

Mr. Dean moved to approve a contract with Inframark for district management services with a 60-day transition and keep RMS for the amenity management Mr. Garner seconded the motion.

Mr. Poulin asked do we know if RMS will do that?

Mr. Dean stated they have a separate contract than GMS now. They have the ability to terminate their agreement if they don't want to. We heard from the community that they like the staff and what is going on at the amenity center.

Mr. Poulin asked hypothetically, what happens if RMS says, no, they are not interested in doing that?

Mr. Garner stated you have two more companies to look at for the amenity center.

Mr. Dean stated each one has broken it down to management and amenities. If RMS say that they will use the 30-days to opt out, we will call one of the other companies.

On voice vote with three in favor and Ms. Martin and Mr. Poulin opposed the motion passed.

Ms. Buchanan stated just for clarification, the operations portion stays with RMS.

Mr. Garner stated yes. So, that's the landscape. I think that scope was revised, that portion went to RMS.

Mr. Dean stated it is in the GMS agreement.

Ms. Buchanan stated the way we bid it. I want to make sure we are all on the same page so that means the ops portion stays with RMS.

Mr. Garner stated yes.

Ms. Buchanan stated when they come back, I would reiterate your decision and explain to the extent you are willing or able or want to how you got there and thank everyone for their time.

Mr. Garner asked does the district have to send a formal letter to GMS telling them?

Ms. Buchanan stated yes.

Mr. Garner asked will you take care of it?

Ms. Buchanan stated yes.

The board took a short recess after which the meeting was reconvened.

#### **FOURTH ORDER OF BUSINESS**

##### **Engineer's Report**

##### **A. Update Regarding Remediation Timetable and Costs**

##### **B. Work Authorization for General Engineering Services**

This item tabled.

#### **FIFTH ORDER OF BUSINESS**

##### **Board Consideration of Landscape Maintenance Approval**

Mr. Gray stated this was a placeholder for the RFP. You discussed in previous board meeting about doing an RFP for landscape maintenance.

Mr. Garner stated I finalized the RFP and sent it to the board members plus Ms. Buchanan. I haven't gotten a response from any of them so I presumed it was good to go. I want to go out with the proposal so this board can vote on that in January. I am already up to four companies.

Ms. Buchanan stated we will have to advertise it because it is such a high dollar amount. The advertising period is only seven days, it is just that you want to make sure that everyone has plenty of time to come to the grounds and ask questions, have a pre-bid meeting.

Mr. Garner stated if I go out with it next week, this week I should notify you on what day I want to send the email out to the companies, correct?

Ms. Buchanan stated I'm happy to have our office do the collecting too. I will get with you.

**SIXTH ORDER OF BUSINESS****Board Consideration of Capital Reserve Study Proposals**

Mr. Oliver stated you have proposals in our agenda package from Custom Reserves, Reserve Advisors and Community Advisors.

On MOTION by Mr. St. Pierre seconded by Mr. Dean with all in favor the proposal from Community Advisors LLC to prepare a capital reserve study in the amount of \$4,600 was approved.

**SEVENTH ORDER OF BUSINESS****Board Consideration of Fitness Equipment Replacement Proposals (lease vs. purchase)**

Mr. Garner stated since the last meeting I was told we were good to go with that stuff.

Mr. Gray stated we had all discussed possibly replacing the gym equipment as it is older equipment. There is nothing wrong with the equipment, this is for the option if the board should choose going into a new budget year if they wanted to think about upgrading the equipment. This would give you time to talk about it.

Mr. Garner stated with the budget the way it is next year, I propose that we leave it alone, keep fixing it and next year it will be put in the budget.

**EIGHTH ORDER OF BUSINESS****Acceptance of Fiscal Year 2023 Audit**

Mr. Oliver stated it is a clean audit and just to remind everyone, each year as a unit of government in Florida you are required to have an independent audit CPA firm perform an audit. This audit is clean.

On MOTION by Mr. St. Pierre seconded by Mr. Dean with all in favor the fiscal year 2023 audit was accepted.

**NINTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Ms. Buchanan stated I want to have a quick report on the turnover in Phase 4. At a prior meeting you authorized the turnover subject to the finalization of the clean-up items that Horton had been working on with staff and an engineer's certificate as to the condition of the ponds and issue the permit and Peter indicated that we were going to have it potentially transferred over to the city. I think that process has been initiated but not completed. I think the water management

is still deciding whether or not that is the way to go. Either way the district would be obligated to take on the maintenance of that pond. The quit claim deed conveying that Phase 4 pond was recorded to the district subsequent to the last meeting.

Mr. Poulin stated there was an invoice from Yellowstone on some mowing they had done between phases. I reached out to Joe Walker, the project manager from D.R. Horton and he is leaning towards picking up that invoice and paying for it. I should hear within the next 48 hours.

## **B. District Manager – Discussion of Fiscal Year 2025 Meeting Schedule**

Mr. Oliver stated the next item is discussion of the fiscal year 2025 meeting schedule. At the last meeting there was discussion of moving to a 12 meeting year and you asked for a cost analysis of what it would do to the budget. You will see that it raises your budget about \$12,000.

Mr. St. Pierre stated we have already approved our budget for next year, I will leave that for the next board to decide what they would like to do. I don't think it requires action on our part tonight.

## **C. Operations Manager**

### **1. Report**

A copy of the field operations and amenity management report was included in the agenda package.

Ms. Buchanan stated I want to make sure that when I prepare the update that I understand which model I'm using for property management services. They did three different scenarios. Is your goal to stay with the current RMS contract or you have a new proposal from RMS.

Mr. St. Pierre stated I think we need a new contract with RMS that is inclusive of the ops manager in that contract.

Ms. Buchanan stated yes, that's what I'm saying. When you go back RMS had model 1, model 2, model 3 for their property management services. The difference being on-site maintenance technician.

Mr. Dean stated I don't think we voted on that. We kept it as is and negotiate a contract. That's the way I take it.

Mr. St. Pierre asked can we leave it for the new board to decide? We need a new contract, we changed the structure of the contract.

Ms. Buchanan stated I can do that.

## **2. Yellowstone Report**

### **D. Amenity Manager**

A copy of the field operations and amenity management report was included in the agenda package.

## **TENTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Garner stated the website for the amenity center hasn't been updated since June, several months ago we talked about the lot down the street and now it is for sale for \$299,000, once a developer goes in there we have no control over what is built, if we purchase that lot we could incorporate it into the district and expand amenity center functions there,

Mr. Garner moved to pursue the purchase of the lot and Mr. Dean seconded the motion.

Ms. Martin asked is it all right for us as board member to meet outside of a meeting to discuss a financial decision that we are going to have and draft a proposal document to be discussed at a meeting.

Mr. Dean stated that was not a proposal document that was just information.

Ms. Martin stated it is influencing what we are going to do.

Mr. Dean stated I'm giving people what the consequences are.

Ms. Buchanan stated you can have communications outside of a board meeting, a conversation, whether that means written or oral, text message. That can happen. There is a gray area where I will tell you it is not prohibited necessarily to put your opinion out there, which I think Greg is doing because he is assembling a document for distribution. If someone were to respond to it then that would trigger the sunshine law.

Mr. Dean stated Gary and I have talked about this at meetings for the last six months.

Ms. Buchanan asked what do you expect to have between meetings? Who is on point? What is going to be investigated, just so I understand. Is it a matter of finding a financing option,

is it a matter of getting with the seller? Everybody might have different impression of what is next.

Mr. St. Pierre stated give us the original motion one more time.

Mr. Garner moved to have the board look into purchasing that piece of property.

Mr. St. Pierre stated and there is a second.

On voice vote with four in favor and Ms. Martin opposed the motion passed.

Mr. Garner stated I would like staff to look into the ability to have residents RSVP on the district website rather than in person at the amenity center.

Mr. Dean stated I was told by an attorney that I would have to obtain independent counsel to pursue anything from Horton on the fill they removed from the pond and the options are drop it, file a lawsuit for the estimated value of 10,000 cubic yards of fill, or go to them and present a dollar amount that we would accept as payment for it. His recommendation was the last one, to put some type of dollar amount on it and see if D.R. Horton will pay that. The going rate is roughly \$9 per yard and \$17 per yard with transportation. They came back and said there is so much fill available it is only \$1 or \$2 a yard. Even \$2 a yard would make that 10,000 cubic yards \$20,000.

Mr. Poulin stated we need to make sure there wasn't a deal made in the background before us that they could keep that dirt.

Mr. St. Pierre stated put a dollar value on it, ask them for the money and if they say no again, then we will come back again.

Mr. Dean stated the lawsuit avenue would be 18 months at a minimum and cost \$25,000 to \$50,000 of which none would be recouped. They came back with \$1 or \$2 a yard, we should go back and say \$2 a yard, \$20,000. The attorney so far has cost \$600.

On MOTION by Mr. Dean seconded by Mr. Garner with all in favor Mr. Dean was authorized to go back to the attorney to go to D.R. Horton with a request for \$20,000 for the fill they took from pond B-1.



Mr. Poulin stated right now phase 2 and 4, the city and D.R. Horton are doing another walk through to look at any road, asphalt or curb repairs. Phase 5 the curbing will be done next week, the final plat has been approved and recorded and we will start seeing trucks bringing lime rock in the next couple weeks. Phase 6 they started dewatering and storm sewer installation has started. The board is changing next month and we have three members right now leaving us, but thank you for your service and time you put into it.

**ELEVENTH ORDER OF BUSINESS****Public Comments**

Additional comments: Thanks to the board members and your commitment to the community, Greg has been instrumental in the irrigation project, residents who attend city commission meetings get attention to their issues, go to the city to request they take over the roads, city spending is out of control, Yellowstone will finish storm cleanup.

**TWELFTH ORDER OF BUSINESS****Approval of Consent Agenda**

- A. Approval of the Minutes of the August 25, 2024 Meeting**
- B. Balance Sheet as of September 30, 2024 and Statement of Revenues and Expenses for the Period Ending September 30, 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.

**THIRTEENTH ORDER OF BUSINESS****Next Scheduled Meeting – November 20, 2024 at 6:00 p.m. at the Island Club**

Mr. St. Pierre stated the next meeting is scheduled for November 20, 2024 at 6:00 p.m. in the same location.

On MOTION by Mr. Dean seconded by Mr. Garner with all in favor the meeting adjourned at 8:58 p.m.

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Secretary/Assistant Secretary

---

Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***October 31, 2024***



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**Deer Run**  
**Community Development District**  
**Combined Balance Sheet**  
**October 31, 2024**

|   | General<br>Fund   | Capital Reserve<br>Fund | Debt Service<br>Fund | Capital Projects<br>Fund | Totals<br>Governmental Funds |
|---|-------------------|-------------------------|----------------------|--------------------------|------------------------------|
| <b>Assets:</b>                              |                   |                         |                      |                          |                              |
| Operating Account                           | \$ 8,291          | \$ 25,257               | \$ -                 | \$ -                     | \$ 33,548                    |
| INV-SBA                                     | \$ 91,777         | \$ 141,438              | \$ -                 | \$ -                     | \$ 233,215                   |
| <b>Investments:</b>                         |                   |                         |                      |                          |                              |
| <b>Series 2018</b>                          |                   |                         |                      |                          |                              |
| Reserve                                     | \$ -              | \$ -                    | \$ 318,148           | \$ -                     | \$ 318,148                   |
| Revenue                                     | \$ -              | \$ -                    | \$ 216,181           | \$ -                     | \$ 216,181                   |
| Interest                                    | \$ -              | \$ -                    | \$ 209,962           | \$ -                     | \$ 209,962                   |
| Prepayment                                  | \$ -              | \$ -                    | \$ 4,449             | \$ -                     | \$ 4,449                     |
| Sinking Fund                                | \$ -              | \$ -                    | \$ 612               | \$ -                     | \$ 612                       |
| Construction                                | \$ -              | \$ -                    | \$ -                 | \$ 24,254                | \$ 24,254                    |
| Due from General Fund                       | \$ -              | \$ -                    | \$ 54                | \$ -                     | \$ 54                        |
| Due from Other                              | \$ 100            | \$ -                    | \$ -                 | \$ -                     | \$ 100                       |
| Due from Golf Course                        | \$ 2,320          | \$ -                    | \$ -                 | \$ -                     | \$ 2,320                     |
| Prepaid Expenses                            | \$ -              | \$ -                    | \$ -                 | \$ -                     | \$ -                         |
| <b>Total Assets</b>                         | <b>\$ 102,488</b> | <b>\$ 166,695</b>       | <b>\$ 749,406</b>    | <b>\$ 24,254</b>         | <b>\$ 1,042,842</b>          |
| <b>Liabilities:</b>                         |                   |                         |                      |                          |                              |
| Accounts Payable                            | \$ 21,576         | \$ -                    | \$ -                 | \$ -                     | \$ 21,576                    |
| Accrued Expense Payable                     | \$ 9,997          | \$ -                    | \$ -                 | \$ -                     | \$ 9,997                     |
| Deferred Revenue                            | \$ -              | \$ -                    | \$ -                 | \$ -                     | \$ -                         |
| Due to Debt Service                         | \$ 0              | \$ -                    | \$ -                 | \$ -                     | \$ 0                         |
| Due to General Fund                         | \$ -              | \$ -                    | \$ -                 | \$ -                     | \$ -                         |
| Due to Other                                | \$ -              | \$ -                    | \$ -                 | \$ -                     | \$ -                         |
| FICA Payable                                | \$ 153            | \$ -                    | \$ -                 | \$ -                     | \$ 153                       |
| <b>Total Liabilities</b>                    | <b>\$ 31,726</b>  | <b>\$ -</b>             | <b>\$ -</b>          | <b>\$ -</b>              | <b>\$ 31,726</b>             |
| <b>Fund Balance:</b>                        |                   |                         |                      |                          |                              |
| Restricted for:                             |                   |                         |                      |                          |                              |
| Debt Service - Series 2008                  | \$ -              | \$ -                    | \$ -                 | \$ -                     | \$ -                         |
| Debt Service - Series 2018                  | \$ -              | \$ -                    | \$ 749,406           | \$ -                     | \$ 749,406                   |
| Capital Projects - Series 2008              | \$ -              | \$ -                    | \$ -                 | \$ 0                     | \$ 0                         |
| Capital Projects - Series 2018              | \$ -              | \$ -                    | \$ -                 | \$ 24,254                | \$ 24,254                    |
| Assigned for:                               |                   |                         |                      |                          |                              |
| Capital Reserves                            | \$ -              | \$ 166,695              | \$ -                 | \$ -                     | \$ 166,695                   |
| Unassigned                                  | \$ 70,762         | \$ -                    | \$ -                 | \$ -                     | \$ 70,762                    |
| <b>Total Fund Balances</b>                  | <b>\$ 70,762</b>  | <b>\$ 166,695</b>       | <b>\$ 749,406</b>    | <b>\$ 24,254</b>         | <b>\$ 1,011,116</b>          |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 102,488</b> | <b>\$ 166,695</b>       | <b>\$ 749,406</b>    | <b>\$ 24,254</b>         | <b>\$ 1,042,842</b>          |

**Deer Run**  
**Community Development District**  
**General Fund**

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

|  | Adopted | Prorated Budget | Actual        |          |
|--|---------|-----------------|---------------|----------|
|  | Budget  | Thru 10/31/24   | Thru 10/31/24 | Variance |

**Revenues:**

|   |                     |             |              |               |
|---|---------------------|-------------|--------------|---------------|
| Assessments                               | \$ 1,006,746        | \$ -        | \$ -         | \$ -          |
| Golf Course Lake Maintenance Contribution | \$ 4,642            | \$ -        | \$ -         | \$ -          |
| Rental Income                             | \$ 500              | \$ -        | \$ -         | \$ -          |
| Interest - SBA                            | \$ -                | \$ -        | \$ 431       | \$ 431        |
| <b>Total Revenues</b>                     | <b>\$ 1,011,888</b> | <b>\$ -</b> | <b>\$431</b> | <b>\$ 431</b> |

**Expenditures:**

**General & Administrative:**

|   |                   |                  |                  |                 |
|---|-------------------|------------------|------------------|-----------------|
| Supervisor Fees                           | \$ 8,000          | \$ 1,000         | \$ 1,000         | \$ -            |
| FICA Expense                              | \$ 612            | \$ 77            | \$ 77            | \$ -            |
| Engineering                               | \$ 17,000         | \$ 1,417         | \$ -             | \$ 1,417        |
| Dissemination                             | \$ 2,500          | \$ 208           | \$ 1,208         | \$ (1,000)      |
| Attorney                                  | \$ 25,000         | \$ 2,083         | \$ -             | \$ 2,083        |
| Annual Audit                              | \$ 4,200          | \$ -             | \$ -             | \$ -            |
| Trustee Fees                              | \$ 3,500          | \$ 292           | \$ -             | \$ 292          |
| Arbitrage                                 | \$ 450            | \$ 38            | \$ -             | \$ 38           |
| Assessment Roll Services                  | \$ 2,625          | \$ 2,625         | \$ 2,625         | \$ -            |
| Management Fees                           | \$ 38,311         | \$ 3,193         | \$ 3,193         | \$ 0            |
| Information Technology                    | \$ 1,219          | \$ 102           | \$ 102           | \$ 0            |
| Website Maintance                         | \$ 694            | \$ 58            | \$ 58            | \$ 0            |
| Telephone                                 | \$ 168            | \$ 14            | \$ 2             | \$ 12           |
| Postage                                   | \$ 850            | \$ 71            | \$ 64            | \$ 7            |
| Insurance                                 | \$ 8,518          | \$ 8,518         | \$ 7,533         | \$ 985          |
| Printing & Binding                        | \$ 800            | \$ 67            | \$ 45            | \$ 22           |
| Travel Per Diem                           | \$ 250            | \$ 21            | \$ -             | \$ 21           |
| Legal Advertising                         | \$ 2,000          | \$ 167           | \$ 25            | \$ 141          |
| Other Current Charges                     | \$ 2,500          | \$ 208           | \$ 157           | \$ 51           |
| Office Supplies                           | \$ 100            | \$ 8             | \$ 1             | \$ 8            |
| Dues, Licenses & Subscriptions            | \$ 175            | \$ 175           | \$ 175           | \$ -            |
| <b>Total General &amp; Administrative</b> | <b>\$ 119,472</b> | <b>\$ 20,340</b> | <b>\$ 16,264</b> | <b>\$ 4,076</b> |

**Operations & Maintenance**

**Field Expenditures**

|                                    |                   |                  |                  |                 |
|------------------------------------|-------------------|------------------|------------------|-----------------|
| Field Management                   | \$ 35,089         | \$ 2,924         | \$ 2,924         | \$ 0            |
| Electric                           | \$ 103,789        | \$ 8,649         | \$ 5,805         | \$ 2,844        |
| Water & Sewer                      | \$ 18,400         | \$ 1,533         | \$ 1,438         | \$ 95           |
| Landscape Maintenance              | \$ 164,000        | \$ 13,667        | \$ 11,067        | \$ 2,600        |
| Permit Monitoring                  | \$ -              | \$ -             | \$ -             | \$ -            |
| Landscape Contingency              | \$ 3,000          | \$ 250           | \$ 2,700         | \$ (2,450)      |
| Mulch                              | \$ 5,250          | \$ 438           | \$ -             | \$ 438          |
| Tree Pruning                       | \$ 4,725          | \$ 394           | \$ -             | \$ 394          |
| Lake Maintenance and Repairs       | \$ 25,700         | \$ 2,142         | \$ 2,039         | \$ 103          |
| Irrigation Repairs                 | \$ 21,420         | \$ 1,785         | \$ 3,725         | \$ (1,940)      |
| Sidewalk Repair                    | \$ 2,500          | \$ 208           | \$ -             | \$ 208          |
| Street Repair                      | \$ 5,000          | \$ 417           | \$ -             | \$ 417          |
| Contingency                        | \$ 2,500          | \$ 208           | \$ -             | \$ 208          |
| <b>Subtotal Field Expenditures</b> | <b>\$ 391,373</b> | <b>\$ 32,614</b> | <b>\$ 29,698</b> | <b>\$ 2,917</b> |

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

|  | Adopted             | Prorated Budget   | Actual              |                  |
|--|---------------------|-------------------|---------------------|------------------|
|  | Budget              | Thru 10/31/24     | Thru 10/31/24       | Variance         |
| <b>Amenity Expenditures</b>                              |                     |                   |                     |                  |
| Amenities Management                                     | \$ 82,500           | \$ 6,875          | \$ 6,875            | \$ -             |
| Facilities Assistant                                     | \$ 17,000           | \$ 1,417          | \$ 2,056            | \$ (640)         |
| Property Insurance                                       | \$ 40,000           | \$ 40,000         | \$ 34,450           | \$ 5,550         |
| Pool Maintenance   | \$ 12,000           | \$ 1,000          | \$ 1,800            | \$ (800)         |
| Pool Chemicals   | \$ 20,000           | \$ 1,667          | \$ 1,557            | \$ 109           |
| Janitorial Services                                      | \$ 16,425           | \$ 1,369          | \$ 1,100            | \$ 269           |
| Pest Control   | \$ 1,155            | \$ 96             | \$ 97               | \$ (1)           |
| Facilities Maintenance                                   | \$ 19,250           | \$ 1,604          | \$ -                | \$ 1,604         |
| Cable, Internet & Telephone Services                     | \$ 5,963            | \$ 497            | \$ 400              | \$ 97            |
| Electric - Amenities                                     | \$ 17,600           | \$ 1,467          | \$ 1,378            | \$ 89            |
| Water & Sewer - Amenities                                | \$ 55,930           | \$ 4,661          | \$ 3,829            | \$ 831           |
| Gas Service  | \$ 1,045            | \$ 87             | \$ 57               | \$ 30            |
| Security Monitoring                                      | \$ 1,500            | \$ 125            | \$ -                | \$ 125           |
| Access Cards   | \$ 500              | \$ 42             | \$ -                | \$ 42            |
| Operating Supplies                                       | \$ 3,150            | \$ 263            | \$ -                | \$ 263           |
| Amenity Repairs & Maintenance                            | \$ 20,680           | \$ 1,723          | \$ -                | \$ 1,723         |
| Pool Repairs & Maintenance                               | \$ 11,000           | \$ 917            | \$ 836              | \$ 81            |
| Special Events   | \$ 17,500           | \$ 1,458          | \$ 1,249            | \$ 209           |
| Holiday Décor  | \$ 2,000            | \$ 167            | \$ -                | \$ 167           |
| Fitness Center Repairs & Maintenance                     | \$ 1,500            | \$ 125            | \$ -                | \$ 125           |
| Office Supplies  | \$ 2,500            | \$ 208            | \$ -                | \$ 208           |
| Elevator Maintenance                                     | \$ 2,000            | \$ 167            | \$ -                | \$ 167           |
| Contingency  | \$ 1,000            | \$ 83             | \$ -                | \$ 83            |
| Capital Project/Transfer Out                             | \$ 148,845          | \$ 12,404         | \$ -                | \$ 12,404        |
| <b>Subtotal Amenity Expenditures</b>                     | <b>\$ 501,043</b>   | <b>\$ 78,420</b>  | <b>\$ 55,685</b>    | <b>\$ 22,735</b> |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 892,416</b>   | <b>\$ 111,035</b> | <b>\$ 85,383</b>    | <b>\$ 25,652</b> |
| <b>Total Expenditures</b>                                | <b>\$ 1,011,888</b> | <b>\$ 131,374</b> | <b>\$ 101,647</b>   | <b>\$ 29,727</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (0)</b>       |                   | <b>\$ (101,216)</b> |                  |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>         |                   | <b>\$ 171,978</b>   |                  |
| <b>Fund Balance - Ending</b>                             | <b>\$ (0)</b>       |                   | <b>\$ 70,762</b>    |                  |



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

|  | Adopted           | Prorated Budget | Actual            |               |
|--|-------------------|-----------------|-------------------|---------------|
|  | Budget            | Thru 10/31/24   | Thru 10/31/24     | Variance      |
| <b><u>Expenditures:</u></b>                              |                   |                 |                   |               |
| Capital Outlay   | \$ -              | \$ -            | \$ -              | \$ -          |
| <b>Total Expenditures</b>                                | <b>\$ -</b>       | <b>\$ -</b>     | <b>\$ -</b>       | <b>\$ -</b>   |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b>       |                 | <b>\$ -</b>       |               |
| <b><u>Other Financing Sources/(Uses)</u></b>             |                   |                 |                   |               |
| Transfer In  | \$ 148,845        | \$ -            | \$ -              | \$ -          |
| Interest - SBA   | \$ 1,000          | \$ 83           | \$ 603            | \$ 519        |
| <b>Total Other Financing Sources (Uses)</b>              | <b>\$ 149,845</b> | <b>\$ 83</b>    | <b>\$ 603</b>     | <b>\$ 519</b> |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 149,845</b> |                 | <b>\$ 603</b>     |               |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 42,132</b>  |                 | <b>\$ 166,092</b> |               |
| <b>Fund Balance - Ending</b>                             | <b>\$ 191,977</b> |                 | <b>\$ 166,695</b> |               |

**Deer Run**  
**Community Development District**  
**Debt Service Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending October 31, 2024**

|  | Adopted           | Prorated Budget | Actual            |             |
|--|-------------------|-----------------|-------------------|-------------|
|  | Budget            | Thru 10/31/24   | Thru 10/31/24     | Variance    |
| <b>Revenues:</b>   |                   |                 |                   |             |
| Assessments  | \$ 636,575        | \$ -            | \$ -              | \$ -        |
| Prepayments  | \$ -              | \$ -            | \$ -              | \$ -        |
| Interest   | \$ 13,000         | \$ 1,294        | \$ 1,294          | \$ -        |
| <b>Total Revenues</b>                                    | <b>\$ 649,575</b> | <b>\$ 1,294</b> | <b>\$ 1,294</b>   | <b>\$ -</b> |
| <b>Expenditures:</b>                                     |                   |                 |                   |             |
| Interest - 11/1  | \$ 210,233        | \$ -            | \$ -              | \$ -        |
| Special Call - 11/1                                      | \$ -              | \$ -            | \$ -              | \$ -        |
| Principal - 5/1  | \$ 220,000        | \$ -            | \$ -              | \$ -        |
| Interest - 5/1   | \$ 210,233        | \$ -            | \$ -              | \$ -        |
| Special Call - 5/1                                       | \$ -              | \$ -            | \$ -              | \$ -        |
| Interest - 8/1   | \$ -              | \$ -            | \$ -              | \$ -        |
| Special Call - 8/1                                       | \$ -              | \$ -            | \$ -              | \$ -        |
| <b>Total Expenditures</b>                                | <b>\$ 640,466</b> | <b>\$ -</b>     | <b>\$ -</b>       | <b>\$ -</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 9,109</b>   |                 | <b>\$ 1,294</b>   |             |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 378,368</b> |                 | <b>\$ 748,111</b> |             |
| <b>Fund Balance - Ending</b>                             | <b>\$ 387,476</b> |                 | <b>\$ 749,406</b> |             |

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

|  | Adopted     | Prorated Budget | Actual           |              |
|--|-------------|-----------------|------------------|--------------|
|  | Budget      | Thru 10/31/24   | Thru 10/31/24    | Variance     |
| <b><u>Revenues</u></b>                                   |             |                 |                  |              |
| Interest   | \$ -        | \$ -            | \$ 95            | \$ 95        |
| <b>Total Revenues</b>                                    | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ 95</b>     | <b>\$ 95</b> |
| <b><u>Expenditures:</u></b>                              |             |                 |                  |              |
| Capital Outlay   | \$ -        | \$ -            | \$ -             | \$ -         |
| <b>Total Expenditures</b>                                | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ -</b>      | <b>\$ -</b>  |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b> |                 | <b>\$ 95</b>     |              |
|  |             |                 |                  |              |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b> |                 | <b>\$ 24,159</b> |              |
|  |             |                 |                  |              |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b> |                 | <b>\$ 24,254</b> |              |

## Deer Run

Community Development District

Month to Month

[illegible]

**Expenditures:**

General & Administrative:

[illegible]

### Operations & Maintenance

## Field Expenditures

[illegible]

## Month to Month

[illegible]

# 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  | \$318,148                          |                    |
| 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)          |
| Less: Special Call - 08/01/24                               |                                    | (\$10,000)         |
| <b>Current Bonds Outstanding</b>                            |                                    | <b>\$7,725,000</b> |

*C.*

# Deer Run Community Development District

## Summary of Check Register

October 01, 2024 through October 31, 2024

| Fund         | Date     | Check No.'s         | Amount       |
|--------------|----------|---------------------|--------------|
| General Fund |          |                     |              |
|              | 10/1/24  | 2148-2152           | \$ 19,201.33 |
|              | 10/25/24 | 2153-2156           | \$ 1,734.36  |
|              | 10/30/24 | 2157-2170           | \$ 24,813.00 |
| Payroll      |          |                     |              |
|              | 10/24/24 | 50228 G. Dean       | \$ 184.70    |
|              | 10/24/24 | 50229 G. Garner     | \$ 184.70    |
|              | 10/24/24 | 50230 S. Martin     | \$ 184.70    |
|              | 10/24/24 | 50231 A. Poulin     | \$ 184.70    |
|              | 10/24/24 | 50232 D. St. Pierre | \$ 184.70    |
| Total Amount |          |                     | \$ 46,672.19 |



|   |       |   |  |   |        |          |                           |       |        |       |  |
|---|-------|---|--|---|--------|----------|---------------------------|-------|--------|-------|--|
| AP300R                                      |       | YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER |  |   |        |          | RUN 11/13/24              |       | PAGE 1 |       |  |
| *** CHECK DATES 10/01/2024 - 10/31/2024 *** |       | DEER RUN CDD - GENERAL FUND                                   |  |   |        |          |                           |       |        |       |  |
|   |       | BANK A DEER RUN CDD   |  |   |        |          |                           |       |        |       |  |
| CHECK<br>DATE                               | VEND# | .....INVOICE.....<br>DATE INVOICE                             | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME   | STATUS | AMOUNT   | .....CHECK.....<br>AMOUNT | ..... | .....  | ..... |  |
| 10/01/24                                    | 00110 | 9/25/24 2380  | 202410 320-53800-48100                           | BICARB,CAL HYPO,TILE SOAP<br>OCT POOL SERVICE<br>C BUSS ENTERPRISES INC | *      | 72.46    |                           |       |        |       |  |
|   |       | 9/25/24 2380  | 202410 320-53800-48000                           |   | *      | 1,800.00 |                           |       |        |       |  |
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DRUN DEER RUN SRICE

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                          | STATUS | AMOUNT   | ....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|--------------------------------------|--------|----------|----------------------------|
| 10/30/24      | 00046 | 10/06/24 20172                    | 202409 310-51300-32200                           | ANNUAL AUDIT FY24                    | *      | 3,375.00 |                            |
|               |       |                                   |  | BERGER, TOOMBS, ELAM, GAINES & FRANK |        |          | 3,375.00 002157            |
| 10/30/24      | 00110 | 10/25/24 2511                     | 202410 320-53800-55000                           | VALVE, FLOAT ASSEMBLY                | *      | 417.94   |                            |
|               |       | 10/25/24 2511                     | 202410 320-53800-55000                           | CYANURIC ACID                        | *      | 118.20   |                            |
|               |       | 10/25/24 2511                     | 202410 320-53800-55000                           | HURRICANE CLEANUP                    | *      | 300.00   |                            |
|               |       |                                   |  | C BUSS ENTERPRISES INC               |        |          | 836.14 002158              |
| 10/30/24      | 00091 | 8/30/24 0F611801                  | 202408 320-53800-54000                           | SPRINKLER SYS REPAIR                 | *      | 680.00   |                            |
|               |       | 9/18/24 0F611805                  | 202409 320-53800-54000                           | SPRINKLER SYS REPAIR                 | *      | 778.01   |                            |
|               |       |                                   |  | CINTAS FIRE 636525                   |        |          | 1,458.01 002159            |
| 10/30/24      | 00043 | 6/24/24 22411296                  | 202405 310-51300-31100                           | ENGINEER SVCS MAY24                  | *      | 390.00   |                            |
|               |       |                                   |  | DEWBERRY ENGINEERS INC.              |        |          | 390.00 002160              |
| 10/30/24      | 00114 | 10/07/24 1221                     | 202410 310-51300-31300                           | S24 YEAR SUBSCRIPTION                | *      | 1,000.00 |                            |
|               |       |                                   |  | DISCLOSURE TECHNOLOGY SERVICES, LLC  |        |          | 1,000.00 002161            |
| 10/30/24      | 00112 | 10/01/24 91015                    | 202410 310-51300-54000                           | DEO FEES FY25                        | *      | 175.00   |                            |
|               |       |                                   |  | FLORIDACOMMERCE, BUREAU OF           |        |          | 175.00 002162              |
| 10/30/24      | 00066 | 10/02/24 68970179                 | 202410 320-53800-48400                           | PEST CONTROL OCT24                   | *      | 96.77    |                            |
|               |       |                                   |  | FLORIDA PEST CONTROL & CHEMICAL CO   |        |          | 96.77 002163               |
| 10/30/24      | 00001 | 10/01/24 381                      | 202410 310-51300-34000                           | OCT MANAGEMENT FEES                  | *      | 3,192.58 |                            |
|               |       | 10/01/24 381                      | 202410 310-51300-35200                           | OCT WEBSITE ADMIN                    | *      | 57.83    |                            |
|               |       | 10/01/24 381                      | 202410 310-51300-35100                           | OCT INFO TECH                        | *      | 101.58   |                            |
|               |       | 10/01/24 381                      | 202410 310-51300-31300                           | OCT DISSEM AGENT SERVICES            | *      | 208.33   |                            |
|               |       | 10/01/24 381                      | 202410 310-51300-51000                           | OFFICE SUPPLIES                      | *      | .69      |                            |
|               |       | 10/01/24 381                      | 202410 310-51300-42000                           | POSTAGE                              | *      | 64.10    |                            |

DRUN DEER RUN SRICE

| CHECK<br>DATE  | VEND#    | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                         | STATUS | AMOUNT    | ....CHECK....<br>AMOUNT # |
|----------------|----------|-----------------------------------|--|-------------------------------------|--------|-----------|---------------------------|
|                |          | 10/01/24 381                      | 202410 310-51300-42500                           |                                     | *      | 44.70     |                           |
|                |          | COPIES                            |  |                                     |        |           |                           |
|                |          | 10/01/24 381                      | 202410 310-51300-41000                           |                                     | *      | 2.03      |                           |
|                |          | TELEPHONE                         |  |                                     |        |           |                           |
|                |          | 10/01/24 382                      | 202410 320-53800-12000                           |                                     | *      | 2,924.08  |                           |
|                |          | OCT FIELD MANAGEMENT              |  |                                     |        |           |                           |
|                |          |                                   |  | GOVERNMENTAL MANAGEMENT SERVICES    |        |           | 6,595.92 002164           |
| 10/30/24 00102 | 10/10/24 | 990217                            | 202410 320-53800-47000                           |                                     | *      | 2,038.93  |                           |
|                |          | LAKE MAINTENANCE OCT24            |  |                                     |        |           |                           |
|                |          |                                   |  | J & J AQUATICS SPECIALIST LLC       |        |           | 2,038.93 002165           |
| 10/30/24 00082 | 10/23/24 | 154                               | 202410 320-53800-48300                           |                                     | *      | 300.00    |                           |
|                |          | CLEANING 10/14                    |  |                                     |        |           |                           |
|                |          |                                   |  | J&G COMMERCIAL CLEANING SERVICE LLC |        |           | 300.00 002166             |
| 10/30/24 00089 | 10/19/24 | 1888                              | 202410 320-53800-46200                           |                                     | *      | 3,725.00  |                           |
|                |          | IRRIGATION PUMP SRVC CALL         |  |                                     |        |           |                           |
|                |          |                                   |  | M&M SALES SERVICE                   |        |           | 3,725.00 002167           |
| 10/30/24 00059 | 10/01/24 | 11129561                          | 202410 320-53800-48100                           |                                     | *      | 1,484.73  |                           |
|                |          | WATER MANAGEMENT OCT24            |  |                                     |        |           |                           |
|                |          |                                   |  | POOLSURE                            |        |           | 1,484.73 002168           |
| 10/30/24 00113 | 10/14/24 | 44058                             | 202409 310-51300-31500                           |                                     | *      | 637.50    |                           |
|                |          | DR HORTON POND FILL               |  |                                     |        |           |                           |
|                |          |                                   |  | WRIGHT & CASEY, P.A.                |        |           | 637.50 002169             |
| 10/30/24 00042 | 10/24/24 | 789157                            | 202410 320-53800-46100                           |                                     | *      | 2,700.00  |                           |
|                |          | HURRICAN MILTON CLEANUP           |  |                                     |        |           |                           |
|                |          |                                   |  | YELLOWSTONE LANDSCAPE               |        |           | 2,700.00 002170           |
|                |          |                                   |  |                                     |        |           |                           |
|                |          |                                   |  | TOTAL FOR BANK A                    |        | 45,748.69 |                           |
|                |          |                                   |  | TOTAL FOR REGISTER                  |        | 45,748.69 |                           |

DRUN DEER RUN SRICE

| CHECK #            | EMP # | EMPLOYEE NAME      | CHECK AMOUNT | CHECK DATE |
|--------------------|-------|--------------------|--------------|------------|
| 50228              | 8     | GREGORY D DEAN     | 184.70       | 10/24/2024 |
| 50229              | 10    | GARY D GARNER      | 184.70       | 10/24/2024 |
| 50230              | 11    | SHANNON P MARTIN   | 184.70       | 10/24/2024 |
| 50231              | 9     | ANDRE J POULIN     | 184.70       | 10/24/2024 |
| 50232              | 6     | DAVID M ST. PIERRE | 184.70       | 10/24/2024 |
| TOTAL FOR REGISTER |       |                    | 923.50       |            |

INVOICE

C Buss Enterprises  
152 Lipizzan Trail  
Saint Augustine, FL 32095

clayton@cbussenterprises.com  
+1 (904) 710-8161  
https://www.cbussenterprises.com



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

Approved  
Pool Maintenance  
001.320.53800.48000  
Rich Gray

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

Invoice details

Invoice no.: 2380  
Terms: Due on receipt  
Invoice date: 09/25/2024  
Due date: 10/01/2024

| #  | Product or service | Description          | Qty  | Rate       | Amount     |
|----|--------------------|----------------------|------|------------|------------|
| 1. | POOL SERVICE       | OCTOBER POOL SERVICE | 1    | \$1,800.00 | \$1,800.00 |
| 2. | BICARB             | PER LB               | 24   | \$1.95     | \$46.80    |
| 3. | CAL HYPO           | PER LB               | 2    | \$4.50     | \$9.00     |
| 4. | TILE SOAP          | PER GAL              | 0.25 | \$66.65    | \$16.66    |

Total \$1,872.46

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS  
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN  
TRAIL, ST. AUGUSTINE, FL 32095

0013205380055000  
0013205380048000 - Oct Pool Service

approved by NC on 9/30/24  
48300

**Invoice**

151

9/29/2024

NET 15

**Dear Run Amenity Center**

Attn: Natalie

| <u>Service</u>    | <u>Cost</u>   |
|-------------------|---------------|
| Week of 9/23      | 300.00        |
| <b>Total Due:</b> | <b>300.00</b> |

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

Thank you,

*Jason & Gretchen Sandoval*

*Owners*

*J&G Commercial Cleaning Services LLC*

*386-986-7445*

*22 Prince Anthony Ln.*

*Palm Coast FL, 32164*



0013205380048300

Cleaning 9/23

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 28, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

0013105130031500

General Counsel Aug24

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

Invoice No. 3454544  
6023-1

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Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

|             |             |      |          |  |
|-------------|-------------|------|----------|--|
| 08/08/24    | K. Buchanan | 0.20 | 63.00    | Follow up with Walter regarding pond construction  |
| 08/09/24    | K. Buchanan | 1.20 | 378.00   | Confer with district manager; confer with district engineer; confer with chairman; review status of construction to district-owned pond  |
| 08/22/24    | K. Buchanan | 1.70 | 535.50   | Revise RFP for district management and property management services; confer with district manager regarding same; confer with Supervisor Dean; prepare correspondence to developer regarding use of fill |
| 08/28/24    | K. Buchanan | 5.00 | 1,575.00 | Prepare for and attend board meeting   |
| 08/29/24    | K. Buchanan | 0.50 | 157.50   | Perform meeting follow up  |
| 08/29/24    | J. Gillis   | 0.30 | 57.00    | Draft letter to uncontested supervisor, Gates, regarding Sunshine Law  |
| TOTAL HOURS |             | 8.90 |          |  |

**KUTAK ROCK LLP**

Deer Run CDD

September 28, 2024

Client Matter No. 6023-1

Invoice No. 3454544

Page 2

|                             |            |
|-----------------------------|------------|
| TOTAL FOR SERVICES RENDERED | \$2,766.00 |
|-----------------------------|------------|

DISBURSEMENTS

|                 |       |
|-----------------|-------|
| Meals           | 5.24  |
| Travel Expenses | 61.29 |

|                     |              |
|---------------------|--------------|
| TOTAL DISBURSEMENTS | <u>66.53</u> |
|---------------------|--------------|

|                          |                          |
|--------------------------|--------------------------|
| TOTAL CURRENT AMOUNT DUE | <u><u>\$2,832.53</u></u> |
|--------------------------|--------------------------|



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

# Invoice

**Invoice #:** 232  
**Invoice Date:** 9/23/2024  
**Due Date:** 9/23/2024  
**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 9/5/24<br><i>Special Events</i><br><i>1,320.53800.59000</i> |           | 131.92 | 131.92          |
| Supplies-Special Evnt 9/5  |           |        |                 |
| <i>Jerry Lambert</i><br><i>9-27-24</i>   |           |        |                 |
| <b>Total</b>   |           |        | <b>\$131.92</b> |
| <b>Payments/Credits</b>  |           |        | <b>\$0.00</b>   |
| <b>Balance Due</b>   |           |        | <b>\$131.92</b> |

**SPECIAL EVENTS**

Period Ending 9/05/24


| <u>DISTRICT</u> | <u>DATE</u> | <u>EVENT</u> | <u>SUPPLIES</u>                       | <u>PRICE</u>           | <u>EMPLOYEE</u> |
|-----------------|-------------|--------------|---------------------------------------|------------------------|-----------------|
| DEER RUN        | 8/5/24      | Craft Night  | Starfish and Scallop Shells 12pc (2), | 34.59                  | N.C.            |
|                 | 8/5/24      | Craft Night  | Scallop Shells 50pc                   | 12.35                  | N.C.            |
|                 | 8/5/24      | Craft Night  | Sea Turtles 15pc (3)                  | 36.82                  | N.C.            |
|                 | 8/5/24      | Craft Night  | Stencil Adhesive (3)                  | 48.15                  | N.C.            |
|                 |             |              | <b>TOTAL</b>                          | <b><u>\$131.92</u></b> |                 |

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

# Invoice

Invoice #: 233  
Invoice Date: 9/23/2024  
Due Date: 9/23/2024  
Case:  
P.O. Number:

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

| Description  | Hours/Qty | Rate     | Amount   |
|--|-----------|----------|----------|
| Facility Maintenance August 1 - August 31, 2024  |           | 1,081.43 | 1,081.43 |
| Maintenance Supplies   |           | 1,916.46 | 1,916.46 |
| <br><div>Approved</div> <div>Operating Supplies-\$916.46<br/>001.320.53800.53000</div> <div>Amenity Repairs-\$1,200.00<br/>001.320.53800.54000</div> <div>Facility Main. \$881.43<br/>001.320.53800.50000</div> <div>Rich Gray</div> |           |          |          |
| <div><br/>9-27-24</div>   |           |          |          |

**Total** \$2,997.89

**Payments/Credits** \$0.00

**Balance Due** \$2,997.89

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

---

| <u>Date</u>  | <u>Hours</u> | <u>Employee</u> | <u>Description</u>  |
|--------------|--------------|-----------------|---|
| 8/5/24       | 8            | M.C.            | Drove community checking from damage from storm, some flooding in pool pack area and around air conditioner unit for amenity office, removed debris on entrance roads, cleaned screen in kitchen and coffee maker |
| 8/9/24       | 1            | M.C.            | Picked up supplies and delivered supplies   |
| 8/13/24      | 8.5          | M.C.            | Removed debris around amenity center and roads leading in and out of development, adjusted and tightened rails in elevator, installed hinges on the pickleball four court doors                                   |
| 8/14/24      | 2            | M.C.            | Replaced end gate post that were removed the day before while installing replacement hinges   |
| 8/21/24      | 1.25         | M.C.            | Removed debris around amenity center and roads in and out of development  |
| <b>TOTAL</b> | <u>20.75</u> |                 |   |
| <b>MILES</b> | <u>565</u>   |                 | *Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445   |

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 9/05/24

| <u>DISTRICT</u> | <u>DATE</u> | <u>SUPPLIES</u>  | <u>PRICE</u>             | <u>EMPLOYEE</u> |
|-----------------|-------------|--|--------------------------|-----------------|
| DEER RUN        | 7/21/24     | Constant Contact Monthly Fee                           | 81.60                    | N.C.            |
|                 | 7/24/24     | Water Delivery   | 39.02                    | N.C.            |
|                 | 7/26/24     | Pair of Multi-Six Chain Link Self Closing Hinges (4)   | 712.80                   | R.G.            |
|                 | 7/29/24     | Ink Subscription                                       | 86.12                    | N.C.            |
|                 | 7/31/24     | Amazon Prime Membership                                | 18.87                    | N.C.            |
|                 | 8/7/24      | Water Delivery   | 31.92                    | N.C.            |
|                 | 8/12/24     | Coffee Creamer   | 32.78                    | N.C.            |
|                 | 8/12/24     | 240 Count Clear Plastic Cups Disposable (2)            | 64.24                    | N.C.            |
|                 | 8/12/24     | Febreze Air Freshener Spray 2pk (2)                    | 13.55                    | N.C.            |
|                 | 8/12/24     | Clorox Disinfecting All-Purpose Cleaner 3 pk           | 18.08                    | N.C.            |
|                 | 8/12/24     | 9' Outdoor Patio Umbrella (2)                          | 131.02                   | N.C.            |
|                 | 8/12/24     | Clear Plastic Spoons 300 ct                            | 25.29                    | N.C.            |
|                 | 8/12/24     | Floor Squeegee Scrubber Adjustable Telescopic Pole (2) | 44.48                    | N.C.            |
|                 | 8/12/24     | Tissues 3pk  | 6.20                     | N.C.            |
|                 | 8/12/24     | Dawn Soap (2)  | 14.44                    | N.C.            |
|                 | 8/12/24     | Large Paper Plate 204 ct                               | 22.20                    | N.C.            |
|                 | 8/12/24     | Original Donut Shop Regular Pods 48 ct                 | 29.89                    | N.C.            |
|                 | 8/12/24     | Lysol Wipes 4pk  | 18.50                    | N.C.            |
|                 | 8/12/24     | Paper Towels 6pk                                       | 8.41                     | N.C.            |
|                 | 8/12/24     | Coffee Cups 210 pk                                     | 37.08                    | N.C.            |
|                 | 8/12/24     | Dunkin' Original Blend Medium Roast Coffee Pods 88 ct  | 56.19                    | N.C.            |
|                 | 8/12/24     | Paper Cone Water Cups 400 ct                           | 18.62                    | N.C.            |
|                 | 8/12/24     | Copy Paper (4)   | 39.36                    | N.C.            |
|                 | 8/12/24     | 55 Gallon Trash Bags 30ct (2)                          | 54.12                    | N.C.            |
|                 | 8/12/24     | French Vanilla Coffee Creamer                          | 17.24                    | N.C.            |
|                 | 8/12/24     | Softsoap Hand Soap 6pk (2)                             | 18.40                    | N.C.            |
|                 | 8/12/24     | Multifold Paper Towels                                 | 56.86                    | N.C.            |
|                 | 8/12/24     | Gym Wipes 4 rolls                                      | 160.66                   | N.C.            |
|                 | 8/12/24     | Toilet Paper 80pk                                      | 58.54                    | N.C.            |
|                 |             | <b>TOTAL</b>   | <b><u>\$1,916.46</u></b> |                 |



## INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 773385    | 10/1/2024    |
| TERMS     | PO NUMBER    |
| Net 30    |              |

**Bill To:**

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

Approved  
Landscape Maintenance  
001.320.53800.46000  
Rich Gray

**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:** October 31, 2024

**Invoice Amount:** \$11,066.53

| Description                                | Current Amount |
|--|----------------|
| Monthly Landscape Maintenance October 2024 | \$11,066.53    |

Oct landscape maintenance

**Invoice Total**

**\$11,066.53**

*Excellence*

IN COMMERCIAL LANDSCAPING

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

PAYMENT COUPON

/4115006401063000160342180048048200000090200

1800480482 1 of 1

4,1,1500,640106,3000160342,1800480482,0,0000090200

Please mail this portion with your check

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

|  |   |
|--|---|
| Cust. No.: <b>3000160342</b>                         | Inv. No.: <b>1800480482</b>             |
| This Month's Charges<br>Past Due After<br>10/31/2024 | Amount Due<br>This Invoice<br>\$ 902.00 |

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

0013205380043000  
Premium Lighting Oct24

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: 1800480482**

**Invoice Date: 10/01/2024**

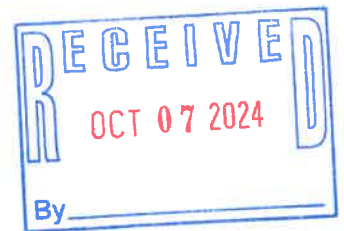
4,1,1500,640106,3000160342,1800480482,0,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 3000160342 Invoice No: 1800480482

| Description                                       | Amount   |
|---|--|
| PREMIUMLIGHTING                                   | 902.00   |
| <b>For Inquiries Contact:</b><br>PREMIUM LIGHTING | <b>Total Amount Due \$902.00</b><br>This Month's Charges Past Due After 10/31/2024 |



**Wire & ACH Payments**

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

**Check Payments**

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

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



| ACCOUNT NAME           |                                    | ACCOUNT #           | PAGE # |
|------------------------|------------------------------------|---------------------|--------|
| Deer Run Comm Dev Dist |                                    | 464637              | 1 of 1 |
| INVOICE #              | BILLING PERIOD                     | PAYMENT DUE DATE    |        |
| 0006701004             | Sep 1- Sep 30, 2024                | October 20, 2024    |        |
| PREPAY<br>(Memo Info)  | UNAPPLIED<br>(included in amt due) | TOTAL CASH AMT DUE* |        |
| \$0.00                 | \$0.00                             | \$32.36             |        |

**BILLING ACCOUNT NAME AND ADDRESS**

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



**Legal Entity:** Gannett Media Corp.

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

**All funds payable in US dollars.**

**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or [smb@ccc.gannett.com](mailto:smb@ccc.gannett.com)

**FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com).

| Date    | Description         | Amount   |
|---------|---------------------|----------|
| 9/1/24  | Balance Forward     | \$118.20 |
| 9/5/24  | PAYMENT - THANK YOU | -\$43.10 |
| 9/17/24 | PAYMENT - THANK YOU | -\$75.10 |

**Package Advertising:**

| Start-End Date | Order Number | Product                              | Description                         | PO Number | Package Cost |
|----------------|--------------|--------------------------------------|-------------------------------------|-----------|--------------|
| 9/18/24        | 10560836     | DTB Flagler/ Palm Coast News Tribune | Public Meeting for Fiscal year 2025 |           | \$32.36      |

0013105130048000

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

|                                   |         |
|-----------------------------------|---------|
| Total Cash Amount Due             | \$32.36 |
| Service Fee 3.99%                 | \$1.29  |
| *Cash/Check/ACH Discount          | -\$1.29 |
| *Payment Amount by Cash/Check/ACH | \$32.36 |
| Payment Amount by Credit Card     | \$33.65 |

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

| ACCOUNT NAME  |                  | ACCOUNT NUMBER   |                  | INVOICE NUMBER   |                    | AMOUNT PAID               |
|---|------------------|------------------|------------------|--|--------------------|---------------------------|
| Deer Run Comm Dev Dist  |                  | 464637           |                  | 0006701004   |                    |                           |
| CURRENT DUE   | 30 DAYS PAST DUE | 60 DAYS PAST DUE | 90 DAYS PAST DUE | 120+ DAYS PAST DUE   | UNAPPLIED PAYMENTS | TOTAL CASH AMT DUE*       |
| \$32.36   | \$0.00           | \$0.00           | \$0.00           | \$0.00   | \$0.00             | \$32.36                   |
| REMITTANCE ADDRESS (Include Account# & Invoice# on check)             |                  |                  |                  | TO PAY WITH CREDIT CARD PLEASE CALL:   |                    | TOTAL CREDIT CARD AMT DUE |
| Gannett Florida LocaliQ<br>PO Box 631244<br>Cincinnati, OH 45263-1244 |                  |                  |                  | 1-877-736-7612   |                    | \$33.65                   |
|   |                  |                  |                  | To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a> |                    |                           |

0000464637000000000000067010040000323667173



THE FLAGLER/PALM COAST  
**NEWS-TRIBUNE**

PO Box 631244 Cincinnati, OH 45263-1244

**AFFIDAVIT OF PUBLICATION**

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

09/18/2024

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 09/18/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$32.36

Tax Amount: \$0.00

Payment Cost: \$32.36

Order No: 10560836

Customer No: 464637

# of Copies:

1

PO #:

**THIS IS NOT AN INVOICE!**

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

**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)

The meetings are 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 a particular meeting may be obtained from the District Manager at 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092.

The meetings may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at the meeting. There may be occasions when one or more Supervisors, staff or other individuals will participate by speaker telephone.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

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

James Oliver  
Governmental Management  
Services - District Manager  
NT#10560836 09/18/2024

KAITLYN FELTY  
Notary Public  
State of Wisconsin

approved by NC on 10/8/24  
48300

**Invoice**

152

10/7/2024

NET 15

**Dear Run Amenity Center**

Attn: Natalie

| <u>Service</u>    | <u>Cost</u>   |
|-------------------|---------------|
| Week of 9/30      | 300.00        |
| <b>Total Due:</b> | <b>300.00</b> |

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

Thank you,

*Jason & Gretchen Sandoval*

*Owners*

*J&G Commercial Cleaning Services LLC*

*386-986-7445*

*22 Prince Anthony Ln.*

*Palm Coast FL, 32164*

0013205380048300

Cleaning 9/30



approved by NC on 10/14/2024  
48300

**Invoice**

153

10/14/2024

NET 15

**Dear Run Amenity Center**

Attn: Natalie

| <u>Service</u>    | <u>Cost</u>   |
|-------------------|---------------|
| Week of 10/7      | 200.00        |
| <b>Total Due:</b> | <b>200.00</b> |

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

Thank you,

*Jason & Gretchen Sandoval*

*Owners*

*J&G Commercial Cleaning Services LLC*

*386-986-7445*

*22 Prince Anthony Ln.*

*Palm Coast FL, 32164*

0013205380048300

Cleaning 10/7



**Michelle St. James Band**

Blast from the Past, To Todays Top Hits  
Solo, Duo, Trio, and Full Cover Band Options Available



michellesing4u@yahoo.com

Michelle: 843-655-6969

**MICHELLE ST. JAMES BAND**

Michelle & Dennis Miller  
1 Eastwood Dr.  
Palm Coast FL 32164

MICHELLE (843)-655-6969

INVOICE # 12258

DATE: 10/26/2024

TO:

**Grand Reserves PC**

FOR:

**Band**

| DESCRIPTION  | HOURS | RATE | AMOUNT |
|--|-------|------|--------|
| <b>Halloween Pool Party</b><br><br>0013205380059000<br>3 Hrs Live Music 10/26/24 | 3HR   |      | 300.00 |
| <b>Make all checks payable to<br/>Michelle Miller</b>                            |       |      |        |
| BALANCE DUE TOTAL  |       |      | 300.00 |

Make all checks payable to **Michelle Miller. Cash only Day of Gig due at time of setup !!**



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120  
FAX: 772/468-9278

*DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
6200 LEE VISTA BLVD  
SUITE 300  
ORLANDO, FL 32822*

*Invoice No. 369270  
Date 10/06/2024  
Client No. 20172*

Services rendered in connection with the audit of the Basic Financial Statements  
as of and for the year ended September 30, 2023.

Total Invoice Amount \$ 3,375.00

allocated to 09/24 accounting month. Audit fees.



You can pay online at: <https://treasurecoastcpas.com> or

**Scan to Pay**

Berger, Toombs, Elam, Gaines, Frank,  
McGuire & Gonano CPAs PL

**Invoice Payment**



POWERED BY  
**CPACHARGE**

We accept major credit cards.  
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

INVOICE

C Buss Enterprises  
152 Lipizzan Trail  
Saint Augustine, FL 32095

clayton@cbussenterprises.com  
+1 (904) 710-8161  
https://www.cbussenterprises.com



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

Approved  
Pool Repairs & Main  
1.320.53800.55000  
Rich Gray

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

Invoice details  
Invoice no.: 2511  
Terms: Due on receipt  
Invoice date: 10/25/2024  
Due date: 11/01/2024

| #  | Product or service | Description  | Qty | Rate     | Amount   |
|----|--------------------|--|-----|----------|----------|
| 1. | TORO VALVE         | PER EACH   | 1   | \$89.92  | \$89.92  |
| 2. | FLOAT ASSEMBLY     | WATER LEVEL CONTROL FLOAT ASSEMBLY,<br>PER EACH                  | 1   | \$265.52 | \$265.52 |
| 3. | LABOR              | INSTALLATION/REPAIR LABOR, PER HOUR                              | 0.5 | \$125.00 | \$62.50  |
| 4. | CYANURIC ACID      | GRANULAR CONDITIONER, PER LB                                     | 30  | \$3.94   | \$118.20 |
| 5. | HURRICANE CLEAN-UP | ADDITIONAL CLEAN-UP REQUIRED DUE TO<br>HURRICANE HELENE & MILTON | 2   | \$150.00 | \$300.00 |

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS  
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN  
TRAIL, ST. AUGUSTINE, FL 32095

Total \$836.14



Location : CINTAS FIRE PROTECTION

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

Invoice # : 0F61180117 Inv Date : 8/30/2024  
Customer : 29778 Loc : F61  
Type . . : CHG-S Route . : 75  
PO Number : Acct # : 29778  
WO Number : 65071 Acct Zip : 32110  
Service Visit : 10453790

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

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

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

| Item        | Qty | Description   | Unit Price | Net Amount | Tx |
|-------------|-----|---|------------|------------|----|
| LABOR73     | 2   | LABOR, ENG SPR REPAIR<br>INSTALLED PATCH ON 4" LEAKING PIPE. QUOTE BEING SENT TO INSTALL MECH TEE | 275.00     | 550.00     | N  |
| SC          | 1   | SERVICE CHARGE  | 130.00     | 130.00     | N  |
| SUB-TOTAL : |     |   |            | 680.00     |    |
| TAX :       |     |   |            | .00        |    |
| TOTAL :     |     |   |            | 680.00     |    |

CINTAS FIRE PROTECTION  
#98454000012007  
#98452300012007  
#502087000199  
EF20000872

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

0013205380054000  
Sprinkler SYS Repair





## FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS

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

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

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

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

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

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

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



approved by NC on 10/18/2024  
54000



Location : CINTAS FIRE PROTECTION

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

Invoice # : 0F61180556 Inv Date : 9/18/2024  
Customer : 29778 Loc : F61  
Type : CHG-S Route : 73  
PO Number : Acct # : 29778  
WO Number : Acct Zip : 32110  
Service Visit : 10462468

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

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

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

| Item        | Qty | Description            | Unit Price | Net Amount | Tx |
|-------------|-----|------------------------|------------|------------|----|
| LABOR73     | 1   | LABOR, ENG SPR REPAIR  | 550.00     | 550.00     | N  |
| PART73      | 1   | PARTS, ENG SPR REPAIRS | 98.01      | 98.01      | N  |
| SC          | 1   | SERVICE CHARGE         | 130.00     | 130.00     | N  |
| SUB-TOTAL : |     |                        |            | 778.01     |    |
| TAX :       |     |                        |            | .00        |    |
| TOTAL :     |     |                        |            | 778.01     |    |

CINTAS FIRE PROTECTION  
#98454000012007  
#98452300012007  
#502087000199  
EF20000872

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



## FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS

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

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**Invoice**

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



0013105130031100  
Engineer svcs may24

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

June 24, 2024  
Project No: 50168591.000  
Invoice No: 22411296  
Due Date: July 24, 2024  
Project Manager PETER ARMANS

Project 50168591.000 Deer Run CDD 2024 Gen Eng

**Professional Services from April 27, 2024 to May 31, 2024**

Phase T001 GENERAL ENGINEERING

**Professional Personnel**

|                    | Hours | Rate                    | Amount |               |
|--------------------|-------|-------------------------|--------|---------------|
| ENGINEER V         | 2.00  | 195.00                  | 390.00 |               |
| Totals             | 2.00  |                         | 390.00 |               |
| <b>Total Labor</b> |       |                         |        | <b>390.00</b> |
|                    |       | <b>Total this Phase</b> |        | <b>390.00</b> |

**Billings to Date**

|               | Current       | Prior                           | Total           |               |
|---------------|---------------|---------------------------------|-----------------|---------------|
| Labor         | 390.00        | 5,167.50                        | 5,557.50        |               |
| <b>Totals</b> | <b>390.00</b> | <b>5,167.50</b>                 | <b>5,557.50</b> |               |
|               |               | <b>Total Invoice Amount Due</b> |                 | <b>390.00</b> |

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681  
Boca Raton, FL 33481 US  
+1 3059034654  
accounting@dtsmuni.com



INVOICE

BILL TO  
GMSCF, LLC  
CDD:  
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

INVOICE 1221  
DATE 10/07/2024

BOND SERIES  
2024

| DESCRIPTION                              | AMOUNT     |
|--|------------|
| DTS MUNI – CDA SaaS, 1 Year Subscription | 1,000.00   |
| <hr/>                                    |            |
| BALANCE DUE                              | \$1,000.00 |

Checks: Disclosure Technology Services, LLC  
PO Box 812681  
Boca Raton, FL 33481

License Fee for FY 24/25

**FloridaCommerce, Special District Accountability Program****Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

|                           |                      |                      |                  |  |
|---------------------------|----------------------|----------------------|------------------|--|
| Date Invoiced: 10/01/2024 |                      |                      |                  | Invoice No: 91015                                |
| Annual Fee: \$175.00      | 1st Late Fee: \$0.00 | 2nd Late Fee: \$0.00 | Received: \$0.00 | Total Due, Postmarked by 12/02/2024:<br>\$175.00 |

**STEP 1: Review the following profile and make any needed changes.****1. Special District's Name, Registered Agent's Name and Registered Office Address:**

000481

**Deer Run Community Development District**

Ms. Katie S. Buchanan

Kutak Rock LLP

107 West College Avenue

Tallahassee, Florida 32301



**2. Telephone:** 850-692-7300 Ext:  
**3. Fax:** 850-692-7319  
**4. Email:** Katie.Buchanan@KutakRock.com  
**5. Status:** Independent  
**6. Governing Body:** Elected  
**7. Website Address:** www.deerruncdd.com  
**8. County(ies):** Flagler  
**9. Special Purpose(s):** Community Development  
**10. Boundary Map on File:** 06/14/2007  
**11. Creation Document on File:** 06/14/2007  
**12. Date Established:** 05/15/2007  
**13. Creation Method:** Local Ordinance  
**14. Local Governing Authority:** City of Bunnell  
**15. Creation Document(s):** City Ordinance 2007-17  
**16. Statutory Authority:** Chapter 190, Florida Statutes  
**17. Authority to Issue Bonds:** Yes  
**18. Revenue Source(s):** Assessments

**STEP 2: Sign and date to certify accuracy and completeness.**

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: Katie S. Buchanan Date 10.15.2024**STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.****a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. \_\_\_ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. \_\_\_ This special district is in compliance with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2022 - 2023 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: \_\_\_ Denied: \_\_\_ Reason: \_\_\_\_\_

**STEP 4: Make a copy of this document for your records.****STEP 5: Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.**



approved by NC on October 14 2024

Page 1 of 1



PO BOX 740608  
CINCINNATI OH 45274-0608

PHONE: 386-673-0405  
WEB: flapest.com  
Text: 352-376-2661

48400

| Bill To<br>Number | Invoice<br>Date | Amount<br>Due |
|-------------------|-----------------|---------------|
| 2692782           | 10/2/2024       | 96.77         |

INVOICE# 68970179 DEER RUN CDD



#### INVOICE DETAIL

Thank you for allowing us to provide the following services:

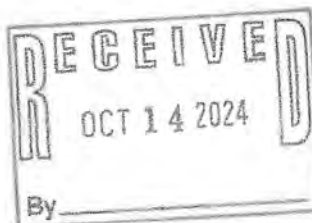
PEST CONTROL MAINTENANCE

96.77

Deer Run Cdd

501 GRAND RESERVE DR

BUNNELL, FL ON 10/2/2024



Payment Receipt. Please Return with Payment Remittance



PO Box 13848  
Reading, PA 19612-3848

|                     |                     |
|---------------------|---------------------|
| Bill To #: 2692782  | Date: 10/2/2024     |
| Due Date: 11/1/2024 | Invoice #: 68970179 |
| Amount Due: 96.77   | Amount Paid: _____  |
|                     | Check No.: _____    |

4192 1 AB 0.593 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

0026927820000000000068970179000009677202411010007

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

Invoice

Invoice #: 381  
Invoice Date: 10/1/24  
Due Date: 10/1/24  
Case:  
P.O. Number:

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

| Description                                 | Hours/Qty | Rate     | Amount     |
|---|-----------|----------|------------|
| Management Fees - October 2024              |           | 3,192.58 | 3,192.58   |
| Website Administration - October 2024       |           | 57.83    | 57.83      |
| Information Technology - October 2024       |           | 101.58   | 101.58     |
| Dissemination Agent Services - October 2024 |           | 208.33   | 208.33     |
| Office Supplies                             |           | 0.69     | 0.69       |
| Postage                                     |           | 64.10    | 64.10      |
| Copies                                      |           | 44.70    | 44.70      |
| Telephone                                   |           | 2.03     | 2.03       |
| Total                                       |           |          | \$3,671.84 |
| Payments/Credits                            |           |          | \$0.00     |
| Balance Due                                 |           |          | \$3,671.84 |

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

Invoice

Invoice #: 382  
Invoice Date: 10/1/24  
Due Date: 10/1/24  
Case:  
P.O. Number:

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

| Description                     | Hours/Qty | Rate             | Amount     |
|---------------------------------|-----------|------------------|------------|
| Field Management - October 2024 |           | 2,924.08         | 2,924.08   |
|                                 |           | Total            | \$2,924.08 |
|                                 |           | Payments/Credits | \$0.00     |
|                                 |           | Balance Due      | \$2,924.08 |



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

Approved  
Lake Maintenance  
001.320.53800.47000  
Rich Gray

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

Invoice details

Invoice no.: 990217  
Terms: Net 30  
Invoice date: 10/10/2024  
Due date: 11/09/2024

| #  | 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 \$

Note to customer  
Thank you for your business!!

approved by NC on 10/25/2024

**Invoice**  
154

48300

10/23/2024  
NET 15

**Dear Run Amenity Center**  
Attn: Natalie

| <u>Service</u>    | <u>Cost</u>   |
|-------------------|---------------|
| Week of 10/14     | 300.00        |
| <b>Total Due:</b> | <b>300.00</b> |

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

Thank you,

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

0013205380048300  
Cleaning 10/14





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

# Invoice

**BILL TO**

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

| INVOICE # | DATE       | TOTAL DUE  | DUE DATE   |  | ENCLOSED |
|-----------|------------|------------|------------|--|----------|
| 1888      | 10/19/2024 | \$3,725.00 | 11/18/2024 |  |          |

| DATE | ACTIVITY                                       |  | QTY | RATE     | AMOUNT    |
|------|--|--|-----|----------|-----------|
|      | <b>Motor</b><br>50HP vertical motor            | Approved<br>Irrigation Repairs<br>001.320.53800.46200<br>Rich Gray | 0   | 6,350.00 | 0.00T     |
|      | <b>Motor</b><br>50HP vertical motor            |  | 0   | 6,350.00 | 0.00T     |
|      | <b>Crane</b><br>Crane with operator            |  | 2   | 1,500.00 | 3,000.00T |
|      | <b>Technician</b><br>Irrigation Pump SRVC Call |  | 5   | 135.00   | 675.00T   |
|      | <b>Misc Job Costs</b>                          |  | 1   | 50.00    | 50.00T    |

Location: Irrigation pump station  
Service call:  
Found both 50HP motors failed due to unclear conditions.  
Crane to remove both failed motors  
Motors replaced under warranty  
The labor and crane cost to customer.  
NOTE: Both motors were replaced under warranty.  
One of the motors was out of warranty by 6mons.

|             |                   |
|-------------|-------------------|
| SUBTOTAL    | 3,725.00          |
| TAX         | 0.00              |
| TOTAL       | 3,725.00          |
| BALANCE DUE | <b>\$3,725.00</b> |

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

approved by NC on 10/4/24  
48100

poolsure

# Invoice

Date  
Invoice#

10/1/2024  
111295610710

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

|          |            |
|----------|------------|
| Terms    | Net 20     |
| Due Date | 10/21/2024 |
| 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                             | Description                        | Qty | Units | Amount     |
|----------------------------------|------------------------------------|-----|-------|------------|
| WM-CHEM-FLAT                     | Water Management Flat Billing Rate | 1   | ea    | \$1,459.73 |
| WM-XPC Upgrade                   | XPC System Upgrade                 | 1   | ea    | \$25.00    |
| WM-Wireless Communication Charge | XPC Communication Fee              | 1   | ea    | \$0.00     |

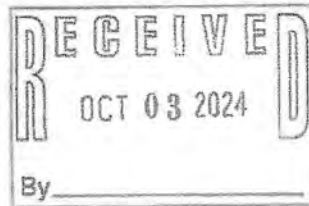
Subtotal \$1,484.73

Tax \$0.00

Total \$1,484.73

Amount Paid/Credit Applied \$0.00

Balance Due \$1,484.73





**WRIGHT & CASEY P.A.**  
SURFCOASTLAW.COM

340 North Causeway  
New Smyrna Beach, Florida 32169  
Phone: (386) 428-3311

**INVOICE**

Invoice # 44058  
Date: 10/14/2024

Deer Run Community Development District (Flagler County)  
Attention: Gregory Dean  
11 Grand Par Court  
Bunnell, FL 32110

Deer Run CDD- General

**General Matters**

| Date       | Attorney      | Description  | Quantity | Rate     | Total    |
|------------|---------------|--|----------|----------|----------|
| 09/27/2024 | Frank Rappich | Phone call with client; review of client's documents re DR Horton dispute; emails to and from client re same; emails to and from DR Horton and its counsel re same | 1.50     | \$425.00 | \$637.50 |
| Subtotal   |               |  |          |          | \$637.50 |
| Total      |               |  |          |          | \$637.50 |

0013105130031500  
General Counsel Sep24

**Statement of Account**

| Outstanding Balance | New Charges | Amount in Trust | Payments Received | Total Amount Outstanding |
|---------------------|-------------|-----------------|-------------------|--------------------------|
| ( \$0.00            | + \$637.50  | )- ( \$0.00     | + \$0.00          | ) = <b>\$637.50</b>      |

Please make all amounts payable to: **Wright & Casey P.A.**  
340 North Causeway, New Smyrna Beach, FL 32169

Please include the Invoice Number with payment.

To make a payment by credit card, call (386) 428-3311. A credit surcharge of 2.9% will be added to the total.

A Service Charge of 1.5% per month will be added to any invoices that are not paid within 30 days of the invoice date.

002 - Dewberry Engineers Inc.

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

|  |         |               | Total<br>Hours | Date      |  |
|--|---------|---------------|----------------|-----------|--|
| Project Number: 50168591.000 Deer Run CDD 2024 Gen Eng |         |               |                |           |  |
| Phase Number: T001 GENERAL ENGINEERING                 |         |               |                |           |  |
|  | 0957610 | ARMANS, PETER | .50            | 5/16/2024 |  |
|  | 0957610 | ARMANS, PETER | .50            | 5/20/2024 |  |
|  | 0957610 | ARMANS, PETER | 1.00           | 5/29/2024 |  |
| Total for T001   |         |               | 2.00           |           |  |
| Total for 50168591.000                                 |         |               | 2.00           |           |  |





## INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 789157    | 10/24/2024   |
| 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:** November 23, 2024

**Invoice Amount:** \$2,700.00

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

Hurricane Milton cleanup 10/24

Hurricane

Approved  
Landscape Contingency  
1.320.53800.46100  
Rich Gray

\$2,700.00

**Invoice Total** **\$2,700.00**

Excellence  
IN COMMERCIAL LANDSCAPING

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