

*Deer Run Community
Development District*

Agenda

January 22, 2025

AGENDA

Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.DeerRunCDD.com

January 22, 2025

Board of Supervisors
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for **Wednesday, January 22, 2025, 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. Acceptance of Resignation from Supervisor Poulin
 - B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/26
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Election of Officers, Resolution 2025-02
- IV. Discussion of Fiscal Year 2025 Meeting Schedule
- V. Ratification of Agreement with Governmental Management Services for District Management Services (*will be sent under separate cover*)
- VI. Approval of Landscape Maintenance RFP Project Manual (*will be sent under separate cover*)
- VII. Engineer's Report – Remediation Timetable and Costs
- VIII. Consideration of Proposals
 - A. Yellowstone

1. Palm Pruning at the Amenity Center
 2. Erosion Repair at the Amenity Center
 - B. Future Horizons – Fountain Repair at the Amenity Center
 - C. High Tech Security – Security System Repairs/Contract Extension
- IX. Staff Reports
- A. Attorney
 - B. District Manager
 - C. Operations Manager
 1. Report
 2. Yellowstone Report
 - D. Amenity Manager - Report
- X. Supervisor’s Request
- XI. Public Comments
- XII. Approval of Consent Agenda
- A. Approval of the Minutes of the November 20, 2024, Meeting
 - B. Balance Sheet as of January 31, 2025, and Statement of Revenues and Expenses for the Period Ending January 31, 2025
 - C. Approval of Check Register
- XIII. Next Scheduled Meeting: March 26, 2025 @ 6:00 p.m.@ Island Club
- XIV. Adjournment

Community Interest:

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

THIRD ORDER OF BUSINESS

A.

From: andre Poulin <ajpoulin1962@gmail.com>

Subject: Resignation

Date: December 13, 2024 at 12:45:39 PM EST

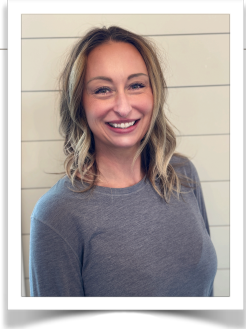
To: Jim Oliver <joliver@gmsnf.com>, Alison Mossing
<amosing@gmstnn.com>

Jim,

It is with deep sadness that I must tender my resignation, as of today December 13, 2024, from the Deer Run CDD Board of Supervisor, due to personal reasons. Representing the Grand Reserve Community has been an honor. I thank the residents for their trust and support. Please share my gratitude to the staff and all their hard work.

Sincerely,
Andre Poulin
Chairman, Deer Run CDD

B.



SHERRY ARNETT

Grand Reserve, Bunnell, Florida 32110 423-794-7135 sherry.e.arnett@gmail.com

PROFILE

Dynamic Human Resource Specialist with over 7 years of comprehensive experience in human resources management and military personnel operations, dedicated to enhancing operational efficiency and employee satisfaction. Expertise lies in providing technical guidance on employee benefits programs, regulatory compliance, and effective policy interpretation. Proven ability to manage personnel records, facilitate promotions, and support recruitment initiatives, ensuring alignment with strategic objectives. Committed to fostering a supportive work environment and ready to leverage this expertise in a Board Supervisor role to drive impactful human resource strategies.

EXPERIENCE

HUMAN RESOURCES SPECIALIST, FLORIDA NATIONAL GUARD; SAINT AUGUSTINE, FL – JULY 2024-PRESENT

- Provides technical guidance and procedural assistance to managers, supervisors, and employees in executing a variety of employee benefits' programs, including workers' compensation, health and life benefits, Thrift Savings Program (TSP), awards, performance management, retirement.
- Advise supervisors and employees on regulatory requirements of the programs and develop instructions.
- Review and interpret policies, directives, and other issuances by the Office of Personnel Management (OPM), National Guard (NGB), Department of Labor (DOL), and outside control agencies for applicability to activities services

MILITARY RECORDS SPECIALIST, DEPARTMENT OF MILITARY AFFAIRS, STATE OF FLORIDA, ST. AUGUSTINE, FL – 2019-2021

- Reviewed and processed over 105 requests for Federal Recognition as National Guard Officer.
- Filled over 200 enlisted orders request and promoted over 30 service members.
- Submitted over 30 Personnel Action Requests for Enlisted promotions.

- Approved Unit Vacancy Promotions request and Officer Promotion request. Primary point of contact in retrieving over 600 documents for Officer Career Management Board, Enlisted Qualitative Retention Board, Officer Select Retention Board.

HUMAN RESOURCE GENERALIST, BOILINGGREEN HEALTH & REHABILITATION – JAN
2021 - JULY 2022

- Updated pay & personnel records to be in compliant with state regulations.
- Implemented a new associate orientation program.
- Posted job openings, recruited, screened applicants via telephone interviews, and assisted in in-person interviews.
- Completed I-9s, assisted associates with time corrections, and made sure electronic personnel record was updated during orientation.
- Ran background checks and set up appointments for background checks.
- Assisted in labor management hours, daily reporting.
- Tracked PTO balances and leave requests for associates.

PERSONNEL OFFICER, UNITED STATES NAVY – 2011-2014

- Ensured military training, travel, and pay requirements were met in accordance with policy.
- Responsible for Fiscal year budgeting of over \$300,000 for active duty and reserve personnel travel.
- Performed travel claim accounting, prepared financial reports for Commanding Officer.
- Ordered advancement examinations, administered advancement examinations, and processed examination returns for over 200 service members.
- Supervised 3 junior personnel.
- Processed drill pay for over 200 members, verified pay was correct and submitted for payment.
- Successfully mobilized over 20 members, with zero discrepancies.
- Spearheaded updating all service records, verifying all beneficiaries were up to date.

EDUCATION

COLUMBIA COLLEGE OF MISSOURI – HUMAN SERVICES, 2017

MILITARY SERVICE

Branch: United States Navy

Rank: E5

Letter of Introduction

My name is Gary Masten. I have resided at 315 Grand Reserve Drive since May 2019. I have been married for over 40 years to my wife Judi, we have two grown children: Jay (37) and Samantha (34) and 3 grandchildren (Kevin (10), Luke (5) and Lily (3)).

In addition to the professional accomplishments and previous volunteer activities outlined in the attached resume, let me list some of the volunteer activities that I have been involved in since moving to Bunnell. They are as follows:

Currently Vice Chairman of the Bunnell City Planning, Zoning & Appeals Board.

Past Chairman of the Bunnell City Charter Review Commission.

Current member of the Flagler County Sheriff's Office "Citizens on Patrol" Division.

Current duties include Training Coordinator for 100 COP volunteers.

Started in 2021, promoted to Corporal in 2022, promoted to Sergeant in 2024.

Certified in civilian traffic control.

Certified in the use of OC Spray for civilians.

Certified boat captain & ATV beach operator.

Certified in funeral escort training.

Certified in CPR and AED.

Received Letter of Commendation in 2024.

Awarded COP Most Dedicated in 2022.

Past member of the Bunnell Auditor Selection Committee.

Current volunteer for Advent Health Hospital.

Current member of the Grand Reserve HOA Architectural Review Board.

I have completed the State required Florida Sunshine Law, Ethics and Public Records training and have also completed the required Form 1 in each of the past three years. The most recent version is listed on the state website.

I have remained on the sidelines for quite a while now and feel it is now time to put my name and qualifications before you for consideration. I have a proven record of fiscal responsibility, transparency and thoughtful analysis of any issue put before me. If chosen, I pledge to always put the interests of this community ahead of my own and to manage CDD funds as if they were my own.

I look forward to answering any questions the Board or the Community may have.

Respectfully submitted.

Gary R. Masten
410-207-4442
gary.masten@gmail.com

Gary R. Masten, SCLA, AIS, ACS, SM, AINS, AIC

315 Grand Reserve Drive
Bunnell, FL 32110
Cell: (410) 207-4442
Email: gary.masten@gmail.com

Work Experience

Peninsula Insurance Company

Assistant Vice President, Claims Manager (Retired) May 2012 to July 2018
Responsible for the leadership of the P & C claims operation handling claims in all business states for both personal and commercial claims. Job duties included complete technical and operational responsibilities, fraud detection, budget preparation, claim service delivery, loss trending, claims training, human resources and performance management. Held active non-resident adjuster licenses in New Hampshire, Delaware, North Carolina, Vermont, Maine and West Virginia.

Ocean City Police Dept

Public Safety Aide, Ocean City, MD May 2011 to May 2012
Responsible for the intake and booking of detainees to the Ocean City, MD Detention Center. Training for position included fingerprinting, first aid, CPR, defensive tactics, OC spray and data entry into Jail Management System. Position required passing an even more extensive background investigation, oral interview, drug screening and voice stress analysis exam.

Independent Consultant/Trainer

July 2009 to Present
Created a Sole Proprietorship to provide project management and consulting services to various small Limited Liability Companies. Primary areas of expertise included but were not limited to risk management, fiscal responsibility, accounts payable/receivable, cost estimating, profit/loss projections, performance management and litigation management. Independent certified and licensed trainer for *Training for Intervention Procedures (TIPS)*, an alcohol awareness course required by most states.

Bridgestone Builders, Inc.

LLC Project Manager, Monkton, MD June 2008 to July 2009
Oversee all day-to-day operations of several Limited Liability Companies. Responsibilities included but were not limited to project estimating, profit & loss projections, cash flow, accounts payable, accounts receivable, human resource management and customer relations.

Penn National Insurance

Claims Manager, Harrisburg, PA Nov 2004 to May 2008
Responsible for the leadership of the P & C claims operation handling Pennsylvania, Maryland, Delaware and the District of Columbia for both personal and commercial claims. Job duties included complete technical and operational responsibilities, budget preparation, claim service delivery, loss trending, claims training, human resources and performance management.
Appointed Training & Development Coordinator for Claims Division in January 2006.

Claims Service Office Manager, Hunt Valley, MD May 2002 to Nov 2004
Responsible for the leadership of the claims operation handling Maryland, Delaware and the District of Columbia for both personal and commercial claims. Job duties included complete technical and operational responsibilities, budget preparation, claim service delivery, claims training and product, human resources and performance management. Trained all Team Leaders in the art of providing superior customer service.

Montgomery Insurance (formally OneBeacon Insurance Group)

Claims Manager, Columbia, MD

Jan 2001 to May 2002

Responsible for the entire claims operation handling Maryland, Delaware, District of Columbia and West Virginia. Job duties included complete technical and operational responsibilities, budget preparation, claim service delivery, product management and human resources.

Bridgestone Builders, Inc.

Director of Operations, Monkton, MD

Feb 1998 to Jan 2001

Oversee all day-to-day operations of a custom home builder. Responsibilities included: job estimating, subcontractor bidding and approvals, customer relations, sales assistance, quality assurance, payroll, accounts payable, job safety, human resource management and customer relations.

Fireman's Fund Insurance Company

Regional Claims Executive, Timonium, MD

Sept 1991 to Feb 1998

Responsible for the Mid-Atlantic regional commercial claims operation covering 5 states and the District of Columbia. Job duties included complete technical and operational responsibilities, budget preparation, claim service delivery, human resources and product management.

Vice President & Product Line Executive, Novato, CA

May 1990 to Sept 1991

Responsibilities included strategic planning and regulation of policy nationally for the Property line of business including human resource management and fiscal controls. Member of the Claims Management Committee and Company Officer.

Claims Manager, Tustin, CA

Jan 1989 to May 1990

Duties included managerial responsibility for a medium sized multi-line claims office servicing the California "Gold Coast" area.

Assistant Claims Manager, Denver, CO

May 1987 to Jan 1989

Assisted the Regional Claims Manager in the management of a multi-line regional office servicing 7 states.

Litigation Supervisor, Parsippany, NJ

Jan 1986 to May 1987

Supervision and leadership of a 5 person casualty unit handling high exposure claims.

CIGNA Companies

Claims Supervisor, Livingston, NJ

Dec 1982 to Jan 1986

Various positions from entry level Claims Representative, Senior Claims Representative and ultimately, Claims Supervisor for the Workers' Compensation Unit.

New Jersey Manufacturers Insurance Company

Workers' Compensation Field Investigator, East Orange, NJ

Dec 1978 to July 1982

Responsible for the investigation and resolution of assigned workers' compensation cases.

Education

Monmouth University

B.A., Sociology

West Long Branch, NJ

May, 1977

Insurance Institute of America/LOMA

Supervisory Management (SM) Designation – March 1988

Program in General Insurance (INS) Designation – November 2004

Associate In Insurance Services (AIS) Designation – November 2004

Associate In Customer Service (ACS) Designation – March 2005

Associate in General Insurance (AINS) Designation – September 2010

Associate in Claims (AIC) Designation – August 2013

Malvern, PA

American Educational Institute

Basking Ridge, NJ

Legal Principles Claim Specialist (LPCS) Designation – August 2003
Casualty Claims Law Associate (CCLA) Designation – March 2004
Automobile Claims Law Associate (ACLA) Designation – April 2004
Fraud Claims Law Associate (FCLA) Designation – June 2004
Senior Claims Law Associate (SCLA) Designation – June 2004

Personal

Site Based Management Team - Prettyboy Elementary School - 1994/1995.
Vice President - Prettyboy Elementary School PTA - 1995/1996.
Treasurer - Prettyboy Elementary School PTA - 1996/1997, 1999/2000, 2000/2001.
Little League Baseball Coach - 1994 – 1996, 2000 - 2001
Proficient in MS Word, Excel, Outlook and PowerPoint.
President – Royal Sands Condominium – October 2010 to present
Completed “Ocean City University” – April, 2012
Completed Ocean City’s “Citizen Police Academy” – November, 2013
Completed Community Emergency Response Team (CERT) Training – November 2013
Completed Flagler County Sheriff’s “Citizen Police Academy” – November 2019
Co-Chair – Bunnell Planning, Zoning & Appeals Board – 2020 – present
Member – Bunnell City Charter Advisory Board - 2022

Performance Awards

CIGNA's "Right Stuff" Award in 1984.
Fireman's Fund Special Recognition Award in 1987.
Selected for membership in Fireman's Fund "President's Circle" in 1990.
Graduate of Fireman’s Fund “Management Associates” Program in 1988.
"Partners in Leadership" Assessor: 1989 to 1998.
Awarded Fireman's Fund "Incentive Units" in 1995.
Awarded White Mountain Management Incentive shares in 2001.
Performance bonus received every year available or eligible throughout insurance career.
Completed FedEx S.A.F.E. Driving program – 2009.

Membership & Volunteer Work

Society of Insurance Trainers and Educators (Inactive)
Society of Claims Law Associates (Inactive)
Licensed Notary Public, Worcester County, MD (expired 2/1/2020)
Independent Certified & Licensed Alcohol Awareness Trainer (MD License #AI-56517)
America’s Alcohol Certified Education Association (Certificate #1128081219)
City of Bunnell Planning, Zoning & Appeals Board – 2020 to present
Grand Reserve Architectural Review Board – 2020 to present
Citizens Observation Patrol – Flagler County Sheriff’s Office – December 2021 – present
City of Bunnell Auditor Selection Committee - present

D.

RESOLUTION 2025-02

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 January 22, 2025 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
<u>Jim Oliver</u>	Secretary
<u>Jim Oliver</u>	Treasurer
<u>Marilee Giles</u>	Assistant Treasurer(s)
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	
<u>Matthew Biagetti</u>	
<u>Corbin deNagy</u>	
_____	Assistant Secretary(s)

<u>Marilee Giles</u>	
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	
<u>Matthew Biagetti</u>	
<u>Corbin deNagy</u>	

PASSED AND ADOPTED THIS 22ND DAY OF JANUARY, 2025.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH 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:

March 26, 2025

May 28, 2025 (budget approval)

July 23, 2025

August 27, 2025 (budget adoption)

September 24, 2025

EIGHTH ORDER OF BUSINESS

A.

1.



Proposal #: 493359

Date: 1/8/2025

From: Raul Hernandez

**Landscape Enhancement Proposal for
Deer Run CDD**

Rich Gray
GMS-CF, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092
RGray@rmsnf.com

LOCATION OF PROPERTY

400 Grand Reserve Dr
Bunnell, FL 32110

1X Palm Pruning Amenity Center 1-25

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Standard Palm Pruning	17	\$63.00	\$1,071.00
Specialty Palm Pruning	8	\$87.00	\$696.00

1X Amenity center palm pruning

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Deer Run CDD

Subtotal	\$1,767.00
Sales Tax	\$0.00
Proposal Total	\$1,767.00

THIS IS NOT AN INVOICE

2.



Proposal #: 497897

Date: 12/12/2024

From: Raul Hernandez

Landscape Enhancement Proposal for Deer Run CDD

Rich Gray
GMS-CF, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092
RGray@rmsnf.com

LOCATION OF PROPERTY
400 Grand Reserve Dr
Bunnell, FL 32110

Amenity Center Drainage Backfill & Rip Rap Rock Installation 12-24

Table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, AMOUNT. Rows include Labor For Preparation & Installation and Rip Rap Rock, Weed Mat & Top Soil.

The backfill of exposed drainage piping with 1/2 yard of topsoil and rip rap rock installation.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control...

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Deer Run CDD

Summary table with Subtotal (\$1,090.00), Sales Tax (\$0.00), and Proposal Total (\$1,090.00).

THIS IS NOT AN INVOICE

B.

Future Horizons, Inc

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

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

QUOTATION

Quote Number: 3150
 Quote Date: Dec 20, 2024
 Page: 1

Quoted To:

Deer Run
 c/o Riverside Management Services
 9655 Florida Mining Blvd
 Jacksonville, FL 32257

Customer ID	Good Thru	Payment Terms	Sales Rep
Deer01	1/19/25	Net 30 Days	Kenney01

Quantity	Item	Description	Unit Price	Amount
3.00	345500	Light Fixture Assy, LEDC11, 1m cord	209.50	628.50
1.00	5.1/S Rebuild Kit	5.1 S - Top Rebuild Kit	513.92	513.92
1.00	990634	Seal Guard Assembly		
1.00	840475	Zinc Anode 4400/8400		
2.00	840500	Mechanical Seal		
1.00	990281	O-Ring For Black Plug		
1.00	996100	Bearings (each)		
1.00	996095	Bearing, 20mm		
1.00	990652	Cord Connector, Wire Retainer,		
2.00	596245	5 hp Capacitors		
2.00	990618	O-Ring for SS Top		
1.00	911100	Replacement Kit, Grease		
1.00	990900	Kasco Oil		
1.00	Env Disp Fee	Environmental Disposal Fee		
1.00	6041001K	Stub Cord for 5hp w/ disconnect installed	275.00	275.00
1.00	Aerator Service	Aerator Service - Kasco Fountain Serial # 9120J514772 1 out of the 3 light fixtures was not working and the other 2 have a substantial amount of water in them. One of the capacitors tested out of spec and there was a large amount of water in the oil, due to fishing line getting into the mechanical seal. All replaced parts come with a 1-year	870.00	870.00

There will be a 5% Administrative fee for credit card amounts over \$1,000.00

Subtotal	2,287.42
Sales Tax	
Freight	
TOTAL	2,287.42

Should legal services become necessary in collection of the outstanding debt of this quote it would become the financial obligation of the proposed client.

C.



2498 Centerville Road
Tallahassee, FL 32308

(850)-385-7649
brian@hitechflorida.com
www.hitechflorida.com

Project Management
Brian Jones

Community Upgrades

Project # 8982-1-0

Prepared For
Rich Gray

Grand Reserve Island Club
501 Grand Reserve Dr
Bunnell, FL 32110

9047598890
rgray@rmsnf.com

Proposal Issued
1/7/2025

Proposal Valid To
2/6/2025

PROJECT DESCRIPTION & INVESTMENT

Client Information

Name: Grand Reserve Island Club

Site

501 Grand Reserve Dr
Bunnell, FL 32110

Billing

,

Contact

Rich Gray
P (904) 759-8890
E rgray@rmsnf.com

Project Description

Replacement of two defective deed bolt locks. Setup and test. Resend and test existing user codes.

Replacement of pickle ball court bracket.

Replacement of access control board for pickle ball court giving false battery notices

PROJECT INVESTMENT

Estimate

QTY	Manufacture	Part #	Description	Unit Price	Ext.Price
2	Kwikset	99120-038	912 Venetian Bronze SmartCode Lever Lock	\$250.00	\$500.00
1	ASSA ABLOY	FMK-SW	FLEX MOUNT KIT FOR A SWING GATE	\$129.99	\$129.99
1	ADC	ADC-AC-LP1502	Two Door Controller Board	\$925.00	\$925.00

Labor:

QTY	Description	Ext.Price
4	Installation	\$380.00

Supplies & Materials:

QTY	Description	Ext.Price
-1	Discount	-\$1,934.99

Equipment Subtotal	\$1,554.99
Labor Subtotal	\$380.00
Supplies & Materials SubTotal	(\$1,934.99)
Estimate SubTotal	\$0.00
Monthly Services Subtotal	\$320.00

Monthly Services:

RMR Code	Description	Term (MTHS)	Monthly Price
HT CAC	Hi-Tech Commercial Access Custom	60	\$320.00

Total Equipment	\$1,554.99
Total Labor	\$380.00
Total Supplies & Materials	(\$1,934.99)
Total Proposal Amount	\$0.00
Monthly Services	\$320.00

Note: Taxes are not included and will be charged at the time of invoice.

NINTH ORDER OF BUSINESS

C.

1.

Deer Run

1/22/2025

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

January 22, 2025

To: Board of Supervisors

From: Natalie Clem
Amenity Manager

Richard Gray
Manager Of Operations

RE: Amenity Management Report – January 22, 2025

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:

- December 5th Bingo 1
- December 9th Craft Night
- December 14th Adult Christmas Party
- December 17th Bingo 2
- December 20th Chick-Fil-A Food Truck Night
- December 21st Kids Christmas Party

Upcoming Special Events:

- January 2nd Bingo 1
- January 13th Craft Night
- January 21st Bingo 2
- January 28th Teen Night
- January 31st Paint Night

Classes:

- Aqua Tabata on Wednesdays and Fridays, weather permitting
- Zumba Wednesdays and Fridays
- Zumba Toning Wednesday and Fridays
- Yoga on Thursdays

Community Organized Events:




- Bunco is the first Monday and second and third Thursday of the month.
- Community Bocce Ball, open play every Monday and Thursday.

- Community Pickleball, open play every Monday, Wednesday, and Friday.
- Diamond Painting and Art is every Sunday.
- Euchre is the 2nd Saturday of every month.
- Grand Reserve Community Pickleball Circuit League, sponsored by nonprofit FTPL from January to April.
- Hand and Foot Card Game every Sunday night.
- Happy Hour is every Friday.
- Happy Hour Potluck is every third Friday of the month.
- Ladies Night is the second Tuesday of the month.
- Ladies Poker Night is every Wednesday.
- LRC is every Monday, and the first and third Saturday of the month.
- Music with Kurt & Debbie is being held on the 1st Friday of the month.
- Stone Cold Poker Night is every third Tuesday of the month.
- The Links Social is the second Friday of the month.
- The Pins, Needles and Hooks group is every Friday.
- The Reserves perform the last Saturday of the month.
- Turbo Poker is every Monday and Thursday night.



December 2024







Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS) 7PM-BUNCO 2	3 11:30-2PM-MAHJONG (DOWNSTAIRS) 6PM -THE LINKS HOA MEETING (DOWNSTAIRS)	4 9-45AM-ZUMBA TONING/ ZUMBA(IF NO AQUA TABATA) 10-45AM-ZUMBA TONING UPSTAIRS (IF NO AQUA TABATA) 6PM-LADIES POKER	5 6PM-TURBO POKER (UPSTAIRS) 5PM-YOGA WITH IRENE (ROOM NEXT TO OFFICE) 6:30PM-BINGO 1	6 9AM-ZUMBA TONE- NANCY 10AM-AQUA TABATA/ZUMBA WITH NANCY 11AM-PINS , NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB 5PM-BROWNSOUND MUSIC	7 6:30PM-LCR
8 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 6:30 DIAMOND PAINTING AND ART (DOWNSTAIRS)	9 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS) 6:30-CRAFT NIGHT	10 11:30-2PM-MAHJONG (DOWNSTAIRS) 6:30-LADIES NIGHT HOLIDAY EXCHANGE	11 9-45AM-ZUMBA TON- ING/ZUMBA(IF NO AQ- UA TABATA) 10-45AM-ZUMBA TON- ING UPSTAIRS (IF NO AQUA TABATA) 6PM-LADIES POKER	12 6PM-TURBO POKER (UPSTAIRS) 5PM-FREEDOM HOA MEETING (DOWNSTAIRS) 5PM-YOGA WITH IRENE (ROOM NEXT TO OFFICE) 6:30PM-BUNCO 4	13 9AM-ZUMBA TONE WITH NANCY 10AM-AQUA TABATA/ZUMBA WITH NANCY 11AM-PINS , NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB 6PM-THE LINKS SOCIAL	14 12-3PM-ADULT CHRISTMAS PARTY 7PM-EUCHRE CAN- CELLED DUE TO CDD EVENT
15 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 6:30 DIAMOND PAINTING , & ART	16 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPE (UPSTAIRS)	17 11:30-2PM-MAHJONG (DOWNSTAIRS) 6:15PM-STONE COLD POKER 6:30PM-BINGO 2	18 9-45AM-ZUMBA TONING/ ZUMBA(IF NO AQUA TABATA) 10-45AM-ZUMBA TONING (IF NO AQUA TABATA) 6PM -LADIES POKER 6PM-AMENITY SOCIAL GROUP MEETING	19 6PM-TURBO POKER (UPSTAIRS) 5PM-YOGA WITH IRENE (ROOM NEXT TO OFFICE) 6:30PM-BUNCO	20 9AM-ZUMBA TONE NANCY 10AM-AQUA TABATA /ZUMBA WITH NANCY 11AM-PINS , NEEDLES & HOOKS 5PM-HAPPY HOUR-BYOB POTLUCK (DOWNSTAIRS) 6-8PM-CHICK-FIL-A FOOD TRUCK	21 2-5PM-KIDS CHRIST- MAS PARTY 6:30PM-LCR
22 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 6:30 DIAMOND PAINTING AND ART	23 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS)	24 CHRISTMAS EVE 	25 MERRY CHRISTMAS 	26 5PM-YOGA WITH IRENE (ROOM NEXT TO OFFICE) 6:30PM-BUNCO 6:30PM-RESERVES READERS BOOK CLUB (RM NEXT TO OFFICE)	27 9AM-ZUMBA TONE 10AM-AQUA TABATA/ZUMBA WITH NANCY 11AM-PINS , NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB 6:30PM-PAINT NIGHT	28 7PM-PARTY WITH THE RESERVES
29 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 6:30 DIAMOND PAINTING , & ART (DOWNSTAIRS)	30 3PM-LCR 2 6PM- MONDAY NIGHT TURBO OPEN (UPSTAIRS)	31 11:30-2PM-MAHJONG (DOWNSTAIRS) 6PM-TEEN NIGHT CANCELLED	COMMUNITY PICKLEBALL OPEN PLAY-MON,WED,FRI-8:30AM 		COMMUNITY BOCCE Open Play—Mon,Wed—10am,Thur—8:30am 	

HAPPY NEW YEAR

January 2025

HAPPY NEW YEAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat	
COMMUNITY PICKLEBALL  OPEN PLAY  M, W, F—8:30AM		COMMUNITY BOCCE  OPEN PLAY  M & W—10AM—THU—8:30AM		1 New Year's Day <small>9-45AM-ZUMBA 10-45-ZUMBA TONING 6PM-LADIES POKER</small>	2 5PM-YOGA WITH IRENE <small>(RM NEXT TO OFFICE) 6PM-TURBO POKER (UPSTAIRS) 6:30PM-BINGO 1</small>	3 9AM-ZUMBA TONE—NANCY <small>10AM-ZUMBA—NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB 5PM-BROWNSOUND MUSIC</small>	4 6:30PM-LCR
5 5:30PM-HAND & FOOT CARDS <small>(UPSTAIRS) 6:30 DIAMOND PAINTING AND ART (DOWNSTAIRS)</small>	6 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPEN <small>(UPSTAIRS)</small>	7 11:30-2PM-MAHJONG <small>(DOWNSTAIRS)</small>	8 <small>9:45AM-ZUMBA 10:45-ZUMBA TONING 6PM-LADIES POKER</small>	9 5PM-YOGA WITH IRENE <small>(RM NEXT TO OFFICE) 6PM-TURBO POKER (UPSTAIRS) 6:30PM-BUNCO 4</small>	10 9AM-ZUMBA TONE—NANCY <small>10AM-ZUMBA—NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB 6PM-THE LINKS SOCIAL (DOWNSTAIRS)</small>	11 7PM-EUCHRE	
12 5:30PM-HAND & FOOT CARDS <small>(UPSTAIRS) 6:30 DIAMOND PAINTING, & ART (DOWNSTAIRS)</small>	13 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPE <small>(UPSTAIRS) 6:30-CRAFT NIGHT</small>	14 11:30-2PM-MAHJONG <small>(DOWNSTAIRS) 6:15PM-STONE COLD POKER 6:30-LADIES NIGHT</small>	15 <small>9:45AM-ZUMBA 10:45-ZUMBA TONING 6PM-LADIES POKER 6PM-AMENITY SOCIAL GROUP MEETING</small>	16 5PM-YOGA WITH IRENE <small>(RM NEXT TO OFFICE) 6PM-TURBO POKER (UPSTAIRS) 6:30PM-BUNCO</small>	17 9AM-ZUMBA TONE—NANCY <small>10AM-ZUMBA—NANCY 11AM-PINS, NEEDLES & HOOKS 5PM-HAPPY HOUR-BYOB POT-LUCK (DOWNSTAIRS)</small>	18 6:30PM-LCR	
19 5:30PM-HAND & FOOT CARDS <small>(UPSTAIRS) 6:30 DIAMOND PAINTING AND ART (DOWNSTAIRS)</small>	20 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPEN <small>(UPSTAIRS)</small>	21 11:30-2PM-MAHJONG <small>(DOWNSTAIRS) 6:15PM-STONE COLD POKER 6:30PM-BINGO 2</small>	22 <small>9:45AM-ZUMBA 10:45-ZUMBA TONING 6PM-LADIES POKER 6PM-CDD MEETING</small>	23 5PM-YOGA WITH IRENE <small>(RM NEXT TO OFFICE) 6PM-TURBO POKER (UPSTAIRS) 6:30PM-RESERVES READERS BOOK CLUB (RM NEXT TO OFFICE)</small>	24 9AM-ZUMBA TONE—NANCY <small>10AM-ZUMBA—NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB</small>	25 1-5PM-RENTAL 7PM-PARTY WITH THE RESERVES	
26 5:30PM-HAND & FOOT CARDS <small>(UPSTAIRS) 6:30 DIAMOND PAINTING, & ART (DOWNSTAIRS)</small>	27 3PM-LCR 2 <small>6PM- MONDAY NIGHT TURBO OPEN (UPSTAIRS) 6-8PM-MEET & GREET ATKINSON CANDIDATE FOR BUNNELL CITY COUNCIL</small>	28 11:30-2PM-MAHJONG <small>(DOWNSTAIRS) 6PM-TEEN NIGHT</small>	29 <small>4:5AM-ZUMBA 10:45-ZUMBA TONING 6PM-LADIES POKER</small>	30 5PM-YOGA WITH IRENE <small>(RM NEXT TO OFFICE) 6PM-TURBO POKER (UPSTAIRS)</small>	31 9AM-ZUMBA TONE—NANCY <small>10AM-ZUMBA—NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB 6:30PM-PAINT NIGHT</small>		


Highlights December & January Events Held



The Largest Christmas Events in Grand Reserve History!

Grand Reserve's 1st Bake Off Event and Christmas Trivia





BINGO
1


THURSDAY, JAN 2ND
STARTS AT 6:30 PM

SIGN UP THE ISLAND CLUB LOBBY DESK
BYOB

Craft Night

Love Floats
CREATING COASTAL-THEMED VALENTINE
CRAFT

Monday, January 13. @ 6:30pm

BINGO
2

TUESDAY, JAN 21
STARTS AT 6:30 PM

SIGN UP THE ISLAND CLUB LOBBY DESK
BYOB

PAINT NIGHT

Last Friday
Monthly @ 6:30pm

January
31st




Amenity Center Maintenance

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

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

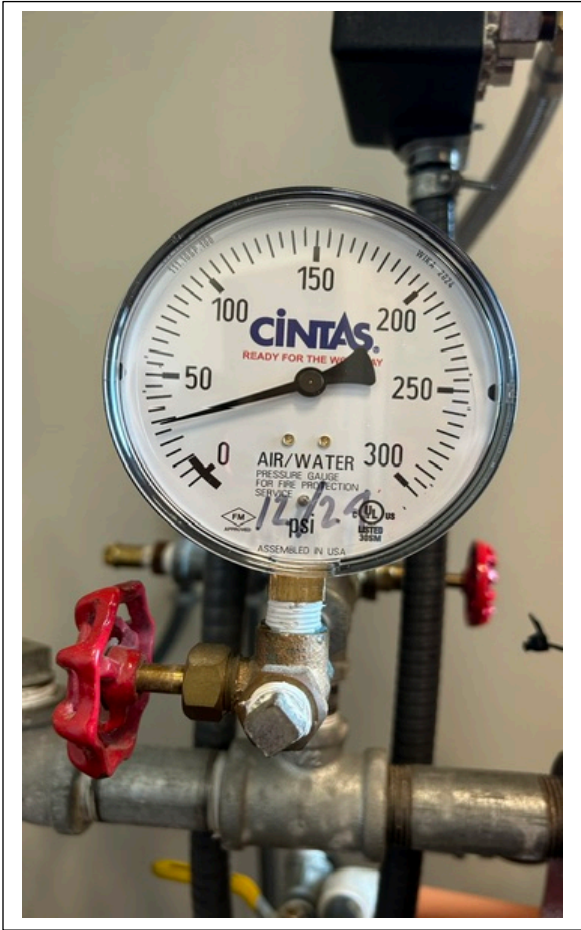
Additional Maintenance Items Completed

- RMS completed a lighting inspection and completed the needed repairs.
- RMS completed installing all-new Pickleball windscreens on Courts # (3-4).
- RMS installed all Holiday decorations
- Sunshine Heating and air will be completed Quarterly A/C Maintenance.

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



Cintas completed the required 3-year gauge replacement from the yearly inspection.

Completed Projects

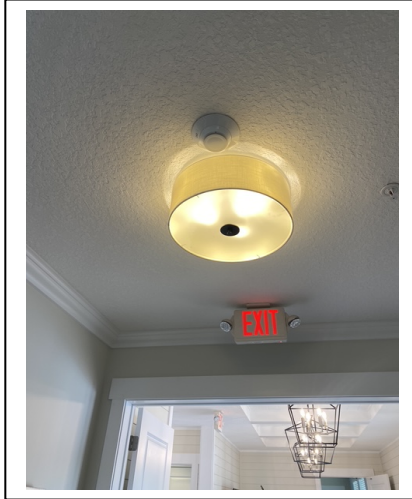
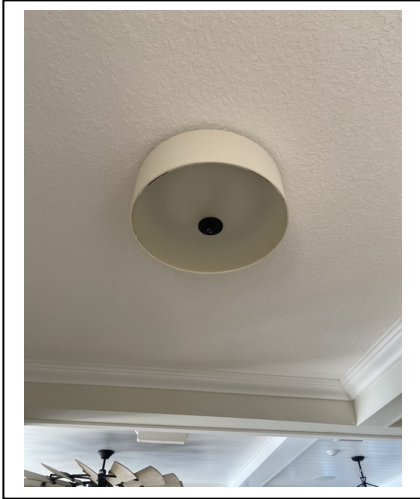


M&M Pumps completed the installation of the Stainless-Steel Cabinet, New electrical wiring, (2) VFD drives with the new Front Panel Display Screen and completed all IT programming for Pumps

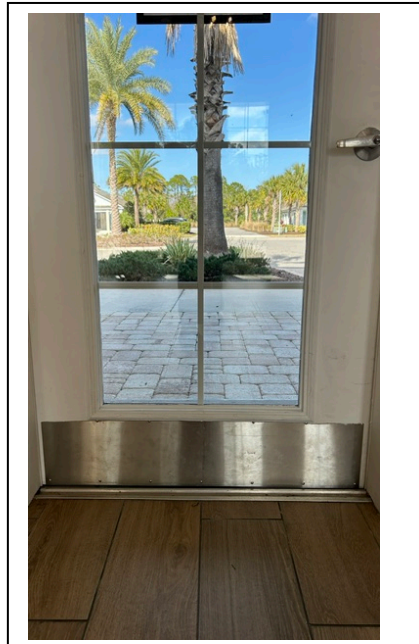
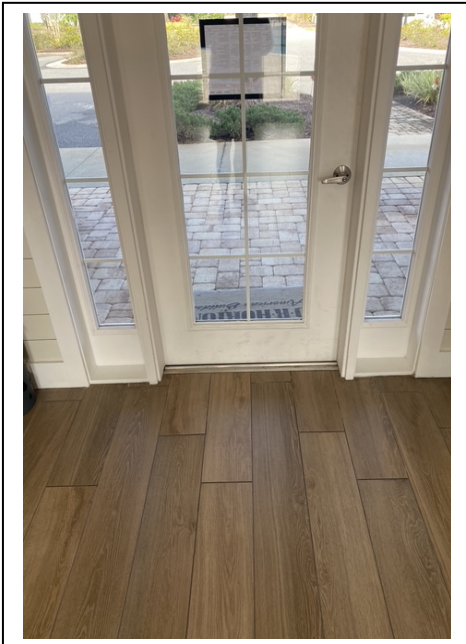


RMS painted the Interior and Exterior of outdoor bathroom doors located on the Pool Deck

Completed Projects

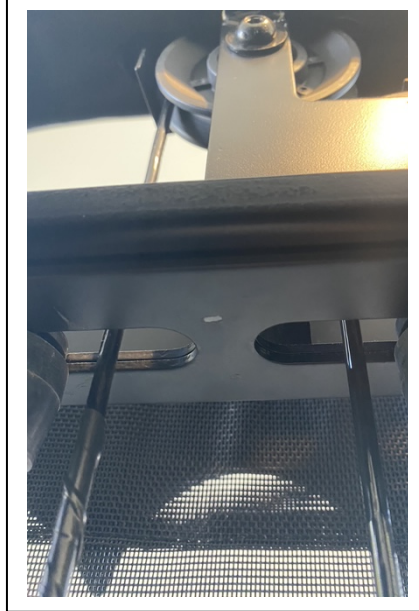


RMS completed a Lighting Inspection on property and addressed all active issues present



RMS installed a new kickplate on the Front Entry Door of the Amenity Center

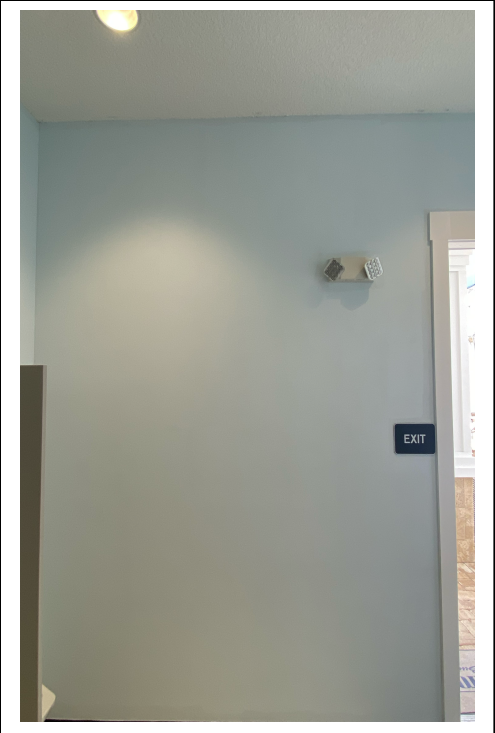
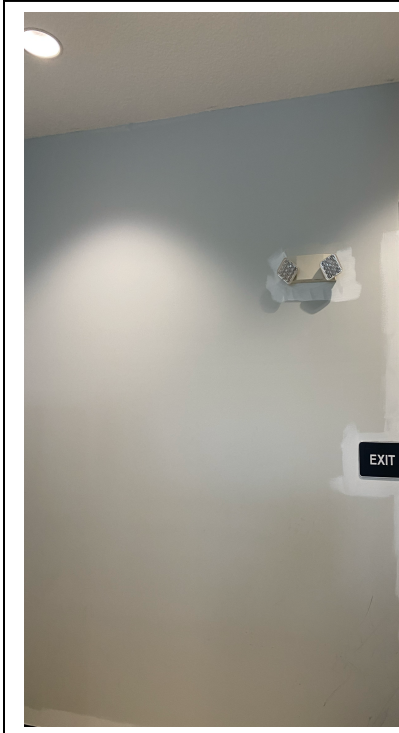
Completed Projects



RMS repaired and reinstalled cable on Tri-Tower Machine



RMS installed a new switch control for the fan in the Gym.



RMS completed painting the Outdoor RR located on the Pool Deck



Future Horizons completed the Timer replacement to the fountain on US-1 and replaced the GFCI.

Completed Projects



RMS installed holiday decorations around the CDD Property.

Conclusion

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

Kind Regards,

Natalie Clem
Amenity Manager

Richard Gray
Manager Of Operations

2.



Raul Hernandez
Yellowstone Landscape

JANUARY'S SITE AUDIT REPORT 2025

Saturday, January 11, 2025

14 Issues Identified



LEANING OAK TREE ON GRAND RESERVE DR.



OAK TREE ON GRAND RESERVE DR.

Tree was staked and straight-end out at no cost



OVERGROWN WOOD-LINE ON ELECTRICAL BOXES



ELECTRICAL BOXES HAVE BEEN CLEARED OUT AT NO COST



OVERGROWN WOOD LINE ON GRAND RESERVE DR.



WOOD LINE WAS CUTBACK AT NO COST



BROKEN IRRIGATION HEAD

738 Grand Reserve Dr. had irrigation problem. I had my irrigation technician onsite same day to get this resolved at no cost.



211 GRAND RESERVE DR.

Mr. Garry called our office on Christmas Eve about his ruptured irrigation meter. Our office was closed that day and I had our irrigation technician onsite that morning to be able to turn the meter off at no cost.

IRRIGATION INSPECTIONS HAVE BEEN DONE MONTHLY AND MINOR REPAIRS HAVE BEEN COMPLETED AT NO COST

ANT MOUNDS AROUND THE ENTIRE COMMON GROUNDS AND ENTRANCES AS WELL AS THE AMENITY CENTER HAVE BEEN TREATED

FERT-CHEM UPDATE

December was an inspection month. We did find and treat the Oleanders for some caterpillar and scale activity at the amenity center and entrance. We also found and treated for some fungus activity in the turf around the amenities as well.

This month we will applying our winter pre and post emergent herbicide application as well as a combination of liquid nutrients and insect control.

PINE STRAW SCHEDULED TO BE INSTALLED IN APRIL

PALM PRUNING IS SCHEDULED FOR MAY

PHASE 4 MOWING UPDATE

Despite the contract specifying no service requirements for the months of December & January, our team took the initiative to fully service Phase Four as part of our commitment to maintaining a strong partnership.

TWELFTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Run Community Development District was held Wednesday, November 20, 2024 at 6:00 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

Andre Poulin	Chairman by Zoom
Franklin Gates	Vice Chairman
Gary Garner	Supervisor
Barbara DeSantis	Supervisor
Greg Dean	Supervisor

Also present were:

Jim Oliver	District Manager
Joe Brown	District Counsel by telephone
Rich Gray	RMS
Alison Mossing	RMS
Darrin Mossing	GMS
Melissa Tabares (appointed to fill vacant seat during meeting)	
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Public Comments

A resident stated I want to thank the board members for their commitment, and we look forward to working with you. In speaking with many of our residents we feel that Greg Dean, the former board member should be reappointed to his position at this time.

A resident stated I have concerns about the potential land purchase, the price for one. I was told it was \$400,000 to purchase the land for a playground but that is the cheap part of the purchase, there are architectural fees, engineering, permitting, purchase and clearing the land, purchase the playground equipment, ongoing maintenance.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Mr. Oliver being a notary public of the State of Florida administered the oath of office to Ms. DeSantis and Mr. Gates.

B. Consideration of Candidates to Fill Seat 4

Mr. Garner moved to appoint Greg Dean to seat 4 and there being no second, the motion died for lack of a second.

On MOTION by Mr. Poulin seconded by Mr. Gates with all in favor Melissa Tabares was appointed to fill seat 4.

C. Oath of Office for Newly Appointed Supervisor

Mr. Oliver being a notary public of the State of Florida administered the oath of office to Ms. Tabares.

D. Board Member Duties and Responsibilities

Mr. Oliver stated we have three new supervisors and we will schedule a CDD 101 for sometime in December and it is a public meeting to go over all the details of serving as a board member and we will go over Chapter 190, ethics laws, public records law and sunshine law.

E. Florida’s Sunshine Law, Public Records Law and Ethics Law

Mr. Oliver gave an overview of Florida’s Sunshine Law and public records law.

F. Election of Officers, Resolution 2025-01

On MOTION by Mr. Gates seconded by Mr. Garner with all in favor Andre Poulin was elected chairman.

On MOTION by Mr. Gates seconded by Mr. Poulin with all in favor Franklin Gates was elected vice chairman.

Mr. Oliver stated right now I serve as secretary and treasurer and you have a new management company coming in January 1st and you will have to redo that at some point. The assistant secretaries will be the other three supervisors who are not chair or vice chair so they can sign documents on behalf of the board. Out of the GMS office we have other district managers serving as assistant treasurers and assistant secretaries and those are Daniel Laughlin, Corbin deNagy, Marilee Giles and Darrin Mossing.

On MOTION by Mr. Poulin seconded by Mr. Gates with all in favor Resolution 2025-01 was approved as stated.

FOURTH ORDER OF BUSINESS

Review of Decision to Award District Management Contract

Mr. Oliver stated at your last meeting you had proposals from three different management firms, you made a selection of Inframark. I did not put this item on the agenda, it was placed on the agenda at the request of the chairman.

Mr. Poulin stated I would like to make a motion to rescind the last motion from the meeting and have GMS as the management partner for the team.

On MOTION by Mr. Poulin seconded by Mr. Gates with four in favor and Mr. Garner opposed the motion to award the management contract to Inframark was rescinded and GMS was awarded the contract for district management services.

FIFTH ORDER OF BUSINESS

Discussion of Fiscal Year 2025 Meeting Schedule

Mr. Oliver stated we are still working on that meeting schedule. There are two things we want to try to do. We want to try to find a place that has more capacity, we also want to consider having a later start time because there are a lot of working families who can't make it at 6:00 p.m. We are going to look at another location and if we can defer this item until the January meeting we will have more information on that.

SIXTH ORDER OF BUSINESS

Engineer's Report

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS Board Updates

A. Landscape Maintenance RFP Process

Mr. Oliver stated I know Mr. Garner is working on landscape maintenance specs.

Mr. Garner stated I'm waiting on Katie. I sent her the docs last week, but haven't hear anything from her.

Mr. Oliver stated I will give her a call tomorrow and when she is finished with that project manual, I will send it to the board so you can begin your review.

B. Potential Land Purchase

Mr. Oliver stated under audience comments a resident brought up the potential land purchase. An important word in that is "potential" because nothing has been determined. We are very early in the process.

Mr. Garner stated the asking price for the lot, which is negotiable, is \$299,000 and the guy who owns it is the same developer that is getting ready to build 6,000 homes in Bunnell. It wasn't just for a playground; it was to expand activities done in this building because this building will be at max capacity in another year or so. It is listed on the PUD as an out parcel and I made the city aware of that and they need to change that. It is advertised as being part of Grand Reserve and it is not. I don't know if we need Katie to look into that or let the owner worry about that.

Mr. Oliver stated it is a slow process and deliberate process and everyone will be heard as we discuss this at public meetings.

C. Status of Requested Compensation for Pond B-1 Expansion Matter

Mr. Oliver stated I did speak with Greg before the meeting, he is continuing to work on that. The attorney that the district engaged has continued to try to pursue this.

Mr. Dean stated we requested our attorney to go to Horton and request compensation of \$20,000 for fill they removed from a pond expansion. The president of that division was away last week and we haven't heard back from them.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manager – Transition Update

There being none, the next item followed.

C. Operations Manager

1. Report

Mr. Gray stated the irrigation drive is two or three weeks out on that, once that process is complete I will get an update to the board and residents. We will have to shut down the irrigation system for 6-7 days to allow time to take apart the control panel and put the drive in for the new system.

Mr. Garner asked once that is done will you enclose that like they did on the golf course?

Mr. Gray stated no, it was directed at prior board meetings to go for fencing. If you want to move to more of a solid structure, I can get proposals but that would be at a higher cost.

Yellowstone completed the pine straw install at U.S. 1 and Highway 100. That was within their contract at no additional cost to the district.

The amenity center palm trees need to be pruned and that is not included in the contract. If the board would like I can bring proposals to the next meeting and try to get that done before spring.

Mr. Garner stated it has to be done.

Mr. Gray stated we are looking at replacing the grills and my recommendation is to replace what we have for \$2,200 each rather than a cheaper alternative.

Mr. Garner asked do we have the money in the budget for that?

Mr. Oliver responded yes in contingency.

On MOTION by Mr. Garner seconded by Mr. Gates with all in favor staff was authorized to replace the grills for \$2,200 each.
--

2. Yellowstone Report

D. Amenity Manager - Report

Ms. Mossing stated we hosted the Fall Festival this month and received a lot of positive feedback. We have a Christmas event planned, one for children and one for adults and we are working with Bunnell police to get a golf cart parade set up for the Christmas event. We were approached by some members of the pickleball community in Grand Reserve and they would like to host pickleball tournaments here with other communities.

Mr. Gates stated my concern would be liability if someone got hurt on the pickleball court. Besides that, it sounds like fun.

Ms. Mossing stated we could get special event insurance, and I can run this by Katie if you are open to this idea, we can bring back more information.

Mr. Gates asked have you looked into the website versus people coming up here one by one to sign up for events?

Ms. Mossing stated we are going to utilize sign-up genius and have one of our managers train Natalie on the system when she gets back from vacation.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Garner stated I’m waiting on Katie to proceed with request for proposals for amenity center and the whole community and what we can do about acquiring that piece of property to expand some activities from here to there.

TENTH ORDER OF BUSINESS

Public Comments

Additional comments: The pickleball community wants to establish a pickleball league for Grand Reserve, the request was not for a tournament. We would host seven league games. The Florida Pickleball League offers liability insurance.

On MOTION by Mr. Garner seconded by Mr. Gates with all in favor the pickleball league for Grand Reserve was approved and Supervisor DeSantis was designated to work out the details with staff.

Additional comments: size of potential land purchase is 3 acres, D.R. Horton’s share of expenses is paid by every lot they own, find out if residents want to purchase the land, parcel is a landlocked parcel, sign by speed bump is about to fall.

ELEVENTH ORDER OF BUSINESS

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. Assessment Receipt Schedule**
- D. Approval of Check Register**

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

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – January 22, 2025 at 6:00 p.m. at the Island Club

Mr. Oliver stated the next schedule meeting will be held January 22, 2025 at 6:00 p.m. and we will schedule with the board members a CDD 101 training.

On MOTION by Mr. Garner seconded by Mr. Gates with all in favor the meeting adjourned at 6:53 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Deer Run
Community Development District

Unaudited Financial Reporting
December 31, 2024



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

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

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 409,884	\$ 25,257	\$ -	\$ -	\$ 435,141
INV-SBA	\$ 92,512	\$ 142,571	\$ -	\$ -	\$ 235,083
Investments:					
<u>Series 2018</u>					
Reserve	\$ -	\$ -	\$ 320,510	\$ -	\$ 320,510
Revenue	\$ -	\$ -	\$ 218,376	\$ -	\$ 218,376
Interest	\$ -	\$ -	\$ 209	\$ -	\$ 209
Prepayment	\$ -	\$ -	\$ 11,135	\$ -	\$ 11,135
Sinking Fund	\$ -	\$ -	\$ 616	\$ -	\$ 616
Construction	\$ -	\$ -	\$ -	\$ 24,433	\$ 24,433
Due from General Fund	\$ -	\$ -	\$ 216,286	\$ -	\$ 216,286
Due from Other	\$ 100	\$ -	\$ -	\$ -	\$ 100
Due from Golf Course	\$ -	\$ -	\$ -	\$ -	\$ -
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 502,496	\$ 167,828	\$ 767,132	\$ 24,433	\$ 1,461,889
Liabilities:					
Accounts Payable	\$ 1,850	\$ -	\$ -	\$ -	\$ 1,850
Accrued Expense Payable	\$ 9,997	\$ -	\$ -	\$ -	\$ 9,997
Deferred Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	\$ 216,232	\$ -	\$ -	\$ -	\$ 216,232
Due to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other	\$ 2,221	\$ -	\$ -	\$ -	\$ 2,221
FICA Payable	\$ 337	\$ -	\$ -	\$ -	\$ 337
Total Liabilities	\$ 230,637	\$ -	\$ -	\$ -	\$ 230,637
Fund Balance:					
Restricted for:					
Debt Service - Series 2008	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service - Series 2018	\$ -	\$ -	\$ 767,132	\$ -	\$ 767,132
Capital Projects - Series 2008	\$ -	\$ -	\$ -	\$ 0	\$ 0
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 24,433	\$ 24,433
Assigned for:					
Capital Reserves	\$ -	\$ 167,828	\$ -	\$ -	\$ 167,828
Unassigned	\$ 271,859	\$ -	\$ -	\$ -	\$ 271,859
Total Fund Balances	\$ 271,859	\$ 167,828	\$ 767,132	\$ 24,433	\$ 1,231,253
Total Liabilities & Fund Balance	\$ 502,496	\$ 167,828	\$ 767,132	\$ 24,433	\$ 1,461,889

Deer Run
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Assessments	\$ 1,006,746	\$ 316,985	\$ 316,985	\$ -
Golf Course Lake Maintenance Contribution	\$ 4,642	\$ -	\$ -	\$ -
Rental Income	\$ 500	\$ -	\$ -	\$ -
Interest - SBA	\$ -	\$ -	\$ 1,166	\$ 1,166
Total Revenues	\$ 1,011,888	\$ 316,985	\$318,151	\$ 1,166
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 8,000	\$ 2,200	\$ 2,200	\$ -
FICA Expense	\$ 612	\$ 168	\$ 168	\$ -
Engineering	\$ 17,000	\$ 4,250	\$ 1,800	\$ 2,450
Dissemination	\$ 2,500	\$ 625	\$ 1,625	\$ (1,000)
Attorney	\$ 25,000	\$ 6,250	\$ 6,463	\$ (213)
Annual Audit	\$ 4,200	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,500	\$ 875	\$ -	\$ 875
Arbitrage	\$ 450	\$ 113	\$ 450	\$ (338)
Assessment Roll Services	\$ 2,625	\$ 2,625	\$ 2,625	\$ -
Management Fees	\$ 38,311	\$ 9,578	\$ 9,578	\$ 0
Information Technology	\$ 1,219	\$ 305	\$ 305	\$ 0
Website Maintenance	\$ 694	\$ 174	\$ 173	\$ 0
Telephone	\$ 168	\$ 42	\$ 19	\$ 23
Postage	\$ 850	\$ 213	\$ 190	\$ 23
Insurance	\$ 8,518	\$ 8,518	\$ 7,533	\$ 985
Printing & Binding	\$ 800	\$ 200	\$ 97	\$ 103
Travel Per Diem	\$ 250	\$ 63	\$ -	\$ 63
Legal Advertising	\$ 2,000	\$ 500	\$ 51	\$ 449
Other Current Charges	\$ 2,500	\$ 625	\$ 510	\$ 115
Office Supplies	\$ 100	\$ 25	\$ 2	\$ 23
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 119,472	\$ 37,522	\$ 33,963	\$ 3,559
Operations & Maintenance				
Field Expenditures				
Field Management	\$ 35,089	\$ 8,772	\$ 8,772	\$ 0
Electric	\$ 103,789	\$ 25,947	\$ 18,465	\$ 7,483
Water & Sewer	\$ 18,400	\$ 4,600	\$ 4,232	\$ 368
Landscape Maintenance	\$ 164,000	\$ 41,000	\$ 33,200	\$ 7,800
Landscape Contingency	\$ 3,000	\$ 750	\$ 3,780	\$ (3,030)
Mulch	\$ 5,250	\$ 1,313	\$ -	\$ 1,313
Tree Pruning	\$ 4,725	\$ 1,181	\$ 1,255	\$ (74)
Lake Maintenance and Repairs	\$ 25,700	\$ 6,425	\$ 6,117	\$ 308
Irrigation Repairs	\$ 21,420	\$ 5,355	\$ 3,725	\$ 1,630
Sidewalk Repair	\$ 2,500	\$ 625	\$ -	\$ 625
Street Repair	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Contingency	\$ 2,500	\$ 625	\$ -	\$ 625
Subtotal Field Expenditures	\$ 391,373	\$ 97,843	\$ 79,545	\$ 18,298

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Amenity Expenditures				
Amenities Management	\$ 82,500	\$ 20,625	\$ 20,625	\$ -
Facilities Assistant	\$ 17,000	\$ 4,250	\$ 2,504	\$ 1,746
Property Insurance	\$ 40,000	\$ 40,000	\$ 34,450	\$ 5,550
Pool Maintenance	\$ 12,000	\$ 3,000	\$ 5,400	\$ (2,400)
Pool Chemicals	\$ 20,000	\$ 5,000	\$ 4,527	\$ 473
Janitorial Services	\$ 16,425	\$ 4,106	\$ 3,400	\$ 706
Pest Control	\$ 1,155	\$ 289	\$ 290	\$ (2)
Facilities Maintenance	\$ 19,250	\$ 4,813	\$ 2,073	\$ 2,740
Cable, Internet & Telephone Services	\$ 5,963	\$ 1,491	\$ 1,201	\$ 290
Electric - Amenities	\$ 17,600	\$ 4,400	\$ 4,019	\$ 381
Water & Sewer - Amenities	\$ 55,930	\$ 13,983	\$ 10,296	\$ 3,686
Gas Service	\$ 1,045	\$ 261	\$ 176	\$ 85
Security Monitoring	\$ 1,500	\$ 375	\$ 2,316	\$ (1,941)
Access Cards	\$ 500	\$ 125	\$ 715	\$ (590)
Operating Supplies	\$ 3,150	\$ 788	\$ 519	\$ 269
Amenity Repairs & Maintenance	\$ 20,680	\$ 5,170	\$ 2,530	\$ 2,640
Pool Repairs & Maintenance	\$ 11,000	\$ 2,750	\$ 1,036	\$ 1,714
Special Events	\$ 17,500	\$ 4,375	\$ 3,387	\$ 988
Holiday Décor	\$ 2,000	\$ 500	\$ 250	\$ 250
Fitness Center Repairs & Maintenance	\$ 1,500	\$ 375	\$ 325	\$ 50
Office Supplies	\$ 2,500	\$ 625	\$ 708	\$ (83)
Elevator Maintenance	\$ 2,000	\$ 500	\$ -	\$ 500
Contingency	\$ 1,000	\$ 250	\$ -	\$ 250
Capital Project/Transfer Out	\$ 148,845	\$ 37,211	\$ -	\$ 37,211
Subtotal Amenity Expenditures	\$ 501,043	\$ 155,261	\$ 100,747	\$ 54,514
Total Operations & Maintenance	\$ 892,416	\$ 253,104	\$ 180,291	\$ 72,813
Total Expenditures	\$ 1,011,888	\$ 290,626	\$ 214,254	\$ 76,372
Excess (Deficiency) of Revenues over Expenditures	\$ (0)		\$ 103,897	
Fund Balance - Beginning	\$ -		\$ 167,963	
Fund Balance - Ending	\$ (0)		\$ 271,859	

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Other Financing Sources/(Uses)				
Transfer In	\$ 148,845	\$ -	\$ -	\$ -
Interest - SBA	\$ 1,000	\$ 83	\$ 1,736	\$ 1,652
Total Other Financing Sources (Uses)	\$ 149,845	\$ 83	\$ 1,736	\$ 1,652
Net Change in Fund Balance	\$ 149,845		\$ 1,736	
Fund Balance - Beginning	\$ 42,132		\$ 166,092	
Fund Balance - Ending	\$ 191,977		\$ 167,828	

Deer Run

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Assessments	\$ 636,575	\$ 216,232	\$ 216,232	\$ -
Assessments - Direct	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ 6,653	\$ 6,653
Interest	\$ 13,000	\$ 3,250	\$ 6,095	\$ 2,845
Total Revenues	\$ 649,575	\$ 219,482	\$ 228,981	\$ 9,498
Expenditures:				
Interest - 11/1	\$ 210,233	\$ 210,233	\$ 209,960	\$ 273
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	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 640,466	\$ 210,233	\$ 209,960	\$ 273
Excess (Deficiency) of Revenues over Expenditures	\$ 9,109		\$ 19,021	
Fund Balance - Beginning	\$ 378,368		\$ 748,111	
Fund Balance - Ending	\$ 387,476		\$ 767,132	

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 274	\$ 274
Total Revenues	\$ -	\$ -	\$ 274	\$ 274
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 274	
Fund Balance - Beginning	\$ -		\$ 24,159	
Fund Balance - Ending	\$ -		\$ 24,433	

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	\$320,510	
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)
Current Bonds Outstanding		\$7,725,000

DEER RUN
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments \$ 1,226,367.82 \$ 780,442.48 \$ 445,925.34
Net Assessments \$ 1,152,785.75 \$ 733,615.93 \$ 419,169.82

ON ROLL ASSESSMENTS

Series 2018

63.64% 36.36% 100.00%

DATE	Check#	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
10/7/24	67390	Bank Interest	\$ 986.84	\$ -	\$ -	\$ -	\$ 986.84	\$ 986.84	\$ -	\$ 986.84
10/21/24	6855	Excess Fees	\$ 5,026.12	\$ -	\$ -	\$ -	\$ 5,026.12	\$ 5,026.12	\$ -	\$ 5,026.12
11/18/24	67491	10/01/24-11/12/24	\$ 115,837.25	\$ 2,220.86	\$ 4,794.16	\$ -	\$ 108,822.23	\$ 69,252.87	\$ 39,569.36	\$ 108,822.23
12/4/24	67535	11/13/24-11/25/24	\$ 175,694.08	\$ 3,373.33	\$ 7,027.60	\$ -	\$ 165,293.15	\$ 105,190.13	\$ 60,103.02	\$ 165,293.15
						\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL			\$ 297,544.29	\$ 5,594.19	\$ 11,821.76	\$ -	\$ 280,128.34	\$ 180,455.96	\$ 99,672.38	\$ 280,128.34

24%	Gross Percent Collected
\$ 872,657.41	Balance Remaining to Collect

DIRECT ASSESSMENTS

DR Horton						
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2018
			Net Assessments	\$ 506,177.92	\$ 273,057.92	\$ 233,120.00
10/21/24	10/1/24	1966018	\$ 126,544.48	\$ 126,544.48	\$ 68,264.48	\$ 58,280.00
12/6/24	12/1/24	2323642	\$ 126,544.48	\$ 126,544.48	\$ 68,264.48	\$ 58,280.00
	2/1/25		\$ -	\$ -	\$ -	\$ -
	5/1/25		\$ -	\$ -	\$ -	\$ -
			\$ 253,088.96	\$ 253,088.96	\$ 136,528.96	\$ 116,560.00

C.

Deer Run Community Development District

Summary of Check Register

November 01, 2024 through December 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	11/5/24	2171-2180	\$ 18,880.85
	11/12/24	2181-2187	\$ 35,596.72
	11/26/24	2188-2193	\$ 3,644.24
	12/4/24	2194-2200	\$ 22,091.84
	12/16/24	2201-2207	\$ 17,982.85
	12/19/24	2208-2209	\$ 3,800.00
	12/30/24	2210-2214	\$ 7,076.60
	12/31/24	2215-2216	\$ 4,621.08
Payroll			
	12/3/24	50233 B. DeSantis	\$ 184.70
	12/3/24	50234 G. Dean	\$ 184.70
	12/3/24	50235 F. Gates	\$ 184.70
	12/3/24	50236 G. Garner	\$ 184.70
	12/3/24	50237 M. Tabares	\$ 184.70
	12/3/24	50238 A. Poulin	\$ 184.70
Total Amount			\$ 114,802.38

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/05/24	00110	10/25/24	2508	202411	320-53800	48000		NOV POOL SERVICE C BUSS ENTERPRISES INC	*	1,800.00	1,800.00	002171
11/05/24	00107	10/09/24	00067458	202410	310-51300	48000		NTC OF MEETING 10/12/24 GANNETT MEDIA CORP	*	25.46	25.46	002172
11/05/24	00001	9/15/24	380	202410	310-51300	31700		ASSESSMNET ROLL CERT FY25 GOVERNMENTAL MANAGEMENT SERVICES	*	2,625.00	2,625.00	002173
11/05/24	00082	10/28/24	155	202410	320-53800	48300		CLEANING 10/21 J&G COMMERCIAL CLEANING SERVICE LLC	*	300.00	300.00	002174
11/05/24	00115	11/04/24	43544	202411	320-53800	59000		BOUNCE CASTLE EVENT 11/9 JUMP FOR JOY BOUNCERS AND SLIDE	*	154.08	154.08	002175
11/05/24	00085	10/31/24	3469837	202409	310-51300	31500		GENERAL COUNSEL SEP24 KUTAK ROCK LLP	*	995.06	995.06	002176
11/05/24	00093	11/04/24	T709-11	202409	320-53800	56000		GYM EQUIPMENT MAINT LLOYDS EXERCISE EQUIPMENT	*	219.99	219.99	002177
11/05/24	00076	9/26/24	42702	202409	320-53800	50000		REPAIR LIGHT 2ND FLOOR PALMETTO ELECTRIC, INC.	*	210.00	210.00	002178
11/05/24	00059	11/01/24	11129561	202411	320-53800	48100		WATER MANAGEMENT NOV24 POOLSURE	*	1,484.73	1,484.73	002179
11/05/24	00042	11/01/24	788314	202411	320-53800	46000		NOV LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	11,066.53	11,066.53	002180
11/12/24	00027	11/01/24	18004830	202411	320-53800	43000		PREMIUM LIGHTING NOV24 FLORIDA POWER & LIGHT COMPANY	*	902.00	902.00	002181
11/12/24	00001	11/01/24	383	202411	310-51300	34000		NOV MANAGEMENT FEES	*	3,192.58		

DRUN DEER RUN AMOSSING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/24		383		202411	310	51300	35200			*	57.83		
			NOV WEBSITE ADMIN										
11/01/24		383		202411	310	51300	35100			*	101.58		
			NOV INFO TECH										
11/01/24		383		202411	310	51300	31300			*	208.33		
			NOV DISSEM AGENT SERVICES										
11/01/24		383		202411	310	51300	51000			*	.78		
			OFFICE SUPPLIES										
11/01/24		383		202411	310	51300	42000			*	90.57		
			POSTAGE										
11/01/24		383		202411	310	51300	42500			*	7.65		
			COPIES										
11/01/24		384		202411	320	53800	12000			*	2,924.08		
			NOV FIELD MANAGEMENT										
									GOVERNMENTAL MANAGEMENT SERVICES			6,583.40	002182
11/12/24	00092	11/04/24	74532	202411	320	53800	51000			*	39.60		
			BACKUP BATTERY										
		11/08/24	74098	202411	320	53800	51000			*	577.48		
			SERVICE CALL										
									HI-TECH SYSTEM ASSOCIATES INC			617.08	002183
11/12/24	00102	11/10/24	990278	202411	320	53800	47000			*	2,038.93		
			LAKE MAINTENANCE NOV24										
									J & J AQUATICS SPECIALIST LLC			2,038.93	002184
11/12/24	00082	11/04/24	156	202410	320	53800	48300			*	300.00		
			CLEANING 10/28										
		11/11/24	157	202411	320	53800	48300			*	300.00		
			CLEANING 11/4										
									J&G COMMERCIAL CLEANING SERVICE LLC			600.00	002185
11/12/24	00056	9/30/24	235	202409	320	53800	12110			*	2,850.34		
			SEP ASSISTANT MANAGER										
		10/01/24	234	202410	320	53800	12100			*	6,875.00		
			OCT FACILITY MANAGEMENT										
		10/17/24	236	202409	320	53800	54000			*	2,342.00		
			SEP AMENITY REPAIRS										
		10/17/24	236	202409	320	53800	50000			*	1,060.79		
			SEP FACILITY MAINTENANCE										
		10/17/24	236	202409	320	53800	53000			*	345.51		
			SEP OPERATING SUPPLIES										
		10/17/24	236	202409	320	53800	57000			*	224.40		
			SEP OFFICE SUPPLIES										
		10/17/24	236	202409	320	53800	59100			*	196.95		
			SEP HOLIDAY DECOR										

DRUN DEER RUN AMOSSING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/17/24		237		202410 320-53800-59000		*	949.14		
				SPECIAL EVENT 10/5/24					
10/31/24		239		202410 320-53800-12110		*	2,056.18		
				OCT ASSISTANT MANAGER					
11/01/24		238		202411 320-53800-12100		*	6,875.00		
				NOV FACILITY MANAGEMENT					
					RIVERSIDE MANAGEMENT SERVICES, INC			23,775.31	002186
11/12/24	00042	11/11/24	803404	202411 320-53800-46100		*	1,080.00		
				TENNIS COURT DRAINAGE INS					
					YELLOWSTONE LANDSCAPE			1,080.00	002187
11/26/24	00043	11/20/24	22428171	202410 310-51300-31100		*	1,500.00		
				ENGINEER SVCS OCT24					
					DEWBERRY ENGINEERS INC.			1,500.00	002188
11/26/24	00066	11/01/24	70423793	202411 320-53800-48400		*	96.77		
				PEST CONTROL NOV24					
					FLORIDA PEST CONTROL & CHEMICAL CO			96.77	002189
11/26/24	00116	11/12/24	5381	202411 320-53800-52000		*	714.97		
				200 PROXIMITY BADGES					
					ID WORKPLACE LLC DBA			714.97	002190
11/26/24	00082	11/19/24	158	202411 320-53800-48300		*	300.00		
				CLEANING 11/11					
		11/25/24	159	202411 320-53800-48300		*	300.00		
				CLEANING 11/18					
					J&G COMMERCIAL CLEANING SERVICE LLC			600.00	002191
11/26/24	00093	7/11/24	6S709-20	202407 320-53800-56000		*	175.00		
				GYM EQUIPMENT MAINT					
		9/14/24	P9709-20	202409 320-53800-56000		*	175.00		
				GYM EQUIPMENT MAINT					
					LLOYDS EXERCISE EQUIPMENT			350.00	002192
11/26/24	00113	11/12/24	46967	202410 310-51300-31500		*	382.50		
				DR HORTON POND FILL					
					WRIGHT & CASEY, P.A.			382.50	002193
12/04/24	00036	11/26/24	6149-11-	202411 310-51300-31200		*	450.00		
				ARBITRAGE SERIES 2018					
					AMTEC			450.00	002194
12/04/24	00110	11/25/24	2624	202412 320-53800-48000		*	1,800.00		
				DEC POOL SERVICE					
					C BUSS ENTERPRISES INC			1,800.00	002195

DRUN DEER RUN AMOSSING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/04/24	00082	12/02/24	160	202411	320-53800	48300		CLEANING 11/25	*	200.00		
								J&G COMMERCIAL CLEANING SERVICE LLC			200.00	002196
12/04/24	00085	11/29/24	3485249	202410	310-51300	31500		GENERAL COUNSEL OCT24	*	2,948.82		
								KUTAK ROCK LLP			2,948.82	002197
12/04/24	00059	12/01/24	11129561	202412	320-53800	48100		WATER MANAGEMENT DEC24	*	1,484.73		
								POOLSURE			1,484.73	002198
12/04/24	00056	11/25/24	242	202410	320-53800	50000		OCT FACILITY MAINTENANCE	*	1,329.95		
		11/25/24	242	202410	320-53800	54000		OCT AMENITY REPAIRS	*	1,329.95		
		11/25/24	242	202410	320-53800	57000		OCT OFFICE SUPPLIES	*	208.00		
		11/25/24	242	202410	320-53800	53000		OCT OPERATING SUPPLIES	*	268.61		
		11/25/24	243	202411	320-53800	59000		SUPPLIES-SPECL EVNT 11/5	*	1,005.25		
								RIVERSIDE MANAGEMENT SERVICES, INC			4,141.76	002199
12/04/24	00042	12/01/24	809018	202412	320-53800	46000		DEC LANDSCAPE MAINTENANCE	*	11,066.53		
								YELLOWSTONE LANDSCAPE			11,066.53	002200
12/16/24	00095	12/10/24	12102024	202412	310-51300	49000		FRANKLIN GATES OATH	*	10.00		
								COMMISSION ISSUANCE SECTION			10.00	002201
12/16/24	00043	12/12/24	22430418	202411	310-51300	31100		ENGINEER SVCS NOV24	*	300.00		
								DEWBERRY ENGINEERS INC.			300.00	002202
12/16/24	00001	12/01/24	386	202412	310-51300	34000		DEC MANAGEMENT FEES	*	3,192.58		
		12/01/24	386	202412	310-51300	35200		DEC WEBSITE ADMIN	*	57.83		
		12/01/24	386	202412	310-51300	35100		DEC INFO TECH	*	101.58		
		12/01/24	386	202412	310-51300	31300		DEC DISSEM AGENT SERVICES	*	208.33		
		12/01/24	386	202412	310-51300	51000		OFFICES SUPPLIES	*	.57		

DRUN DEER RUN AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/01/24	386	202412 310-51300-42000	*	35.00	
			POSTAGE				
		12/01/24	386	202412 310-51300-42500	*	44.40	
			COPIES				
		12/01/24	386	202412 310-51300-41000	*	16.82	
			TELEPHONE				
		12/01/24	387	202412 320-53800-12000	*	2,924.08	
			DEC FIELD MANAGEMENT				
				GOVERNMENTAL MANAGEMENT SERVICES			6,581.19 002203
12/16/24	00092	12/11/24	415942	202412 320-53800-51000	*	1,698.98	
			SWITCH & CAMERA REPLACE				
				HI-TECH SYSTEM ASSOCIATES INC			1,698.98 002204
12/16/24	00102	12/10/24	990426	202412 320-53800-47000	*	2,038.93	
			LAKE MAINTENANCE DEC24				
				J & J AQUATICS SPECIALIST LLC			2,038.93 002205
12/16/24	00082	12/10/24	161	202412 320-53800-48300	*	300.00	
			CLEANING 12/2				
				J&G COMMERCIAL CLEANING SERVICE LLC			300.00 002206
12/16/24	00056	11/30/24	244	202411 320-53800-12110	*	178.75	
			NOV ASSISTANT MANAGER				
		12/01/24	240	202412 320-53800-12100	*	6,875.00	
			DEC FACILITY MANAGEMENT				
				RIVERSIDE MANAGEMENT SERVICES, INC			7,053.75 002207
12/19/24	00082	12/15/24	162	202412 320-53800-48300	*	300.00	
			CLEANING 12/9				
				J&G COMMERCIAL CLEANING SERVICE LLC			300.00 002208
12/19/24	00034	12/18/24	117696	202409 310-51300-32300	*	3,500.00	
			TRUSTEE FEE SE2018				
				REGIONS BANK			3,500.00 002209
12/30/24	00044	12/04/24	12042024	202412 300-20700-10200	*	3,373.33	
			COMMISONS THRU 12/4/24				
				FLAGLER COUNTY TAX COLLECTOR			3,373.33 002210
12/30/24	00066	12/09/24	71646910	202412 320-53800-48400	*	96.77	
			PEST CONTROL DEC24				
				FLORIDA PEST CONTROL & CHEMICAL CO			96.77 002211
12/30/24	00082	12/24/24	163	202412 320-53800-48300	*	300.00	
			CLEANING 12/16				
				J&G COMMERCIAL CLEANING SERVICE LLC			300.00 002212
				DRUN DEER RUN AMOSSING			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/30/24	00085	12/19/24 3499762	202411 310-51300-31500	GENERAL COUNSEL NOV24	*	3,131.50	
				KUTAK ROCK LLP			3,131.50 002213
12/30/24	00093	12/13/24 12S709-2	202412 320-53800-56000	GYM EQUIPMENT MAINT	*	175.00	
				LLOYDS EXERCISE EQUIPMENT			175.00 002214
12/31/24	00072	11/02/23 TAJ17947	202311 330-57200-49200	TEST/INSPECTION SEP23	*	350.00	
				OTIS ELEVATOR COMPANY			350.00 002215
12/31/24	00056	12/27/24 246	202412 320-53800-59000	SUPPLIES-SPCIAL EVNT 12/5	*	978.50	
		12/27/24 247	202411 320-53800-50000	NOV FACILITY MAINTENANCE	*	742.58	
		12/27/24 247	202411 320-53800-53000	NOV OPERATING SUPPLIES	*	250.00	
		12/27/24 247	202411 320-53800-54000	NOV AMENITY REPAIR & MAIN	*	1,200.00	
		12/27/24 247	202411 320-53800-55000	NOV POOL REPAIR & MAINT	*	200.00	
		12/27/24 247	202411 320-53800-56000	NOV FITNESS CEN MAINT	*	150.00	
		12/27/24 247	202411 320-53800-57000	NOV OFFICE SUPPLIES	*	500.00	
		12/27/24 247	202411 320-53800-59100	NOV HOLIDAY DECOR	*	250.00	
				RIVERSIDE MANAGEMENT SERVICES, INC			4,271.08 002216
TOTAL FOR BANK A						113,694.18	
TOTAL FOR REGISTER						113,694.18	

DRUN DEER RUN AMOSSING

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50233	13	BARBARA A DESANTIS	184.70	12/03/2024
50234	8	GREGORY D DEAN	184.70	12/03/2024
50235	12	FRANKLIN D GATES	184.70	12/03/2024
50236	10	GARY D GARNER	184.70	12/03/2024
50237	14	MELISSA TABARES	184.70	12/03/2024
50238	9	ANDRE J POULIN	184.70	12/03/2024
TOTAL FOR REGISTER			1,108.20	

DRUN DEER RUN

SRICE

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

1.320.53800.48000
POOL MAINTENANCE
Approved
Rich Gray

Ship to

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Nov Pool Service

Invoice details

Invoice no.: 2508
Terms: Due on receipt
Invoice date: 10/25/2024
Due date: 11/01/2024

#	Product or service	Description	Qty	Rate	Amount
1.	COMMERCIAL POOL SERVICE	NOVEMBER POOL SERVICE	1	\$1,800.00	\$1,800.00

Total **\$1,800.00**

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



ACCOUNT NAME		ACCOUNT #	PAGE #
Deer Run Comm Dev Dist		464637	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006745868	Oct 1- Oct 31, 2024	November 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$57.82	

BILLING ACCOUNT NAME AND ADDRESS	<p>DEER RUN COMM DEV DIST 219 EAST LIVINGSTON STREET ORLANDO, FL 32801</p> <p>Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.</p>
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BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

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

Date	Description	Amount
10/1/24	Balance Forward	\$32.36

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/9/24	10609614	DTB Flagler/ Palm Coast News Tribune	10-23 Board Meeting		\$25.46

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	\$57.82
Service Fee 3.99%	\$2.31
*Cash/Check/ACH Discount	-\$2.31
*Payment Amount by Cash/Check/ACH	\$57.82
Payment Amount by Credit Card	\$60.13

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Deer Run Comm Dev Dist		464637		0006745868		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$25.46	\$32.36	\$0.00	\$0.00	\$0.00	\$0.00	\$57.82
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$60.13
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000464637000000000000067458680000578267178

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:

10/09/2024

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 10/09/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$25.46
Tax Amount: \$0.00
Payment Cost: \$25.46
Order No: 10609614 # of Copies:
Customer No: 464637 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

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

The meeting of the Board of Supervisors (the "Board") of the Deer Run Community Development District is scheduled to be held on Wednesday, October 23, 2024 at 6:00 p.m. located at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

James Oliver
District Manager
L#10609614 10/9/2024 11

KAITLYN FELTY
Notary Public
State of Wisconsin

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 380
Invoice Date: 9/15/24
Due Date: 9/15/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2025 0013105130031700 Assessmnet Roll Cert FY25		2,625.00	2,625.00

Total \$2,625.00

Payments/Credits \$0.00

Balance Due \$2,625.00

approved by NC on 11/1/2024
48300

Invoice
155

10/28/2024
NET 15

Dear Run Amenity Center
Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 10/21	300.00
Total Due:	300.00

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

Thank you,

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

0013205380048300
Cleaning 10/21



From: Deer Run Manager deerrunmgr@rmsnf.com
Subject: Fw: Your Updated Receipt from jump for joy bouncers and slide rentals - Order #43544
Date: November 4, 2024 at 11:11 AM
To: Susan Ferrero SFerrero@gmstnn.com
Cc: Alison Mossing amossing@gmstnn.com



Hi Susan & Alison,

This is the updated invoice with Tax Exception.

Thank you for your patience.

Natalie Clem

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

From: receipt=ers-mail.com@mailgun.ers-mail.com <receipt=ers-mail.com@mailgun.ers-mail.com> on behalf of jump for joy bouncers and slide rentals <receipt@ers-mail.com>
Sent: Monday, November 4, 2024 10:52 AM
To: Deerrunmgr@rmsnf.com <Deerrunmgr@rmsnf.com>
Subject: Your Updated Receipt from jump for joy bouncers and slide rentals - Order #43544

Invoice/Receipt #43544




jump for joy bouncers and slide rentals
2360 E Moody Blvd
Bunnell, FL 32110
386 931 5854
www.jumpforjoybouncersandsliderentals.com

**Important Information -
Please Read Below!**

11/09/2024 10:00am, 11/09/2024 08:00pm

Natalie Clem
 501 grand reserve dr
 Palm Coast, FL 32164
 Deerrunmgr@rmsnf.com
 850-582-1249/850-582-1249
 Order Created by: Robbie Throne
 Customer Comments:

0013205380059000

Sat, Nov 9 10:00 am → 8:00 pm			
	\$139.00	x 1	= \$139.00
Red Blue Yellow castle bouncer			

SubTotal		\$139.00
General Fee: 5.00	\$5.00	\$144.00
Damage Waiver - Yes	\$10.08	\$154.08
Travel Fee for 32164	\$10.00	\$164.08
Coupon: Repeat Customer	-\$10.00	\$154.08
Tax: 0%	\$0.00	\$154.08

Total \$154.08

Min Payment Req'd \$25.00

Due \$154.08

[Click here to read and sign your contract](#)

To Pay your Final/Remaining Balance (if a final balance is due), Save this Receipt and CLICK BELOW:
[\(Click here to View and/or Pay your Balance\)](#)

A few tips and reminders: (PLEASE READ BELOW)

- 1) We accept cash, checks and most credit cards (not AmEx). If paying with cash, please note that our drivers don't carry change. Payment is due at time of set up.
- 2) We can set up on most surfaces but **not rocks of any kind**. Please call us if you are unsure.
- 3) All inflatable units **MUST** be staked in the ground for safety. If your event will be on a surface where stakes are not allowed, please contact us to discuss other options such as sandbags. (additional fees may apply).
- 4) We will call you the day before your event with a set up time (we sometimes have to arrive very early to get all of the jumps out on time but we do not charge for the extra time)
- 5) Please call as early as possible if you need to cancel for weather or any other reason. Once we've set up, we do not give refunds for any reason including weather. Please see the FAQ and Policies pages on our web site.
- 6) If your event will be at a park. Please tell us. It affects our scheduling. You will need to either provide electricity within 50' or rent a generator which we can provide at an additional cost.

We want your party to go as smoothly as possible. Please call if you have any questions. Thanks!
NO REFUNDS ON DEPOSITS OR PAID IN FULL PAYMENTS ONLY RAINCHECKS !!!!!!!!!

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 31, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

0013105130031500

General Counsel Sep24

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

Invoice No. 3469837
6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

09/15/24	K. Buchanan	1.40	441.00	Prepare request for proposals for district management and property management services; prepare correspondence regarding same
09/16/24	K. Buchanan	0.70	220.50	Confer with potential bidders regarding RFP
09/24/24	K. Buchanan	0.90	283.50	Review annual audit
TOTAL HOURS		3.00		

KUTAK ROCK LLP

Deer Run CDD

October 31, 2024

Client Matter No. 6023-1

Invoice No. 3469837

Page 2

TOTAL FOR SERVICES RENDERED \$945.00

DISBURSEMENTS

Meals 3.57

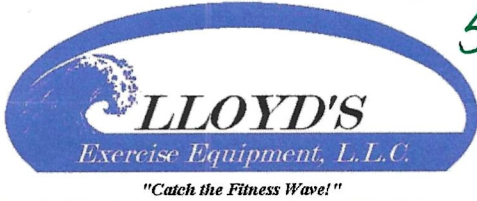
Travel Expenses 46.49

TOTAL DISBURSEMENTS 50.06

TOTAL CURRENT AMOUNT DUE \$995.06

approved by NC on 11/4/2024
56000

Service Invoice



Invoice Date	Invoice #	P.O. No.	Service Date
11/4/2024	T709-11		9/23/2024

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

Unit/Model Info	Item	Description	Amount
Tricep Rope	Diagnosis	Tricep rope attachment tearing. Estimate to order and replace the tricep rope.	
	Part(s) For Repair	Tricep Rope	49.99
	Labor	Replaced the tricep rope; test checked operation.	
(2) Spirit Ellipticals CE-800	Double Bar	Front cross member cover broken on both units. Estimate to order and replace the front cross member covers on both ellipticals.	
	Part(s) For Repair	(2) Cross Member Covers at \$20.00 each	40.00
	Labor	Replaced the front cross member covers on both ellipticals; test checked operation.	
	Shipping & Handling	2 Sources	30.00
	Labor/Time On Site		100.00
		0013205380056000 Gym Equipment Maint	

Thank you for your business.

Subtotal	\$219.99
Sales Tax (0.0%)	\$0.00
Balance Due	\$219.99
Payments/Credits	\$0.00
Balance Due	\$219.99

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

approved by NC on 11/4/2024

50000



1150 W MOODY BLVD STE 101
Bunnell, FL 32110-6941

Invoice

License #EC0003177

Date	Invoice #
9/26/2024	42702

Bill To:

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

Job Address
Grand Reserve Amenity Center 501 Grand Reserve Dr. Bunnell, FL 32110 Natile Clem 850-582-1249

P.O. Number	Terms	Job Address	Job #	Tech/JW
				Anthony/Donovan
Item Code	Description	Quantity	Price Each	Amount
Service Call	Light second floor not working they have changed the bulbs	1	0.00	0.00
Service Labor	Bad switch have ordered and will schedule to install as soon as it comes in. Also walked around to look at recess cans. Pictures were sent to David to order. Service Labor	1.5	140.00	210.00
	0013205380050000 Repair Light 2nd Floor			

We accept Cash, Check, Money Order, Visa, MasterCard, Discover & American Express. Invoices are due within stated terms or late fees may be applied.			Total	\$210.00
			Payments/Credits	\$0.00
Phone #	Fax #		Balance Due	\$210.00
386-437-3068	386-437-3079	mail@palmettoelectricinc.com		
Please make note of address change				



Invoice

Date
Invoice#

11/1/2024
111295611177

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

Terms	Net 20
Due Date	11/21/2024
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

Approved
Pool Chemicals
001.320.53800.48100
Rich Gray

Water Management Nov24



111295611177



INVOICE

INVOICE #	INVOICE DATE
788314	11/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Deer Run CDD

Address: 400 Grand Reserve Dr
Bunnell, FL 32110

Invoice Due Date: December 1, 2024

Invoice Amount: \$11,066.53

Description	Current Amount
Monthly Landscape Maintenance November 2024	\$11,066.53

Approved
Landscape Maintenance
1.320.53800.46000
Rich Gray

Nov 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

/4115006401063000160342180048305600000090200

1800483056 1 of 1

4,1,1500,640106,3000160342,1800483056,0,0000090200

Please mail this portion with your check

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

Cust. No.: 3000160342	Inv. No.: 1800483056
This Month's Charges Past Due After 12/01/2024	Amount Due This Invoice \$ 902.00

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

0013205380043000
Premium Lighting Nov24

FPL
General Mail Facility
Miami FL 33188-0001

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

Invoice

Customer Number: 3000160342

Customer Name and Address

Invoice Number: 1800483056

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

Invoice Date: 11/01/2024

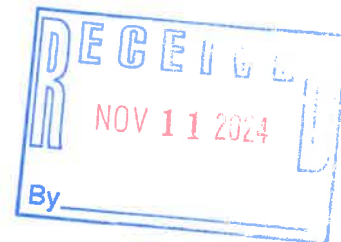
4,1,1500,640106,3000160342,1800483056,0,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 3000160342 Invoice No: 1800483056

Description	Amount
PREMIUMLIGHTING	902.00
For Inquiries Contact: PREMIUM LIGHTING	Total Amount Due \$902.00 This Month's Charges Past Due After 12/01/2024



Wire & ACH Payments

Check Payments

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

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

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

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 383**Invoice Date:** 11/1/24**Due Date:** 11/1/24**Case:****P.O. Number:****Bill To:**Deer Run CDD
9145 Narcoossee Rd
Suite A206
Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
Management Fees - November 2024		3,192.58	3,192.58
Website Administration - November 2024		57.83	57.83
Information Technology - November 2024		101.58	101.58
Dissemination Agent Services - November 2024		208.33	208.33
Office Supplies		0.78	0.78
Postage		90.57	90.57
Copies		7.65	7.65
0013105130034000			
0013105130035200			
0013105130035100			
0013105130031300			
0013105130051000			
0013105130042000			
0013105130042500			
Total			\$3,659.32
Payments/Credits			\$0.00
Balance Due			\$3,659.32

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

Invoice

Invoice #: 384
Invoice Date: 11/1/24
Due Date: 11/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Field Management - November 2024		2,924.08	2,924.08
0013205380012000			
Total			\$2,924.08
Payments/Credits			\$0.00
Balance Due			\$2,924.08



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 74098
Invoice Date: 11/08/2024
Completed: 11/08/2024
Terms: Due On Receipt
Bid#:
Service Ticket: 74098
 475 West Town Place

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

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>1-11885-CCTV-1 - CCTV System - Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr, Bunnell, FL</i>			
ADC-VC838PF	1.00	\$299.99	299.99
ADC-USD-128GB	1.00	\$39.99	39.99
Minimum Service Call Charge	1.00	\$95.00	95.00
Service Labor	1.50	\$95.00	142.50
Sales Tax			0.00
0013205380051000 Service call			

Tech Resolution Note:
 Pickleball camera replaced and enrolled in ADC.

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

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

Total	\$577.48
Payments	\$0.00
Balance Due	\$577.48

approved by NC on 11/4/2024
51000



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 74532
Invoice Date: 11/04/2024
Completed: 11/04/2024
Terms: Due On Receipt
Bid#:
Service Ticket: 74532
 475 West Town Place

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

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>7421520 - Access Control System - Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr, Bunnell, FL</i>			
CR2330 3v Lithium Coin Cell battery	1.00	\$4.50	4.50
12v-7 AH Back Up Battery	1.00	\$35.10	35.10
Sales Tax			0.00
0013205380051000 Backup battery			

Tech Resolution Note:

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

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

Total	\$39.60
Payments	\$0.00
Balance Due	\$39.60

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
1.320.53800.47000
LAKE MAINTENANCE
Rich Gray 11/12/24

Ship to

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

lake maintenance nov24

Invoice details

Invoice no.: 990278
Terms: Net 30
Invoice date: 11/10/2024
Due date: 12/10/2024

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

Total \$2,038.93

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

Note to customer

Thank you for your business!!

approved by NC on 11/5/2024
483000

Invoice

156

11/04/2024

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 10/28	300.00
Total Due:	300.00

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

Thank you,

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



0013205380048300
Cleaning 10/28

Invoice

157

11/11/2024

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 11/4	300.00
Total Due:	300.00

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

Thank you,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164



0013205380048300

Cleaning 11/4

Riverside Management Services, Inc

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

Invoice

Invoice #: 235
Invoice Date: 9/30/2024
Due Date: 9/30/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through September 2024 320.53800.12100	107.56	26.50	2,850.34
<i>Jerry Lambert</i> 10-3-24			

Total	\$2,850.34
Payments/Credits	\$0.00
Balance Due	\$2,850.34

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
107.56	Assistant Manager	\$ 26.50	\$ 2,850.34

Covers Period: September 2024

GL # 320.53800.12100

TOTAL DUE:

\$ 2,850.34

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/1/24	6.02	A.V.	Assisted with planning, completed daily checklist
9/1/24	5	M.F.	Assisted with planning, completed daily checklist
9/2/24	5.07	A.V.	Assisted with planning, completed daily checklist
9/4/24	4	A.V.	Assisted with planning, completed daily checklist
9/5/24	3.18	N.C.	Assisted with planning, completed daily checklist, Bingo Night - set up, assist and clean up
9/5/24	4	A.V.	Assisted with planning, completed daily checklist
9/6/24	4.5	A.V.	Assisted with planning, completed daily checklist
9/9/24	4.6	N.C.	Craft Night - set up, assist and clean up
9/9/24	5	A.V.	Assisted with planning, completed daily checklist, Craft Night - set up, assist and clean up
9/11/24	4.5	A.V.	Assisted with planning, completed daily checklist
9/12/24	3.98	A.V.	Assisted with planning, completed daily checklist
9/13/24	3.5	A.V.	Assisted with planning, completed daily checklist, Kids Event - set up, assist and clean up
9/16/24	4.18	A.V.	Assisted with planning, completed daily checklist
9/17/24	4.08	A.V.	Assisted with planning, completed daily checklist
9/19/24	4.5	A.V.	Assisted with planning, completed daily checklist
9/22/24	0.87	A.V.	Assisted with planning, completed daily checklist
9/23/24	8.02	A.V.	Assisted with planning, completed daily checklist
9/24/24	8.1	A.V.	Event - Prep assistance, Kids Night Event - set up, assist and clean up
9/25/24	8.17	A.V.	Assisted with planning, completed daily checklist
9/27/24	4.43	N.C.	Paint Night - set up, assist and clean up
9/27/24	2.88	A.V.	Event - Prep assistance
9/29/24	5	A.V.	Assisted with planning, completed daily checklist
9/30/24	3.98	A.V.	Event - Prep assistance

107.56

Riverside Management Services, Inc

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

Invoice

Invoice #: 234
Invoice Date: 10/1/2024
Due Date: 10/1/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - October 2024		6,875.00	6,875.00
<i>Jerry Lambert</i>			
10-3-24			

Total	\$6,875.00
Payments/Credits	\$0.00
Balance Due	\$6,875.00

Riverside Management Services, Inc

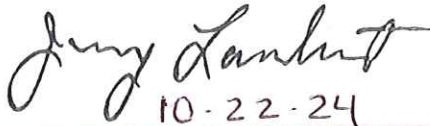
9655 Florida Mining Blvd. W
Bldg. 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 236
Invoice Date: 10/17/2024
Due Date: 10/17/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance September 1 - September 30, 2024		2,342.00	2,342.00
Maintenance Supplies		1,827.65	1,827.65
Approved			
Amenity Repairs \$2,342.00			
001.320.53800.54000			
Facility Maint \$1,060.79			
001.320.53800.5000			
Operating Supplies \$345.51			
001.320.53800.53000			
Office Supplies \$224.40			
1.320.53800.57000			
Holiday Décor \$196.95			
1.320.53800.59100			
Rich Gray			
			
10-22-24			

Total	\$4,169.65
Payments/Credits	\$0.00
Balance Due	\$4,169.65

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/3/24	5	R.G.	Pressure washed patio chairs, tables, sitting area, back of amenity building and outdoor restroom area on pool deck
9/4/24	10.75	M.C.	Pressure washed the lounge chairs from the fire pit along the back side to grills, chairs were all washed top and under sides
9/18/24	8.25	M.C.	Straightened and organized pool deck chairs, removed debris around amenity center and from entrance and exit roads, hung pickleball squeegees and pickleball paddle holders, checked and changed all trash receptacles
9/18/24	8	J.W.	Cleaned outside left grill, hung two pickleball holders, set up two squeegees for pickleball, cleaned marks on staircase inside amenities, installed new battery on pool clock, straightened and organized pool deck furniture, removed debris around community
9/24/24	7.75	J.W.	Fan cover hanging showing wires resecured cover properly, repaired fan button switch for gym, fixed latch on pickleball court three, replaced twelve interior lights, replaced hand rail covers on pool handles, straightened and organized pool deck furniture, removed debris through out the community, checked and changed all trash receptacles
9/25/24	5	M.C.	Placed small round tables in maintenance closet with umbrellas, all tables on pool deck were turned over, lounge chairs were collapsed down to flat position, pickleball windscreens were taken down and tied to the bottom level, gas was turned off
9/27/24	5	M.C.	Drove through neighborhood checking for storm damage and found one FPL light was damaged and plastic cover was shattered and metal top scratched, places in outside closet with holiday decorations, straightened and organized pool deck chairs
TOTAL	49.75		
MILES	791		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 10/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	8/21/24	Constant Contact Monthly Fee	81.60	N.C.
	8/21/24	Water Delivery	31.92	N.C.
	8/23/24	Amazon Prime Membership	17.24	N.C.
	9/2/24	Scotch Hooks	26.80	N.C.
	9/4/24	Paddle Racks for Pickleball Courts	142.58	N.C.
	9/4/24	Large Outdoor Clock for Pool	57.49	N.C.
	9/4/24	Cup Dispenser	16.09	N.C.
	9/4/24	Snow Cone Cups	33.10	N.C.
	9/5/24	Fall Wreaths - Holiday Décor	41.38	N.C.
	9/5/24	Fall Florals - Holiday Décor	67.34	N.C.
	9/5/24	Fall Garlands - Holiday Décor	88.23	N.C.
	9/5/24	Water Delivery	53.22	N.C.
	9/6/24	Ink Subscription	36.90	N.C.
	9/13/24	Windscreens for Pickleball Courts	661.95	N.C.
	9/13/24	Multi-Tri Fold Paper Towels	107.41	N.C.
	9/14/24	Large Trash Bags	50.37	N.C.
	9/16/24	No Fishing Sign	31.04	R.G.
	9/17/24	6 Ft Pool Railing Covers (3)	58.62	N.C.
	9/17/24	4 Ft Pool Railing Covers (5)	68.94	N.C.
	9/19/24	Water Delivery	26.60	N.C.
	9/21/24	Constant Contact Monthly Fee	88.65	N.C.
	9/25/24	Cable Ties 1000pk	40.18	R.G.
		TOTAL	<u>\$1,827.65</u>	

Riverside Management Services, Inc


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

Invoice

Invoice #: 237
Invoice Date: 10/17/2024
Due Date: 10/17/2024
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 10/5/24		949.14	949.14
<i>Special Events</i> <i>1.320.53800.59000</i>			
 <i>10-22-24</i>			

Total	\$949.14
Payments/Credits	\$0.00
Balance Due	\$949.14

SPECIAL EVENTS

Period Ending 10/05/24

DISTRICT
DEER RUN

<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
8/27/24	August Teen Night	Pizza	19.67	N.C.
8/29/24	August Paint Night	Brushes	17.55	N.C.
8/29/24	August Paint Night	Paints	7.39	N.C.
8/29/24	August Paint Night	Palette Knives	16.54	N.C.
8/29/24	August Paint Night	Paints	43.13	N.C.
8/29/24	August Paint Night	Canvas	59.75	N.C.
9/2/24	Bingo	Bingo Prizes	201.25	N.C.
9/3/24	Craft Night	Pumpkins	65.52	N.C.
9/5/24	Craft Night	Foam Wreaths	66.01	N.C.
9/5/24	Craft Night	Pumpkins	11.02	N.C.
9/5/24	Craft Night	Mini Pine Cones	6.88	N.C.
9/5/24	Craft Night	Table Covers	6.83	N.C.
9/6/24	Craft Night	Foam Wreaths	43.71	N.C.
9/6/24	Craft Night	Foam Wreaths	5.84	N.C.
9/7/24	Craft Night	Sea Shells	18.94	N.C.
9/7/24	Craft Night	Burlap Ribbon	68.77	N.C.
9/12/24	Kids Night	Prizes for Kids Night	47.62	N.C.
9/12/24	Kids Night	Pinanta's	25.28	N.C.
9/12/24	Kids Night	Prizes for Kids Night	68.85	N.C.
9/13/24	Kids Night	Snacks for Kids Night	79.52	N.C.
9/23/24	Teen Night	Drinks and Snacks	69.08	N.C.

TOTAL \$949.14


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

Invoice

Invoice #: 238
Invoice Date: 11/1/2024
Due Date: 11/1/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - November 2024		6,875.00	6,875.00
 11-7-24			

Total \$6,875.00

Payments/Credits \$0.00

Balance Due \$6,875.00

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

Invoice

Invoice #: 239
Invoice Date: 10/31/2024
Due Date: 10/31/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through October 2024 001.320.53800.12110	74.77	27.50	2,056.18

Jerry Lambert
11-7-24

Total	\$2,056.18
Payments/Credits	\$0.00
Balance Due	\$2,056.18

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
74.77	Assistant Manager	\$ 27.50	\$ 2,056.18

Covers Period: September 2024

GL # 001.320.53800.12110

TOTAL DUE:

\$ 2,056.18

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/1/24	3.92	A.V.	Assisted with planning, completed daily checklist
10/2/24	7.97	A.V.	Assisted with planning, completed daily checklist
10/4/24	3.97	A.V.	Assisted with planning, completed daily checklist
10/6/24	4.95	A.V.	Party Attendant for rental
10/7/24	3.92	A.V.	Assisted with planning, completed daily checklist
10/11/24	5.47	A.V.	After storm clean up - put out pool furniture after storm and cleaned up debris from storm.
10/11/24	3.88	A.V.	Party Attendant for rental
10/12/24	4.35	A.V.	Event - Little Feet, Pumpkin Treats - set up, assist and clean up
10/14/24	3.97	A.V.	Craft Night - set up, assist and clean up
10/17/24	7.95	A.V.	Assisted with planning, completed daily checklist
10/22/24	3.83	A.V.	Event - Teen Night - set up, assist and clean up
10/24/24	7.97	A.V.	Assisted with planning, completed daily checklist
10/25/24	6.97	A.V.	Assisted with planning, completed daily checklist, Paint Night - set up, assist and clean up
10/26/24	5.65	A.V.	Event - Halloween Party - set up, assist and clean up
	<u>74.77</u>		



INVOICE

INVOICE #	INVOICE DATE
803404	11/11/2024
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: December 11, 2024

Invoice Amount: \$1,080.00

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

Tennis Court Drainage Installation 10-24

Landscape Enhancement

Approved
1.320.53800.46100
LANDSCAPE CONTINGENCY
Rich Gray 11/12/2024

\$1,080.00

Invoice Total

\$1,080.00

Excellence

IN COMMERCIAL LANDSCAPING

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

Invoice

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



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

November 20, 2024
Project No: 50184160.000
Invoice No: 22428171
Due Date: December 20, 2024
Project Manager PETER ARMANS

Project 50184160.000 Deer Run CDD FY 2025 Gen Eng

Professional Services from September 28, 2024 to October 25, 2024

Phase T001 GENERAL ENGINEERING

Professional Personnel

	Hours	Rate	Amount	
ENGINEER V	7.50	200.00	1,500.00	
Totals	7.50		1,500.00	
Total Labor				1,500.00
		Total this Phase		1,500.00
		Total Invoice Amount Due		<u><u>1,500.00</u></u>

0013105130031100
Engineer Svcs Oct24

Billing Backup

Friday, November 15, 2024

002 - Dewberry Engineers Inc.

Invoice 22428171 Dated 11/20/2024

10:48:29 AM

Project 50184160.000 Deer Run CDD FY 2025 Gen Eng

Phase T001 GENERAL ENGINEERING

Professional Personnel

		Hours	Rate	Amount	
ENGINEER V					
ARMANS, PETER	9/30/2024	1.00	200.00	200.00	
ARMANS, PETER	10/8/2024	.50	200.00	100.00	
ARMANS, PETER	10/14/2024	.50	200.00	100.00	
ARMANS, PETER	10/17/2024	1.50	200.00	300.00	
ARMANS, PETER	10/23/2024	4.00	200.00	800.00	
	Totals	7.50		1,500.00	
	Total Labor				1,500.00
					Total this Phase 1,500.00
					Total this Project 1,500.00
					Total this Report 1,500.00



PO BOX 740608
CINCINNATI OH 45274-0608

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

Bill To Number 2692782	Invoice Date 11/1/2024	Amount Due 96.77
----------------------------------	----------------------------------	----------------------------

INVOICE# 70423793 DEER RUN CDD



INVOICE DETAIL

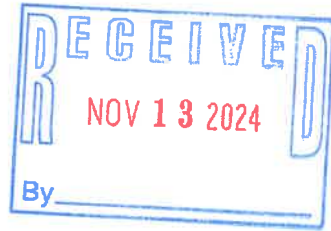
Thank you for allowing us to provide the following services:

PEST CONTROL MAINTENANCE

Deer Run Cdd
501 GRAND RESERVE DR
BUNNELL , FL ON 11/1/2024

96.77

0013205380048400
Pest control nov24



Payment Receipt. Please Return with Payment Remittance



PO Box 13848
Reading, PA 19612-3848

Bill To #: 2692782	Date: 11/1/2024
Due Date: 12/1/2024	Invoice #: 70423793
Amount Due: 96.77	Amount Paid: _____
	Check No.: _____



3935 1 AB 0.593 17 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

002692782000000000070423793000009677202412010007

ID Workplace LLC dba First Class ID

4171 West Hillsboro Blvd, Ste 13
 Coconut Creek, FL 33073

Invoice

Date	Invoice #
11/12/2024	5381

Bill To
Deer Run CDD 475 W Town Place Suite 114 St Augustine, FL 32092

Ship To
Deer Run CDD 850 Beacon Lake Parkway Attn: Jennifer Clark-Erickson (Deer Run) St Augustine, FL 32095 **RESIDENTIAL ADDRESS**

Rep	S.O. No.	P.O. No.	Terms
MW24	4025		Net 30

Item	Description	Ordered	Invoiced	Each	Total
Prox26ClamshellIT	26 Bit Clamshell Proximity Badge	200	200	3.30	660.00
					660.00
Shipping & Handling	2nd Day Air - UPS Shipping & Handling	1	1	54.97	54.97
	11/11 - shipped UPS Track# 1ZY828A90291281275				
	0013205380052000				

Subtotal		\$714.97
Sales Tax (0.0%)		\$0.00
Total		\$714.97
Payments/Credits		\$0.00
Balance Due		\$714.97

Invoice

320 53800 48300 Janitorial
Approved Jen Erickson 11.20.2024

11/19/2024
158

NET 15

Dear Run Amenity Center
Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 11/11	300.00
Total Due:	300.00

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

Thank you,

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



0013205380048300
cleaning 11/11

Invoice

159

11/25/2024

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 11/18	300.00
Total Due:	300.00

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

Thank you,

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



1 320 53800 48300 Janitorial
Approved Jen Erickson 11.26.2024

Scheduled Service Invoice

PO Box 290723
 Port Orange, FL 32129
 386-322-3213



Customer Bill To:

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

"Catch the Fitness Wave!"

Service Date	Invoice #	P.O. No.	Terms
9/4/24	9S709-2024		Due on receipt

Unit	Tech Notes	Amount
1 320 53800 56000 Fitness Maint. Approved Jen Erickson 11.21.2024	Your Scheduled Service is set for 4x per year (circle one) : 1st, 2nd, <u>3rd</u> , 4th Visit.	175.00
2 Spirit CT800 Treadmills	test checked units operation. vacuumed motor bays out, wiped hoods and exteriors down.	
2 Spirit CE800 Ellipticals	test checked units operation. front cross member covers broken on both units.	
1 Spirit CR800 Recumbent Bike	test checked units operation.	
1 Inspire Functional Trainer	checked cables, lubed guide rods, checked for loose hardware. tricep rope attachment tearing.	
1 Inspire Adjustable Bench	checked for loose hardware.	
3 Paramount Dual Circuits	checked cables, lubed guide rods, checked for loose hardware.	

0013205380056000
 Gym equipment maint

See check-sheet on reverse for routine maintenance descriptions

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

EMAN

Scheduled Service Invoice

1 320 53800 56000 Fitness Miant.
Approved Jen Erickson 11.20.2024

PO Box 290723
Port Orange, FL 32129
386-322-3213



Customer Bill To:

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

"Catch the Fitness Wave!"

Service Date	Invoice #	P.O. No.	Terms
7/1/24	6S709-2024		Due on receipt

Unit	Tech Notes	Amount
2 Spirit CT800 Treadmills	Your Scheduled Service is set for 4x per year (circle one) : 1st, <u>2nd</u> , 3rd, 4th Visit. test checked units operation. vacuumed motor bays out. wiped hoods and exteriors down. one unit both rear roller endcaps are cracked, other units left cap is cracked. will provide estimate for repair.	175.00
2 Spirit CE800 Ellipticals	test checked units operation one units drive belt was off. reinstalled.	
1 Spirit CR800 Recumbent Bike	test checked units operation	
1 Inspire Functional Trainer	checked cables, lubed guide rods. checked for loose hardware.	
1 Inspire Adjustable Bench	checked for loose hardware.	
3 Paramount Dual Circuits	checked cables, lubed guide rods. checked for loose hardware	

0013205380056000
Gym equipment maint

See check-sheet on reverse for routine maintenance descriptions

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

Date 7/1/2024
Signature NAB



WRIGHT & CASEY P.A.
SURFGOASTLAW.COM

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

INVOICE

Invoice # 46967
Date: 11/12/2024

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

0013105130031500
General counsel oct24

**Deer Run CDD- General
General Matters**

Date	Attorney	Description	Quantity	Rate	Total
10/02/2024	Frank Rapprich	Emails to client and DR Horton's counsel re fill dirt dispute	0.30	\$425.00	\$127.50
10/19/2024	Frank Rapprich	Emails to and from client re board meeting and next steps vs. DR Horton	0.20	\$425.00	\$85.00
10/21/2024	Frank Rapprich	Phone call with client re case status, strategy and settlement negotiations	0.20	\$425.00	\$85.00
10/24/2024	Frank Rapprich	Email to DR Horton's lawyer re settlement negotiations	0.20	\$425.00	\$85.00
Subtotal					\$382.50
Total					\$382.50

Statement of Account

Outstanding Balance	New Charges	Amount in Trust	Payments Received	Total Amount Outstanding
(\$0.00	+ \$382.50	)-( \$0.00	+ \$0.00	= \$382.50

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.

Operating Account

Date	Type	Description	Matter	Receipts	Payments	Balance
11/04/2024		Payment for bill #44058	Deer Run CDD- General		\$637.50	\$637.50
11/04/2024		Payment for bill #44058	Deer Run CDD- General	\$637.50		\$0.00
Operating Account Balance					\$0.00	

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.



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

Client: Deer Run Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Invoice No. 6149-11-24

Date: November 26, 2024

For Professional Services:

Issue	Service	Fee
\$11,175,000 Deer Run Community Development District, (City of Bunnell, Florida), Special Assessment Revenue and Refunding Bonds, Series 2018	Rebate Report & Opinion	\$450
Total		\$450

0013105130031200
arbitrage series 2018

Please notify AMTEC at info@amteccorp.com upon completing the transaction.

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

Ship to

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Invoice details

Invoice no.: 2624
Terms: Due on receipt
Invoice date: 11/25/2024
Due date: 12/01/2024

#	Product or service	Description	Qty	Rate	Amount
1.	COMMERCIAL POOL SERVICE	MONTHLY POOL SERVICE: DECEMBER	1	\$1,800.00	\$1,800.00

Total **\$1,800.00**

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

0013205380048000
Dec Pool Service

approved by NC on December 3, 2024

48300

Invoice

160

12/2/2024

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 11/25	200.00
Total Due:	200.00

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

Thank you,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164



0013205380048300

Cleaning 11/25

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 29, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

0013105130031500

General Counsel Oct24

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

Invoice No. 3485249
6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

10/10/24	J. Gillis	0.10	19.00	Receive and review Florida Commerce Special District fee and profile update form
10/11/24	K. Buchanan	0.70	220.50	Confer with district manager; prepare correspondence regarding extension of proposal due date due to hurricane
10/15/24	K. Buchanan	1.50	472.50	Review proposals for district management and property management services
10/16/24	K. Buchanan	0.70	220.50	Respond to records requests
10/23/24	K. Buchanan	5.50	1,732.50	Prepare for and attend board meeting; confirm status of transfer of Phase 4 ponds; finalize acquisition package
10/25/24	K. Buchanan	0.40	126.00	Review outstanding items
TOTAL HOURS		8.90		

KUTAK ROCK LLP

Deer Run CDD

November 29, 2024

Client Matter No. 6023-1

Invoice No. 3485249

Page 2

TOTAL FOR SERVICES RENDERED \$2,791.00

DISBURSEMENTS

Meals 4.27

Travel Expenses 153.55

TOTAL DISBURSEMENTS 157.82

TOTAL CURRENT AMOUNT DUE \$2,948.82



Invoice

Date
Invoice#

12/1/2024
111295611496

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

Terms	Net 20
Due Date	12/21/2024
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

Save in 2025 by prepaying your annual amount. Customers who prepay for 2025 by 12/31/2024 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2025 annual invoice.

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

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

0013205380048100
Water Management Dec24

Amount Paid/Credit Applied \$0.00

Balance Due \$1,484.73



111295611496

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

Invoice

Invoice #: 242
Invoice Date: 11/25/2024
Due Date: 11/25/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance October 1 - October 31, 2024		2,541.20	2,541.20
Maintenance Supplies		595.31	595.31
Approved Rich Gray			
Facility Maintenance 001.320.53800.50000-\$1,329.95			
Amenity Repairs & Maintenance 001.320.53800.54000-\$1,329.95			
Office supplies 001.320.53800.57000-\$208.00			
Operating Supplies 001.320.53800.53000-\$268.61			

Jerry Lambert
 11-27-24

Total	\$3,136.51
Payments/Credits	\$0.00
Balance Due	\$3,136.51

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/4/24	4.12	M.C.	Pressure washed bocce ball courts that were covered with black spits, checked dark areas on pickleball courts, removed debris around amenity center
10/7/24	8.13	M.C.	Storm prepped all tables and chairs outside were placed in social area and stacked up, all lounge chairs have been placed and stacked in grill area, outdoor television was placed in amenity center, small round tables placed with umbrellas in maintenance room on pool deck, photos have been taken of all work down and around amenity center
10/8/24	8.5	M.C.	Prepping for storm tables and chairs were moved inside the social room, sunbathing lounge chairs were stacked in grill area, small item tables, pool jugs and other items was placed in maintenance closet
10/11/24	9	M.C.	Moved all tables, chairs, umbrellas back out on pool deck, rehung television, fixed windscreen cable broke but managed to rehang/attach cable
10/15/24	8.85	J.W.	Straightened and organized pool deck furniture, set up Halloween décor, blew leaves and debris off pool deck, put broken lounge in storage for repair, readjusted gate for pickleball courts, removed debris around community
10/22/24	8.1	J.W.	Reattached pickleball windscreens, fixed latch on pickleball court two, straightened and organized pool furniture, removed debris around community, rehung Halloween décor, cleaned broken tiles by fireplace, cleaned grill and sink in outdoor area, cleaned windows on doors and front desk windows, checked light in grill area, checked timer on fountain, found timer set wrong and readjusted time on timer, hung spiderweb Halloween décor on outside of amenity center
10/29/24	8.03	J.W.	Fixed windscreen that came loose, fixed light above outside grill area, painted wall trim touchups, tightened shade clothes on pool deck, picked up supplies, blew leaves and debris off pool deck and outside staircase, removed debris around amenity center and community, straightened pool furniture

TOTAL 54.73

MILES 791

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 11/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	9/29/24	Ink Subscription	43.06	N.C.
	9/30/24	Amazon Prime Membership	17.24	N.C.
	10/3/24	Paper Plates & Bowls	17.10	N.C.
	10/3/24	Water Delivery	35.48	N.C.
	10/4/24	Light Bulbs	114.99	N.C.
	10/11/24	Pandora	69.12	N.C.
	10/15/24	Small Clear Wire Hooks (4)	50.28	R.G.
	10/17/24	Water Delivery	49.69	N.C.
	10/21/24	Constant Contact Monthly Fee	88.65	N.C.
	10/29/24	Paver Leveling Sand	6.29	R.G.
	10/29/24	Scuff Defense (2)	91.95	R.G.
	10/29/24	Trylon Angle All Paint	11.47	R.G.
		TOTAL	<u>\$595.31</u>	

Riverside Management Services, Inc

475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 243
Invoice Date: 11/25/2024
Due Date: 11/25/2024
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 11/5/24 <i>1.320.53800.59000</i>		1,005.25	1,005.25

Jerry Lambert
 11-27-24

Total	\$1,005.25
Payments/Credits	\$0.00
Balance Due	\$1,005.25

SPECIAL EVENTS

Period Ending 11/05/24

DISTRICT
DEER RUN

<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
9/24/24	September Teen Night	Bowls	20.13	N.C.
10/2/24	Bingo 1 & 2	Bingo Prizes	6.18	N.C.
10/3/24	Bingo 1	Bingo Prizes	230.00	N.C.
10/3/24	Bingo 1 & 2	Bingo Prize Candy	19.98	N.C.
10/4/24	Craft Night	Wood Craft Beads	28.73	N.C.
10/4/24	Craft Night	White Small Sea Shells	20.68	N.C.
10/4/24	Craft Night	Wire String Lights with battery cork	34.48	N.C.
10/4/24	Craft Night	Straw/Raffia Ribbon	16.77	N.C.
10/4/24	Craft Night	Scarecrow Stickers	8.04	N.C.
10/4/24	Craft Night	Wine bottles	55.18	N.C.
10/4/24	Craft Night	Burlap Roll	20.69	N.C.
10/11/24	Little Feet, Pumpkin Treats	Soda, Juice and Water	54.88	N.C.
10/11/24	Little Feet, Pumpkin Treats	Baby Wipes	6.20	N.C.
10/11/24	Little Feet, Pumpkin Treats	Fake Pumpkins	117.16	N.C.
10/11/24	Little Feet, Pumpkin Treats	Decoration	21.98	N.C.
10/11/24	Little Feet, Pumpkin Treats	Decorative Backdrop for Photos	6.83	N.C.
10/11/24	Little Feet, Pumpkin Treats	Paint	20.49	N.C.
10/11/24	Little Feet, Pumpkin Treats	Cups	8.20	N.C.
10/11/24	Little Feet, Pumpkin Treats	Paper Plates	8.19	N.C.
10/11/24	Little Feet, Pumpkin Treats	Napkins	5.46	N.C.
10/12/24	Little Feet, Pumpkin Treats	Vegetable Tray Small	8.04	N.C.
10/12/24	Little Feet, Pumpkin Treats	Cheese Tray	10.57	N.C.
10/12/24	Little Feet, Pumpkin Treats	Fruit Salad	13.49	N.C.
10/12/24	Little Feet, Pumpkin Treats	Cookies	14.94	N.C.
10/14/24	Craft Night	Synthetic Flowers	11.71	N.C.
10/15/24	Bingo 2	Bingo Prizes	184.00	N.C.
10/20/24	Paint Night	Paint	7.57	N.C.
10/20/24	Paint Night	Canvas	2.92	N.C.
10/20/24	Paint Night	Chip Brushes	0.97	N.C.
10/22/24	Teen Night	Candy	40.84	N.C.

TOTAL \$1,005.25



INVOICE

INVOICE #	INVOICE DATE
809018	12/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Deer Run CDD

Address: 400 Grand Reserve Dr
 Bunnell, FL 32110

Invoice Due Date: December 31, 2024

Invoice Amount: \$11,066.53

Description	Current Amount
Monthly Landscape Maintenance December 2024	\$11,066.53

Approved
 Landscape Maintenance
 1.320.53800.46000
 Rich Gray 11-27-24

Invoice Total **\$11,066.53**

Excellence

Dec landscape maintenance

IN COMMERCIAL LANDSCAPING

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



Susan Ferrero <sferrero@gmstnn.com>

Deer Run CDD - Oath

Sarah Sweeting <ssweeting@gmsnf.com>

Tue, Dec 10, 2024 at 10:26 AM

To: Alison Mossing <amossing@gmstnn.com>, Susan Ferrero <SFerrero@gmstnn.com>

Cc: Marissa Torres <mtorres@gmsnf.com>

Hi Ladies,

Please send a \$10 check along with a copy of the oath to the address below. Please let me know if you have any questions.

Chris Kimball
Division of Elections
Commissions Issuance Section
The R A Gray Bldg. Room 316
500 South Bronough Street
Tallahassee, FL 32399-0250

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

0013105130049000

Begin forwarded message:

From: copier@gmsnf.com
Subject: Message from "RNP002673E95A48"
Date: December 10, 2024 at 10:19:36 AM EST
To: "Sarah Sweeting" <ssweeting@gmsnf.com>

This E-mail was sent from "RNP002673E95A48" (MP C6004ex).

Scan Date: 12.10.2024 10:19:36 (-0500)
Queries to: copier@gmsnf.com

20241210101936275.pdf
197K

Invoice

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



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

December 12, 2024
Project No: 50184160.000
Invoice No: 22430418
Due Date: January 11, 2025
Project Manager PETER ARMANS

Project 50184160.000 Deer Run CDD FY 2025 Gen Eng

Professional Services from October 26, 2024 to November 29, 2024

Phase T001 GENERAL ENGINEERING

Professional Personnel

	Hours	Rate	Amount
ENGINEER V	1.50	200.00	300.00
Totals	1.50		300.00
Total Labor			300.00
		Total this Phase	300.00
		Total Invoice Amount Due	<u><u>300.00</u></u>

0013105130031100
Engineer Svcs Nov24

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

Billing Backup

Tuesday, December 10, 2024

002 - Dewberry Engineers Inc.

Invoice 22430418 Dated 12/12/2024

3:21:55 PM

Project 50184160.000 Deer Run CDD FY 2025 Gen Eng

Phase T001 GENERAL ENGINEERING

Professional Personnel

			Hours	Rate	Amount
ENGINEER V					
ARMANS, PETER	11/1/2024		.50	200.00	100.00
ARMANS, PETER	11/18/2024		.50	200.00	100.00
Look up information for Mr. Dean's request					
ARMANS, PETER	11/22/2024		.50	200.00	100.00
	Totals		1.50		300.00
	Total Labor				300.00
Total this Phase					300.00
Total this Project					300.00
Total this Report					300.00

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 386**Invoice Date:** 12/1/24**Due Date:** 12/1/24**Case:****P.O. Number:****Bill To:**Deer Run CDD
9145 Narcoossee Rd
Suite A206
Orlando,FL 32827

Description	Hours/Qty	Rate	Amount
Management Fees - December 2024		3,192.58	3,192.58
Website Administration - December 2024		57.83	57.83
Information Technology - December 2024		101.58	101.58
Dissemination Agent Services - December 2024		208.33	208.33
Office Supplies		0.57	0.57
Postage		35.00	35.00
Copies		44.40	44.40
Telephone		16.82	16.82
0013105130034000			
0013105130035200			
0013105130035100			
0013105130031300			
0013105130051000			
0013105130042000			
0013105130042500			
0013105130041000			
		Total	\$3,657.11
		Payments/Credits	\$0.00
		Balance Due	\$3,657.11

approved by NC on 12/12/24



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 415942
Invoice Date: 12/11/2024
Completed: 12/11/2024
Terms: Due On Receipt
Bid#: 0
Job: 8753-1
475 West Town Place

Bill to:

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

51000

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr, Bunnell, FL</i>	8.00	\$95.00	760.00
Installation	1.00	\$599.00	599.00
210 Series Compact Gigabit Switch w/ 8 ports	1.00	\$299.99	299.99
ADC-VC838PF	1.00	\$39.99	39.99
ADC-USD-128GB			0.00
Sales Tax			

0013205380051000
Switch & Camera Replace

Tech Resolution Note:
Switch and camera replacement

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

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

Total	\$1,698.98
Payments	\$0.00
Balance Due	\$1,698.98

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
1.320.53800.47000
LAKE MAINTENANCE
Rich Gray 12/10/2024

Ship to

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Invoice details

Invoice no.: 990426
Terms: Net 30
Invoice date: 12/10/2024
Due date: 01/09/2025

Lake Maintenance Dec24

#	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 NE on 12/12/24

48300

Invoice

161

12/10/2024

NET 15

Dear Run Amenity Center

Attn: Natalie

Service	Cost
---------	------

Week of 12/2	300.00
--------------	--------

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

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

Thank you,

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

0013205380048300
 Cleaning 12/2



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

Invoice

Invoice #: 240
Invoice Date: 12/1/2024
Due Date: 12/1/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - December 2024		6,875.00	6,875.00
<i>Jerry Lambert</i> 12-10-24			

Total	\$6,875.00
Payments/Credits	\$0.00
Balance Due	\$6,875.00

Riverside Management Services, Inc

475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 244
Invoice Date: 11/30/2024
Due Date: 11/30/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through November 2024 <i>001.320.53800.12110</i>	6.5	27.50	178.75
<i>Jerry Lambert</i> 12-10-24			

Total \$178.75

Payments/Credits \$0.00

Balance Due \$178.75

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
6.5	Assistant Manager	\$ 27.50	\$ 178.75

Covers Period: November 2024

GL # 001.320.53800.12110

TOTAL DUE:

\$ 178.75

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/8/24	1.25	M.F.	Event - Fall Festival Set Up
11/9/24	5.25	M.F.	Event - Fall Festival - set up, assist and clean up
	<u>6.5</u>		

approved by NC on 12/16/24

48300

12/15/2024
NET 15

Invoice

162

Dear Run Amenity Center
Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 12/9	300.00
Total Due:	300.00

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

Thank you,

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

0013205380048300
cleaning 12/9





Invoice # 117696

BI # 9101

12/18/2024

DEER RUN COMMUNITY DEVELOPMENT
135 CENTRAL BLVD., STE 320
ORLANDO FL 32801

DEER RUN COMMUNITY DEVELOPMENT
DISTRICT (CITY OF BUNNELL, FL)
SPECIAL ASSESSMENT REVENUE AND
REFUNDING BONDS, SERIES 2018
BI # 9101

Please remit the following for Trustee, Paying Agent, Registrar, Custodial or Escrow Agent Fee.

Due Date 09/01/2024

ANNUAL FEE \$3,500.00

0013105130032300
Trustee Fee SE2018

Total Due: \$3,500.00

Detach and remit with payment to the address below. If paying by wire, please remit to the following instructions.

Thank you for choosing Regions Bank

9101

Due Date 09/01/2024

Amount Due \$3,500.00

Please contact your administrator with any questions or concerns.

JANET RICARDO

904-565-7973

**SUZANNE JOHNSTON
FLAGLER COUNTY TAX COLLECTOR**

December 4, 2024
Deer Run CDD
Governmental Management Services - CF, LLC
6200 Lee Vista Blvd; Ste 300
Orlando, FL 32822

#2	
Remitted Prior Distribution	111,043.09
Remitting Current Distribution	<u>168,666.48</u>
TOTAL COLLECTIONS REMITTED	<u><u>279,709.57</u></u>
Total Commissions Receivable	5,594.19
Less Received Prior Billing	<u>2,220.86</u>
COMMISSIONS NOW DUE	3,373.33

0013002070010200
Commissions Thru 12/4/24

Distribution Details

Funding Agency: DEER RUN CDD (XLL)

Date: 11/13/2024 - 11/25/2024

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

District/Agency	Fund	Roll Yr	Category	Type	Amount
DEER RUN CDD (LL)		2024	Real Estate - Current	Discount	\$-7,027.80
DEER RUN CDD (XLL)		2024	Real Estate - Current	Tax Due	\$175,694.08
				Total	\$168,666.48
Check #67535				Check Total	\$168,666.48



PO BOX 740608
CINCINNATI OH 45274-0608

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

Bill To Number 2692782	Invoice Date 12/9/2024	Amount Due 96.77
----------------------------------	----------------------------------	----------------------------

INVOICE# 71646910 DEER RUN CDD



INVOICE DETAIL

Thank you for allowing us to provide the following services:

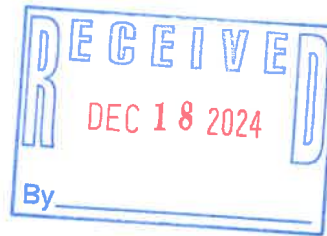
PEST CONTROL MAINTENANCE

Deer Run Cdd
501 GRAND RESERVE DR
BUNNELL , FL ON 12/9/2024

96.77

Approved
1.320.53800.48400
PEST CONTROL
Rich Gray

pest control dec24



Payment Receipt. Please Return with Payment Remittance



PO Box 13848
Reading, PA 19612-3848

Bill To #: 2692782	Date: 12/9/2024
Due Date: 1/8/2025	Invoice #: 71646910
Amount Due: 96.77	Amount Paid: _____
	Check No.: _____



4313 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

002692782000000000071646910000009677202501080009

approved by NC on 12/26/2024

48300

Invoice

163

12/24/2024

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 12/16	300.00
Total Due:	300.00

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

Thank you,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164

0013205380048300

cleaning 12/16



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 19, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

0013105130031500

General Counsel Nov24

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

Invoice No. 3499762
6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

11/04/24	K. Buchanan	0.80	252.00	Perform meeting follow up
11/05/24	K. Buchanan	0.90	283.50	Coordinate termination of district management contract; prepare new supervisor memorandum; confer with district manager
11/06/24	K. Haber	1.30	331.50	Prepare district management agreement; correspond with Oliver and Mossing regarding same; prepare property management agreement; correspond with Oliver and Mossing regarding same
11/08/24	K. Buchanan	0.80	252.00	Confer with Oliver; confer with Dean
11/11/24	K. Buchanan	0.80	252.00	Confer with management company representatives regarding property management services agreement
11/12/24	K. Haber	0.80	204.00	Prepare comparison of draft scope of management services ; correspond with Mossing and Nelson regarding same
11/13/24	K. Buchanan	0.80	252.00	Prepare for and attend agenda call

KUTAK ROCK LLP

Deer Run CDD

December 19, 2024

Client Matter No. 6023-1

Invoice No. 3499762

Page 2

11/13/24	K. Haber	0.70	178.50	Prepare spending authority resolution revisions; confer and correspond with Sweeting regarding same
11/20/24	J. Brown	2.30	874.00	Prepare for, attend, and follow-up from Board meeting
11/27/24	K. Buchanan	0.80	252.00	Review landscape maintenance request for proposals

TOTAL HOURS 10.00

TOTAL FOR SERVICES RENDERED \$3,131.50

TOTAL CURRENT AMOUNT DUE \$3,131.50

Scheduled Service Invoice

approved by NC on 12/20/24

PO Box 290723
Port Orange, FL 32129
386-322-3213

56000



Customer Bill To:

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

Service Date	Invoice #	P.O. No.	Terms
12/13/24	12S709-2024		Due on receipt

Unit	Tech Notes	Amount
2 Spirit CT800 Treadmills	Your Scheduled Service is set for 4x per year (circle one) : 1st, 2nd, 3rd, <u>4th</u> Visit. test checked units operation, wiped hoods and exterior down, vacuumed motor bays out.	175.00
2 Spirit CE800 Ellipticals	test checked units operation.	
1 Spirit CR800 Recumbent Bike	test checked units operation seat bottom pad was missing all hardware, tightened new hardware, seat back was loose, tightened.	
1 Inspire Functional Trainer	checked cables, lubed guide rods, checked for loose hardware	
1 Inspire Adjustable Bench	checked for loose hardware	
3 Paramount Dual Circuits	checked cables, lubed guide rods, checked for loose hardware.	

See check-sheet on reverse for routine maintenance descriptions

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

Date 12/13/2024

Signature NOR




11760 U.S. Hwy 1
West Tower, Suite 600
Palm Beach Gardens, FL 33408

CUSTOMER NO. 59688227	DATE 11/02/23	INVOICE NO. TAJ17947001
		AMOUNT DUE 350.00

INVOICE

PAYMENT DUE UPON RECEIPT

MAIL PAYMENT TO: 
 OTIS ELEVATOR COMPANY
 P.O. BOX 730400
 DALLAS TX 753730400

DEER RUN
 NARCOOSSEE ROAD
 ORLANDO FL 32822

ENCLOSE THIS COUPON WITH YOUR PAYMENT.
 MAKE CHECK PAYABLE TO: OTIS ELEVATOR COMPANY

TO PAY YOUR INVOICES ONLINE, OR TO SET UP
 RECURRING PAYMENTS, PLEASE VISIT OUR
 PAYMENT PORTAL AT:
[HTTPS://OTIS.PAYINVOICEDIRECT.COM/](https://otis.payinvoicedirect.com/)

 INVOICE DETACH RETURN DOCUMENT ALONG PERFORATION

OTIS ELEVATOR COMPANY
**** INVOICE CHARGES ****

BUILDING REFERENCE	CUSTOMER NO.	DATE	INVOICE NO.
GRAND RESERVE AMENITY CEN 501 GRAND RESERVE DR	59688227	11/02/23	TAJ17947001

BUNNELL FL 32110

DATE OF SERVICE: 09/06/23
 1, HYDRAULIC ELEVATOR, 2023, REQUIRED TEST
 WITNESSING AND QEI INSPECTION ;

0013305720049200
Test/Inspection Sep23

SUBTOTAL	350.00
TAX	.00
FREIGHT	.00
TOTAL AMOUNT DUE	350.00

ANY QUESTIONS CONCERNING THIS INVOICE, CONTACT OTIS AT: (844-636-6847)

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.

OVERDUE PAYMENTS SHALL BEAR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

Riverside Management Services, Inc

475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 246
Invoice Date: 12/27/2024
Due Date: 12/27/2024
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 12/5/24 <i>Special Events</i> <i>1.320.53800.59000</i>		978.50	978.50
<i>Alison Moring</i> <i>12-30-24</i>			

Total	\$978.50
Payments/Credits	\$0.00
Balance Due	\$978.50

SPECIAL EVENTS

Period Ending 12/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	10/25/24	Paint Night	Paint Brushes	18.38	N.C.
	10/25/24	Paint Night	Paint	35.50	N.C.
	10/25/24	Paint Night	Stipple Brushes	18.85	N.C.
	10/26/24	Halloween	Cupcakes	22.95	N.C.
	10/26/24	Halloween	Candy	37.10	N.C.
	10/26/24	Halloween	Soda, Apple Juice Seltzer and Water	16.46	N.C.
	10/26/24	Halloween	Apple Slices	27.46	N.C.
	10/26/24	Halloween	Chocolate and Caramel Syrup	6.26	N.C.
	10/26/24	Halloween	Chicken Strips Large	93.51	N.C.
	10/26/24	Halloween	Chicken Popcorn/Nuggets Large	73.82	N.C.
	10/26/24	Halloween	Fruit Salad, Strawberries and Grapes	43.76	N.C.
	10/26/24	Halloween	Bounce House	189.50	N.C.
	10/26/24	Halloween	Pizza	41.40	N.C.
	10/29/24	Yard Sale	Duck Tape	4.53	N.C.
	10/29/24	Yard Sale	Sticker Letters	7.52	N.C.
	10/29/24	Yard Sale	Outdoor Sign Boards	16.11	N.C.
	11/7/24	Bingo 1	Bingo Prizes	69.00	N.C.
	11/7/24	Bingo 1 & Bingo 2	Mugs	16.10	N.C.
	11/7/24	Bingo 1 & Bingo 2	Candy	33.30	N.C.
	11/7/24	Bingo 1	Bingo Prizes	207.00	N.C.
			TOTAL	<u>\$978.50</u>	

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

Invoice

Invoice #: 247
 Invoice Date: 12/27/2024
 Due Date: 12/27/2024
 Case:
 P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance November 1 - November 30, 2024		1,517.83	1,517.83
Maintenance Supplies		1,774.75	1,774.75
<i>Approved</i>			
001.320.53800.50000 -\$742.58 Facilities Maintenance			
001.320.53800.53000-\$250.00 Operating Supplies			
001.320.53800.54000-\$1,200.00 Amenities Repair & Maintenance			
001.320.53800.55000-\$200.00 Pools Repair & Maintenance			
001.320.53800.56000-\$ 150.00 Fitness Center Repairs & Maintenance			
001.320.53800.57000-\$500.00 Office Supplies			
001.320.53800.59100-\$250.00 Holiday Decor			
Rich Gray 12/28/24			

Alison Moxing
 12-30-24

Total	\$3,292.58
Payments/Credits	\$0.00
Balance Due	\$3,292.58

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/3/24	8	J.W.	Straightened and organized pool deck furniture, checked and changed all trash receptacles, hung garland in gathering room and on railing upstairs, put empty storage boxes in closet, straightened maintenance closet, checked and align outdoor Christmas lights, took down fall décor from walls, set up two Christmas trees
11/5/24	5.88	J.W.	Reattached windscreens on pickleball court, paint upstairs gathering room walls, take down Halloween décor, removed debris around amenity center and courts, straightened and organized pool deck furniture, checked and changed trash receptacles
11/7/24	1.67	M.C.	Moved Halloween decorations boxes from office to maintenance closet outside, organized closet so Christmas decorations are within reach
11/12/24	8.03	J.W.	Finished painting on upstairs gathering room, start painting trim around front entry area of amenities center, straightened pool deck furniture, checked and changed trash receptacles, removed debris around amenity center, along main roads and entry ways, picked up supplies
11/19/24	8.08	J.W.	Continued painting white trim inside amenities center, removed debris around community, checked and changed all trash receptacles, straightened and organized pool furniture

TOTAL 31.66

MILES 565

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 12/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	10/29/24	Ink Subscription	24.60	N.C.
	10/31/24	Amazon Prime Membership	17.24	N.C.
	10/31/24	Water Delivery	44.34	N.C.
	11/5/24	Access Cards 100pk	97.64	N.C.
	11/5/24	Hand Sanitizer 6pk	21.30	N.C.
	11/5/24	Plastic Forks	24.14	N.C.
	11/5/24	Paper Towels Trifolds	58.28	N.C.
	11/5/24	Plastic Frames/Window Sign Holder	40.33	N.C.
	11/5/24	Dishwashing Liquid	6.72	N.C.
	11/5/24	Disinfectant Wipes Bundle	17.22	N.C.
	11/5/24	Soap 6pk (3)	25.67	N.C.
	11/5/24	Soap 6 pk (2)	17.80	N.C.
	11/5/24	Large Paper Plates	20.64	N.C.
	11/5/24	Double Sided Table Stands	31.04	N.C.
	11/5/24	Coffee K-cups	40.35	N.C.
	11/5/24	Creamer	17.24	N.C.
	11/5/24	Antibacterial Wipes for Gym	149.44	N.C.
	11/5/24	Tissues	6.03	N.C.
	11/5/24	Plastic Knives	24.14	N.C.
	11/5/24	Wall Clock	18.39	N.C.
	11/5/24	Paper Towels	16.74	N.C.
	11/5/24	Paper Cups	68.98	N.C.
	11/5/24	Coffee K-cups	38.32	N.C.
	11/5/24	Tall Trash bags	109.23	N.C.
	11/5/24	Toilet Paper	136.51	N.C.
	11/5/24	Husky Huge Trash Bags	24.83	N.C.
	11/5/24	Plastic Spoons	24.14	N.C.
	11/7/24	Pool Thernometer	6.79	N.C.
	11/12/24	Stops Rust Gloss Black (11)	81.97	R.G.
	11/12/24	Extreme Mounting Tape	26.31	R.G.
	11/12/24	Titebond Wood Glue	8.60	R.G.
	11/12/24	4x1/4" Woven Mini 6pk	13.04	R.G.
	11/12/24	9x3/8" Knit Poly Roller 6pk	13.77	R.G.
	11/12/24	Scuff Defense	45.98	R.G.
	11/12/24	Duracell Specialty 2032 4pk	14.80	R.G.
	11/12/24	Ryobi Electric Pressure Washer	171.35	R.G.
	11/13/24	Wall Ceiling Fan Button	63.80	N.C.
	11/20/24	Trash Bags	54.61	N.C.
	11/21/24	Wall Ceiling Fan Button	63.80	N.C.
	11/21/24	Constant Contact Monthly Fee	88.65	N.C.

TOTAL \$1,774.75

Pay 6 supervisors

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Deer Run CDD

Board Meeting Date: November 20, 2024

	Name	In Attendance Please ✓	Fee Involved Yes / No
1	Barbara DeSantis	✓	Yes (\$200)
2	<i>Melissa Tabares</i> VACANT	✓	Yes (\$200)
3	Franklin Gates	✓	Yes (\$200)
4	Andre Poulin <i>Zoom</i> Present	✓	Yes (\$200)
5	Gary Garner	✓	Yes (\$200)

*

G. Greg Dean ✓ *yes \$200*

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:

[Signature]
District Manager Signature

11/20/2024
Date

****RETURN SIGNED DOCUMENT TO District Accountant****

* Pay Greg Dean, also. Present for meeting as Board member until MT appointed to seat 4.