

*Deer Run Community
Development District*

Agenda

March 19, 2025

AGENDA

Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.DeerRunCDD.com

March 12, 2025

Board of Supervisors
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for **Wednesday, March 19, 2025, at 6:30 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. Consideration of Agreement with Governmental Management Services for District Management Services
- IV. Consideration of Agreement for On-Site Property Management Services
- V. Update Regarding SJRWMD-Required Mitigation Plan
- VI. Update Regarding Irrigation System Matters
- VII. Approval of Landscape Maintenance RFP Project Manual and Board Direction to Issue RFP
- VIII. Presentation of Capital Reserve Study Report
- IX. Consideration of Proposals:
 - A. Future Horizons, Inc. – Fountain Nozzle Replacement
 - B. M and M Sales-Service – Preventative Maintenance Agreement for Pumps
- X. Discussion of Amenity Center Groups and Clubs Policies

- XI. Engineer's Report
- XII. Staff Reports
 - A. Attorney
 - B. District Manager
 - C. Operations Manager
 - 1. Report
 - 2. Yellowstone Report
 - D. Amenity Manager - Report
- XIII. Supervisor's Request
- XIV. Public Comments
- XV. Approval of Consent Agenda
 - A. Approval of the Minutes of the January 22, 2025, Meeting
 - B. Balance Sheet as of February 28, 2025, and Statement of Revenues and Expenses for the Period Ending February 28, 2025
 - C. Approval of Check Register
- XVI. Next Scheduled Meeting: May 28, 2025 @ 6:30 p.m.@ Island Club
- XVII. Adjournment

Community Interest:

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

THIRD ORDER OF BUSINESS

**AGREEMENT FOR
DISTRICT MANAGEMENT SERVICES**

This Agreement (“**Agreement**”) is effective as of October 1, 2024 (“**Effective Date**”), by and between:

DEER RUN COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Flagler County, Florida whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”); and

GOVERNMENTAL MANAGEMENT SERVICES L.L.C. A Florida limited liability company, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**Manager**” or “**GMS-NF**,” together with District, “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, by ordinance adopted in Flagler County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District and Governmental Management Services-Central Florida LLC (“**GMS-CF**”), previously entered into an agreement for the provision of district management services, dated May 30, 2007 (“**Prior Agreement**”), which was subsequently amended by the First Amendment dated April 1, 2013 (collectively, the “**Amended Prior Agreement**”); and

WHEREAS, this Agreement supersedes and replaces, in its entirety, the Prior Agreement, which **GMS-NF** acknowledged in its Acknowledgement attached hereto; and

WHEREAS, the District desires to enter into an agreement with Manager to provide district management services all as further set forth in **Exhibit A** attached hereto (“**Services**” or “**District Management Services**”) and Manager has agreed to provide such Services; and

WHEREAS, the District and Manager warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. SCOPE OF SERVICES. Manager agrees to provide the Services as set forth in **Exhibit A**, attached hereto and incorporated by reference herein.

SECTION 3. FEES AND TERMS OF SERVICES; TERM.

A. All Services will be completed on a timely basis in accordance with the District needs and statutory requirements.

B. The District agrees to compensate the Manager in accordance with the Schedule of Fees set forth in **Exhibit B**, attached hereto and incorporated by reference herein. Payment shall be made in equal monthly installments at the beginning of each month and may be amended annually as evidenced by the annual budget ("**Annual Budget**") approved by the Board of Supervisors of the District ("**Board**"). All invoices are due and payable when received.

C. The initial term of this Agreement commences on October 1, 2024, and continues until September 30, 2025, unless terminated earlier by either Party in accordance with the provisions of this Agreement. Thereafter this Agreement shall automatically renew each Fiscal Year (i.e., October 1 to September 30th of the following year) of the District, unless otherwise terminated by either Party. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Annual Budget.

SECTION 4. INDEMNIFICATION.

A. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, *Florida Statutes*), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Manager, the District agrees to indemnify, defend, and hold harmless the Manager and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Manager may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Manager may be entitled and shall continue after the Manager has ceased to be engaged under this Agreement. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Manager only if such indemnification obligation is covered by the District's insurance.

B. The Manager agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the Manager, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the

District may be entitled and shall continue after the Manager has ceased to be engaged under this Agreement.

C. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 5. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, *Florida Statutes*, or other applicable law. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 6. TERMINATION.

A. This Agreement may be terminated as follows: (1) By the District for "good cause," which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the Manager which termination may be immediate; or (2) By the Manager or District, for any reason, upon 60 days written notice.

B. Upon any termination of this Agreement: (1) the Manager shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Manager; and (2) the Manager will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

SECTION 7. SUCCESSORS; ASSIGNMENT. The rights and obligations of the District as defined by this Agreement shall inure to the benefit of and shall be binding upon the successors and assigns of the District. Neither the District nor the Manager may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 8. NOTICES. All notices required in this Agreement shall be sent by certified mail, return receipt requested, or express mail with proof of receipt to the Parties as follows:

A. If to District: Deer Run Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager, Jim Oliver
JOliver@gmsnf.com

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

Attn: District Counsel, Katie Buchanan
Katie.Buchanan@kutakrock.com

B. If to Manager:

Governmental Management Services L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager, Jim Oliver
JOliver@gmsnf.com

With copies to:

Governmental Management Services L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: President, Darrin Mossing
DMossing@gmstnn.com

Governmental Management Services L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Chief Operating Officer, Keith Nelson
KNelson@gmsnf.com

Governmental Management Services L.L.C.
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
kurt@zimmermanlaw.com

SECTION 9. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Flagler County, Florida.

SECTION 10. E-VERIFY REQUIREMENTS. The Manager, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Manager further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, *Florida Statutes*, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Manager agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. The Manager shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Manager is in violation of Section 448.09(1), *Florida Statutes*, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Manager shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Manager shall retain a

copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Manager performing work under this Agreement is in violation of Section 448.09(1), *Florida Statutes*, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Manager and order the Manager to immediately terminate its subcontract with the subcontractor. The Manager shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Manager's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 11. SEVERABILITY. In the event that any provision of this Agreement shall be determined to be unenforceable or invalid by a court such unenforceability or invalidity shall not affect the remaining provisions of the Agreement which shall remain in full force and effect.

SECTION 12. AMENDMENTS. Any amendment or change to this Agreement shall be in writing and executed by all Parties.

SECTION 13. ACKNOWLEDGEMENT. The District acknowledges that the Manager is not a Municipal Advisor or Securities Broker, nor is the Manager registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, the District acknowledges that the Manager does not provide the District with financial advisory services or offer investment advice.

SECTION 14. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. The Parties hereby acknowledges that the Prior Agreement is terminated and replaced in its entirety by the execution of this Agreement. GMS-CF also acknowledges that the Prior Agreement is terminated and replaced in its entirety by the execution of this Agreement pursuant to its Acknowledgement attached hereto.

SECTION 15. INSURANCE. The Manager shall, at its own expense, maintain insurance during the performance of the Services with limits of liability not less than the following, the certificate of which is attached as **Exhibit C**:

Workers' Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Commercial Crime/Fidelity Insurance	\$1,000,000
Professional Liability Insurance	\$2,000,000
Automobile Liability (if applicable) *	\$1,000,000
<i>Bodily Injury and Property Damage</i>	

Covering owned, non-owned, and hired vehicles

**Automobile liability insurance is required if the Manager will use any vehicles on-site, including owned, non-owned, and hired vehicles.*

Except with respect to Professional Liability and Workers' Compensation insurance policies, the District, its staff, consultants, and supervisors shall be named as additional insured, on a primary non-contributory basis, on each insurance policy described above. The Manager shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

SECTION 16. COMPLIANCE WITH PUBLIC RECORDS LAWS. Manager understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Manager acknowledges that the designated public records custodian for the District is **Jim Oliver** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Manager shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Manager does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Manager, the Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats:

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, INFO@GMSNF.COM WITH A COPY TO JOLIVER@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 17. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 20. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Manager is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 21. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Manager agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 22. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, Florida Statutes, Manager represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, Florida Statutes, and in the event such status changes, Manager shall immediately notify the District. If Manager is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 23. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Manager certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Manager agrees to execute an affidavit, attached hereto as **Exhibit D** and incorporated herein, in compliance with section 787.06(13), *Florida Statutes*.

SECTION 24. MUNICIPAL ADVISOR STATEMENT. The District acknowledges that the Manager is not a Municipal Advisor or Securities Broker, nor is the Manager registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, the District acknowledges that the Manager does not provide the District with financial advisory services or offer investment advice.

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IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the Effective Date.

Attest:

**DEER RUN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary
Board Of Supervisors

By: _____

Print: _____

Its: _____

Print Name

Chairperson/Vice Chairperson,
Board of Supervisors

**GOVERNMENTAL MANAGEMENT
SERVICES L.L.C.**

Witness

By: _____

Print: _____

Print Name of Witness

Its: _____

- Exhibit A:** Scope of Services
- Exhibit B:** Schedule of Fees
- Exhibit C:** Certificate of Insurance
- Exhibit D:** Anti-Human Trafficking Affidavit

ACKNOWLEDGMENT OF GMS-NF
SIGNATURE PAGE

The undersigned hereby acknowledges that the Prior Agreement is terminated and replaced in its entirety by the execution of the Agreement for District Management Services by and between the Deer Run Community Development District and Governmental Management Services-Central Florida, dated the Effective Date thereof (“**Agreement**”). Capitalized terms not otherwise defined herein shall have the meanings as defined in the Agreement.

**GOVERNMENTAL MANAGEMENT
SERVICES-CENTRAL FLORIDA LLC**

By: _____

Witness

Print: Darrin Mossing

Its: President

Date: _____

EXHIBIT A
SCOPE OF SERVICES

GENERAL MANAGEMENT, ADMINISTRATIVE, AND ACCOUNTING SERVICES

This engagement is for the Manager to provide District Management Services for the District. The duties and responsibilities include, but are not limited to the following:

Task 1 - MANAGEMENT

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
 - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
 - 4. Provide Form 1 Financial Disclosure documents for Board Members
 - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
 - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
 - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
 - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - a. Provide written notice to owners of public hearing on the budget and its related assessments.
 - 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
 - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
 - 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.

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

Task 2 – ADMINISTRATIVE

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.
- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.

- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

Task 3 - ACCOUNTING

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

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

- other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
 - 4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
 - 5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.
- E. Purchasing
 - 1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
 - 2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
 - 3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.
- F. Risk Management
 - 1. Prepare and follow risk management policies and procedures.
 - 2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
 - 3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
 - 4. Review insurance policies and coverage amounts of District vendors.
 - 5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
 - 6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

Task 4 - FINANCIAL AND REVENUE COLLECTION

- A. Administer Prepayment Collection:
 - 1. Provide payoff information and pre-payment amounts as requested by property owners.
 - 2. Monitor, collect and maintain records of prepayment of assessments.
 - 3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
 - 4. Prepare periodic continuing disclosure reports to investment bankers, bondholder and reporting agencies.
- B. Administer Assessment Roll Process:
 - 1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
 - 2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
 - 3. Verify assessments on platted lots, commercial properties or other assessable lands.

4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.
- C. Administer Assessments for Off Tax Roll parcels/lots:
 1. Maintain and update current list of owners of property not assessed via the tax roll.
 2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
 3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.
- D. True-Up Analysis:
 1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
 2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

Task 5 – INFORMATION TECHNOLOGY & WEBSITE ADMINISTRATION

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

Task 6 – DISSEMINATION AGENT

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

Task 7 - ADDITIONAL SERVICES

- A. Financial Reports
 1. Modifications and Certification of Special Assessment Allocation Report;
 2. True-Up Analysis;
 - a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
- B. Bond Issuance Services
 1. Special Assessment Allocation Report;
 - a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
 - b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
 - c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments

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

Task 8 – ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

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

EXHIBIT B
SCHEDULE OF FEES

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District Management Services.

1. DISTRICT MANAGEMENT SERVICES:

Services Description	Fiscal Year 2025 GMS Fees **
Management, Administrative, and Accounting Services <ul style="list-style-type: none"> • Annual Fee paid in equal monthly payments (plus reimbursables) • Our Agreement contemplates up to 12 meetings and 1 workshop annually 	\$38,311
Annual Assessment Administration <ul style="list-style-type: none"> • (Beginning with the first assessment to individual unit owners, direct assessment or utilizing tax collector) 	\$2,625
Information Technology Fees & Annual Website Maintenance <ul style="list-style-type: none"> • Annual Fee paid in equal monthly payments • (Does not include cost of creation of ADA compliant website, if applicable) 	\$1,913
Dissemination Agent Services <ul style="list-style-type: none"> • Annual Fee paid in equal monthly payments 	\$2,500
Fiscal Year 2025 GMS Fees	\$45,349

2. **OTHER FEES SCHEDULE:**

Item	Cost
Agenda Package Hardcopy (if Applicable)	\$2.50 per regular Agenda Mtg.
Copy	\$0.15 / black and white page
Binders, Envelopes, Storage Boxes, and other Office Supplies	Actual Cost
USPS / FedEx / UPS	Actual Cost
Conference Calls	Actual Cost
Offsite Physical Records Storage and Archival	\$50.00 / Month
Additional Services Available:	Cost
Other Services ** <ul style="list-style-type: none"> • New Bond Issuance Cost (per bond issue) \$25,000 • Refinance Bond Issuance Cost (per bond issue) \$15,000 • Debt Service Assessment Methodology Preparation \$20,000 • SERC Preparation & Assistance w/ Petition \$5,000 • Prepaid Estoppel Letter – One Lot \$100 • Prepaid Estoppel Letter – Multiple Lots \$250 • Prepaid Estoppel Letter – Partial Payoffs \$500 • Annual Construction Accounting Fee (while active) \$2,500 • Annual Fee for 1st Bond Issuance (\$1,000 for each additional series of Bonds) \$3,000 	
Extended or Extra Board Meetings: <ul style="list-style-type: none"> • Any extra meeting(s) or meeting duration exceeding a 3-hour duration may be charged a meeting overage fee. \$250/hr. 	
Additional Services: <ul style="list-style-type: none"> • All other requested items not specifically denoted in Exhibit "B" will be subject to either a flat rate proposal or an hourly rate proposal to the District. To Be Negotiated 	

Item	Cost
<p>Standard Hourly Rates:</p> <ul style="list-style-type: none"> • The Hourly rate for the District Manager is \$175.00/Hour. • The Hourly rate for the District Accountant is \$125.00/Hour. • The Hourly rate for the District Administrative Assistant is \$80.00/Hour. 	<p>As Defined</p>
<p>Out-of-Pocket Reimbursable Expenses</p> <ul style="list-style-type: none"> • Reimbursable expenses to be itemized on invoicing each month. • Written pre-approval from the District Manager or District must be included for any recruiting or other reimbursable expenses over \$2,000.00 a month. 	<p>At GMS Standard Rate or Costs</p>
<p>** For Fiscal Year 2025, with dates effective October 1st, 2024, through September 30th, 2025, the GMS fees are reflected in the Adopted 2025 Budget.</p>	

EXHIBIT C
CERTIFICATE OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/08/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Zelen Risk Solutions, Inc. 7964 Devove Street Jacksonville FL 32220	CONTACT NAME: Holly Howe PHONE (A/C No, Ext): (904) 262-8080 E-MAIL ADDRESS: holly@zelenrisk.com	FAX (A/C No): (904) 262-1444														
INSURED Governmental Management Services, LLC 1001 Bradford Way Kingston TN 37763	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Northfield Insurance Company</td> <td></td> </tr> <tr> <td>INSURER B: The Princeton Excess and Surplus Lines Ins Cc</td> <td></td> </tr> <tr> <td>INSURER C: Great American Insurance Company</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Northfield Insurance Company		INSURER B: The Princeton Excess and Surplus Lines Ins Cc		INSURER C: Great American Insurance Company		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #															
INSURER A: Northfield Insurance Company																
INSURER B: The Princeton Excess and Surplus Lines Ins Cc																
INSURER C: Great American Insurance Company																
INSURER D:																
INSURER E:																
INSURER F:																

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSTR	TYPE OF INSURANCE	ADDL	SUBR	POLICY NUMBER	POLICY EFF	POLICY EXP	LIMITS
LTR		INSTR	INSTR		(MM/DD/YYYY)	(MM/DD/YYYY)	
A	<input checked="" type="checkbox"/> GENERAL LIABILITY			WS626221	10/01/2024	10/01/2025	EACH OCCURRENCE \$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 2,000,000
							GENERAL AGGREGATE \$ 3,000,000
							PRODUCTS - COMP/OP AGG \$ 3,000,000
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR			82A3FF0004857-00	10/01/2024	10/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$
	<input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						BODILY INJURY (Per person) \$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ 0						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							EACH OCCURRENCE \$ 1,000,000
							AGGREGATE \$ 1,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			EPLE044783-5	12/20/2023	12/20/2024	WC STATUTORY LIMITS
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input type="checkbox"/> N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
	Employment Practices Liability						Each Claim \$1,000,000
			Aggregate \$1,000,000				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Deer Run CDD and its officers, supervisors, staff and employees are additional insureds with respect to the general liability when required by written contract.

CERTIFICATE HOLDER Deer Run CDD 475 West Town Place Ste 114 St Augustine, FL 32092	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Vicky M. Zelen</i> <HH>
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/08/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

 PRODUCER Edie Williams State Farm 330 A1A N Suite 324 Ponte Vedra, FL 32082	CONTACT NAME: Angela Dietrich PHONE (A/C, No, Ext): 904-425-4054 E-MAIL ADDRESS: Angela@EdieWilliams.com	FAX (A/C, No): 904-425-4049
	INSURER(S) AFFORDING COVERAGE INSURER A : State Farm Mutual Automobile Insurance Company	
INSURED Governmental Management Services LLC 475 West Town Place, Suite 114 St. Augustine, FL 32092	NAIC # 25178	
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY	Y		946 5826-C23-59	03/23/2024	03/23/2025	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 \$	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below <input type="checkbox"/> Y/N <input type="checkbox"/> N/A		N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Deer Run CDD is Additional Insured with regard to Auto Liability.

CERTIFICATE HOLDER Deer Run CDD 475 West Town Place, Suite 114 St. Augustine, FL 32092	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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**EXHIBIT D
ANTI-HUMAN TRAFFICKING AFFIDAVIT**


**ANTI-HUMAN TRAFFICKING AFFIDAVIT
(SECTION 787.06, FLORIDA STATUTES)**

1. I am over eighteen years of age. The following information is given from my own personal knowledge.
2. I am an officer or representative with GMS, LLC (the "Nongovernmental Entity"). I am authorized to provide this affidavit on behalf of the Nongovernmental Entity.
3. The Nongovernmental Entity does not use coercion for labor or services as defined in section 787.06, *Florida Statutes*.
4. This declaration is made pursuant to section 92.525(1)(c), *Florida Statutes*. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I declare that I have read the foregoing Anti-Human Trafficking Affidavit and that the facts stated in it are true.

FURTHER AFFIANT SAYETH NOT.

October 30, 2024


Printed Name: Darrin Hissing
Company Name: GMS, LLC
Title: President

FOURTH ORDER OF BUSINESS

**AGREEMENT BETWEEN RIVERSIDE MANAGEMENT SERVICES, INC.
AND DEER RUN COMMUNITY DEVELOPMENT DISTRICT
FOR PROPERTY MANAGEMENT SERVICES [FISCAL YEAR 2024-2025]**

This Agreement (“Agreement”) is made and entered into this ___ day of _____, 2025, and is effective as of the 1st day of October, 2024, by and between:

Deer Run Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Flagler County, Florida, *and* whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”); and

Riverside Management Services, Inc., a Florida corporation, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“Contractor” or “RMS”, together with District, “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“Act”), by ordinance adopted by Flagler County, Florida; and

WHEREAS, the District owns, operates, and maintains certain amenity facilities with the District’s boundaries (“Facilities”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide property management services for the Facilities; and

WHEREAS, the Contractor submitted a proposal and represents that it is qualified to provide those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“Services”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in Section 3 of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF SERVICES. The Contractor will provide the materials, tools, skills, and labor necessary to perform the Services attached as **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform the Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager to act as its representative.

(2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. The Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. The Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; PAYMENT TERMS.

A. Fees and Expenses:

(1) The District agrees to compensate the Contractor in accordance with the fee schedule set forth in **Exhibit B**, attached hereto and incorporated by reference herein. For purposes of the Contractor's compensation for the Services, the District shall compensate the Contractor only for those Services provided under the terms of this Agreement. To the extent any of the provisions of this Agreement are in conflict with the provisions of Exhibit B, this Agreement controls.

(2) Unless otherwise specified by this Agreement, the Contractor will invoice the District for the Services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within forty-five (45) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Chapter 218.70, Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.

(3) Fees for the Services may be negotiated annually by the Parties. Any amendment to Services fees must comply with the amendment procedure in this Agreement.

(4) In the event the District authorizes a requested change in the scope of Services, the Contractor shall submit, in writing to the District, a request for a fee amendment corresponding to the change in Services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before the Contractor is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

(5) For the purposes of this Agreement, an out-of-pocket expense is an unexpected expense that the Contractor or one of its subcontractors, if applicable, incurs during the performance of the Services, as provided in this Agreement. Such out-of-pocket

expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with performance under this Agreement will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. Payment Terms.

(1) **Services.** Services will be billed monthly pursuant to the schedule shown in **Exhibit B**.

(2) **Additional Services.** Additional Services, as such term is defined in **Exhibit B**, will either be billed monthly at the Contractor's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.

(3) **Out-of-Pocket Expenses.** Out-of-Pocket expenses not included under the Services of the Contractor will be billed monthly as incurred, subject to the \$1,000 (One Thousand Dollar) limitation set forth on **Exhibit B**.

(4) The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

(5) Should the District desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

(6) The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to

provide.

SECTION 6. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Workers' Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. Except with respect to Professional Liability and Workers' Compensation insurance policies, the District, its staff, consultants, and supervisors shall be named as additional insured, on a primary non-contributory basis, on each insurance policy described above. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

A. Contractor Indemnification. The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage,

whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. District Indemnification. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Contractor, the District agrees to indemnify, defend, and hold harmless the Contractor and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Contractor may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Contractor may be entitled and shall continue after the Contractor has ceased to be engaged under this Agreement. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Contractor only if such indemnification obligation is covered by the District's insurance.

C. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5)

days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing sixty (60) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide sixty (60) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Deer Run Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel, Katie Buchanan
Katie.Buchanan@kutakrock.com

B. If to the Contractor: Riverside Management Services, Inc.
475 West Town Place, Suite 114,
St. Augustine, Florida 32092
Attn: President, Darrin Mossing
DMossing@gmstnn.com

With a copy to: Riverside Management Services, Inc.
475 West Town Place, Suite 114,
St. Augustine, Florida 32092
Attn: Chief Operating Officer, Keith Nelson
KNelson@rmsnf.com

With a copy to: Riverside Management Services, Inc.
475 West Town Place, Suite 114,
St. Augustine, Florida 32092
Attn: Director of Amenity Management,
Alison Mossing
AMossing@rmsnf.com

And: Riverside Management Services, Inc.
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
Kurt@zimmermanlaw.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify

the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Flagler County, Florida.

SECTION 26. COMPLIANCE WITH PUBLIC RECORDS LAWS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. The Contractor acknowledges that the designated public records custodian for the District is the District Manager (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS FROM THE EFFECTIVE DATE OF THIS AGREEMENT

THROUGH DECEMBER 31, 2024 AT (904) 940-5850, INFO@GMSNF.COM WITH A COPY TO JOLIVER@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092; AND BEGINNING JANUARY 1, 2025, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 288-7667, INFO@GMSNF.COM, RIVERSIDE MANAGEMENT SERVICES, INC., 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092

SECTION 27. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 28. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 29. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 30. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 32. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- A.** Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B.** Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C.** Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D.** Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E.** Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”).

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 33. PROCUREMENT PROCEDURES BY CONTRACTOR. The Contractor’s onsite representative for the District shall have the authority to make payment directly to vendors or make purchases for emergency or non-recurring services or goods necessary for budgeted items up to \$2,500 (Two Thousand Five Hundred Dollars) per purchase. All of Contractor’s expenditures shall be in accordance with the District’s Rules of Procedure and Florida law. To the extent feasible, Contractor shall take all necessary steps to ensure that any purchases are made on a tax-exempt basis. The District shall not reimburse Contractor until provided with a full accounting, including copies of any receipts, for any monies Contractor spent. Any purchases pursuant to this section that would require spending in excess of the applicable line-item amounts set forth in the annual operations and maintenance budget adopted by the District’s Board and as may be amended from time to time (“O&M Budget”) shall require prior approval from the Board. Contractor shall be responsible for payment of any purchases that are not supported by appropriate receipts, or other proof of payment mutually agreed upon by the Parties, or that are not approved as part of the O&M Budget or by the Board (“Reimbursement Amount”). Contractor shall pay the District an additional fee in the amount of ten (10) percent of the Reimbursement Amount in the event Contractor fails to reimburse the District within fifteen (15) days of receipt of notice from the District of unsupported purchases.

SECTION 34. TERM. The term of this Agreement shall be from October 1, 2024, through September 30, 2025, unless terminated earlier by either party in accordance with the provisions of

this Agreement. This Agreement shall automatically renew for additional one-year terms, unless terminated pursuant to its terms. The Contractor acknowledges that the prices of this Agreement are firm, and that the Contractor may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Fiscal Year Budget.

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IN WITNESS WHEREOF, the Parties hereto execute this Agreement the day and year first written above.

Attest:

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary
Board of Supervisors

By: _____

Print Name: _____

Print Secretary / Assistant Secretary
Name

Its: _____

Chairperson/Vice Chairperson,
Board of Supervisors

RIVERSIDE MANAGEMENT SERVICES, INC.

Witness

By: _____

Print Name: _____

Print Name of Witness

Its: _____

- Exhibit A:** Scope of Services
- Exhibit B:** Fee Schedule
- Exhibit C:** Proposal
- Exhibit D:** Certificates Of Insurance
- Exhibit E:** Anti-Human Trafficking Affidavit

Exhibit A
Scope of Services

PROPERTY MANAGEMENT SCOPE OF SERVICES

1. General Management

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

2. Amenity Management.

- a. Manage all maintenance and recreation operations for the District;
- b. Manage the staff provided by Contractor and ensure mission completion;
- c. Oversee and ensure continuous and consistent communications for residents (including upcoming parties, board meetings, property issues, and other questions and concerns);
- d. Provide recommendations for, as well as manage and execute the maintenance and recreation budget adopted by the District Board and provide monthly update on all activities;
- e. Ensure amenity center is kept in pristine condition for residents at all times;
- f. Coordinate major repairs and retain related documentation;
- g. Supervise and schedule all onsite staff provided by Contractor;
- h. Administer the card access program for residents, guests and others using the District’s amenity facilities;
- i. Plan and execute special events, programming of resident services, and manage event rentals, including calendar, rental forms, and security deposits;
- j. Enforce the District’s policies, rules and regulations of the facilities, including administering temporary suspensions of privileges to use the amenity facilities;
- k. Respond to and document incidents that occur at the amenity facilities;
- l. Present professional updates at each District board meeting to include expenditures, key issues, suggestions for improvements, etc.;
- m. Train all staff to treat residents with respect;
- n. Display flexibility in handling after hours emergency calls;
- o. Have expansive knowledge with Microsoft Word, Excel and Power-Point;
- p. Have at least 2 years of management experience in a similar environment or community atmosphere;
- q. Have a flexible schedule and be available to oversee parties or events at the District’s facilities and ensure facilities are cleaned and returned to pre-event or party state. If

applicable, facility management will document the reasons for withholding all or a part of a security deposit for damages, failure to clean, or any other reason;

- r. Monitor the security cameras;
- s. Perform set up and clean-up of District facilities used for parties or events and for all Board meetings; and
- t. Shall order all necessary supplies to complete required tasks for District maintenance, including routine cleaning equipment. In the event that special services be required, and after approval by the Board, such special services will be provided by a third-party contractor and related expenses shall be billed to the District.

3. Field Operations Management.

- a. Maintain amenity center and other community properties, etc.; complete or coordinate minor repairs to the clubhouse for plumbing, electrical, interior and exterior painting, paint touchup, clean gutters, and power washing fences and sidewalks;
- b. Responsible for routine repairs and upkeep to all facilities parking areas, monuments, common area, clubhouse, mail pavilion, community park(s), athletic courts, etc.;
- c. Repair equipment as able and promptly report the need for any repairs not able to be performed by staff;
- d. When possible, shall solicit at least three (3) separate quotes for vendor contracts and negotiate the same.
- e. Monitor condition of all doors, adjoining fencing and gates and resolve any problems, either through repairs or adjustments or securing services of door/gate contractor;
- f. Control cobwebs and prevent other debris from accumulating on exterior walls, amenity center fences and gates, lake deck and lake walking bridge. Control or coordinate control of ants and bees in common areas beside the clubhouse, playground and pavilions;
- g. Check, repair, and replace all exterior and interior lighting and replace air conditioner filters as needed (Contractor shall be reimbursed by the District for the purchase of replacement light bulbs and air conditioning filters upon presentation of support for such reimbursement to the District's satisfaction);
- h. Check and assess conditions of roads, parking lot, sidewalks, curbs, street signs, monuments, and informational signs;
- i. Coordinate pressure wash all pool decks and clubhouses at least once per year, or more often if needed;
- j. Coordinate with janitorial vendor to ensure swimming pool deck maintenance is complete, including: blow off entire pool deck, arrange furniture, clean outdoor furniture, empty and clean all waste receptacles, adjust umbrellas, clean BBQ grill(s), and inspect bathrooms, and clean and refill supplies as needed;
- k. Parking Lot and Amenity Center sidewalks: blow off debris;
- l. Pick up trash and empty waste receptables around District property;
- m. Attend to Doggie Stations; replace bags as necessary and clean outside of trash bins and lids (or manage subcontractor performing such services);
- n. Assess and advise the Property Manager and District Manager of any necessary repairs, extraordinary cleaning, or replacement items that may be required due to "normal wear and tear," "acts of God," or vandalism, and secure cost estimates for same;

- o. Clean all bathrooms at least three (3) times per week. Bathroom cleaning includes but is not limited to, all toilets, bases behind toilets, urinals, stalls, counters, mirrors, sinks, baby stations and floors. Paper products shall be replaced as needed;
- p. Report any major issues or cost overruns promptly to the District Manager or the District Board Chair;
- q. Ensure all subcontracts and outside vendor maintenance contracts are executed and managed as described (including but not limited to pool cleaning, security, lake maintenance, and landscape maintenance);
- r. Oversee the community landscape contract and aquatic maintenance contract, and ensure that the outside contractors meet all terms and conditions as outlined;
- s. Consistently monitor all community ponds for algae and seepage/bank issues and monitor all water fountains in lakes, and report any issues to the District Manager; and
- t. Routine cleaning of District facilities, including:
 - i. vacuuming carpet and spot-treating stains as needed;
 - ii. dusting window ledges and blinds, furniture, baseboards, countertops and lights;
 - iii. cleaning and sanitizing fitness equipment;
- iv. cleaning all windows, including window ledges and blinds;
- v. cleaning all BBQ grills, picnic tables, and water fountains; and
- vi. organizing storage closets, including proper storage and labeling of all equipment and cleaning supplies.

4. Pool Monitors/Facility Attendants.

- a. Support Facility Management in all of its duties;
- b. Perform start of shift and end of shift protocols;
- c. Monitor resident use of amenity; when more than one employee is on-duty, one employee shall remain at the amenity at all times during normal hours of operation;
- d. Monitor the pool area and clubhouse and conduct random checks daily to ensure non-patrons are not using the amenities;
- e. Set up amenity center as requested for all events or meeting
- f. Conduct professional interactions with residents and report issues to the Amenity Manager or to the City of Bunnell Police Department, as appropriate;
- g. Notify the Facility Management of repairs, as needed, and
- h. Staff facility rentals.

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

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

Exhibit B
Fee Schedule

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

1. PROPERTY MANAGEMENT SERVICES:

Service Descriptions & Fee Schedule *	Fiscal Year '25 Fees
<p>Field Operations Management:</p> <ul style="list-style-type: none"> • On-site Part-Time Operations Management will be on-site a minimum of One (1) time a week doing inspections and/or coordinating with vendors. <ul style="list-style-type: none"> ○ NOTE: The Field Operations Manager will confirm that the Janitorial vendor is performing the Property Management Scope of Services described in RFP Sections 3 O and 3 T. • Annual Fee paid in equal monthly payments 	\$35,089
<p>Amenity Manager:</p> <ul style="list-style-type: none"> • The Amenity Manager is an onsite full-time position. • Annual Fee paid in equal monthly payments. 	\$78,517
<p>Facility Attendant:</p> <ul style="list-style-type: none"> • On-site Part-Time Amenity Center Staffing May 1 to September 30, Saturday & Sunday 16 Hours A Week Plus rentals, special events, and additional support <ul style="list-style-type: none"> ○ <i>763 hours @ \$27.50 / hour = \$20,983 invoiced monthly as incurred.</i> 	\$20,983
<p>The RMS Proposal Compared To The Adopted Fiscal Year '25 Budget For The Deer Run Community Development District</p>	\$134,589
Fiscal Year 2026 RMS Fees For Same Services	\$142,664
Fiscal Year 2026 RMS Fees For Same Services	\$151,224

Service Descriptions & Fee Schedule *	Fiscal Year '25 Fees
<p>Maintenance Technician:</p> <ul style="list-style-type: none"> <i>The Maintenance Technician is an onsite part-time position. Including general handyman services, pressure washing, basic non-licensed electrical repairs, basic non-licensed plumbing repairs, Painting, cleaning, trash removal, etcetera.</i> <i>The Agreement is based upon \$40.00/Hour excluding the daily charge for mobilization and usage of tools for assignments. We will itemize all reimbursable pass-through expenses.</i> Not To Exceed the Annual Budget Without Written Board Approval. 6% COLA for FY 26 & FY 27 	<p>\$40.00 Hour</p> <p>Plus Reimbursable Expenses For All Maintenance Assignments</p>
<p>Out of Pocket Reimbursable Expenses:</p> <ul style="list-style-type: none"> Reimbursable expenses to be itemized on invoicing each month. Any amount in exceeding \$1,000 will require written approval from the District Manager and/or Board of Supervisors. 	<p>At Standard Rate or Cost</p>
<p>Additional Services:</p> <ul style="list-style-type: none"> All other requested items not specifically denoted in Exhibit “A” or Exhibit “B” will be subject to either a flat rate proposal or an hourly rate proposal to the District. 	<p>To Be Negotiated</p>
<p>* Fiscal Year Calendar:</p> <ul style="list-style-type: none"> Fiscal Year 2025 represents dates between October 1st, 2024 to September 30th, 2025. 	

2. ADDITIONAL SERVICES:

All other requested items not specifically denoted in **Exhibit A** or **Exhibit B** will be subject to either a flat rate proposal or an hourly rate proposal to the District.

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Exhibit C
 Proposal – Model 3 of 3 Selected By The District



Riverside Management Services, Inc

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*EXHIBIT "A" –
 PROPERTY MANAGEMENT SERVICES FEE SCHEDULE*

Model # 3 of 3 –

[Includes Facility Maintenance Technician Services Provided At Hourly Rates]

Property Management Services	FY '25 Budget	FY '25 GMS Fees	Variance
Field Operations Management: <ul style="list-style-type: none"> On-site Part-Time Operations Management will be on-site a minimum of One (1) time a week doing inspections and/or coordinating with vendors. <ul style="list-style-type: none"> <i>NOTE: The Field Operations Manager will confirm that the Janitorial vendor is performing the Property Management Scope of Services described in RFP Sections 3 O and 3 T.</i> Annual Fee paid in equal monthly payments 	\$35,089	\$35,089	\$0 0%
Amenity Manager: <ul style="list-style-type: none"> On-site Full-Time Amenity Center Staffing Annual Fee paid in equal monthly payments 	\$82,500	\$78,517	\$3,983 0%
Facility Attendant: <ul style="list-style-type: none"> On-site Part-Time Amenity Center Staffing May 1 to September 30, Saturday & Sunday 16 Hours A Week Plus rentals, special events, and additional support <ul style="list-style-type: none"> <i>763 hours @ \$27.50 / hour = \$20,983 invoiced monthly as incurred.</i> 	\$17,000	\$20,983	-\$3,983 0%
The RMS Proposal Compared To The Adopted Fiscal Year '25 Budget For The Deer Run Community Development District	\$134,589	\$134,589	\$0 0%
Fiscal Year 2026 RMS Fees		\$142,664	\$8,075 6%
Fiscal Year 2027 RMS Fees		\$151,224	\$8,560 6%
Maintenance Technician: <ul style="list-style-type: none"> <i>The Maintenance Technician is an onsite part-time position. Including general handyman services, pressure washing, basic non-licensed electrical repairs, basic non-licensed plumbing repairs, Painting, cleaning, trash removal, etcetera.</i> <i>The Agreement is based upon \$40.00/Hour excluding the daily charge for mobilization and usage of tools for assignments. We will itemize all reimbursable pass-through expenses.</i> 	\$39,930	\$40.00 Hour Plus Reimbursable Expenses For All Maintenance Assignments	Not To Exceed the Annual Budget Without Written Board Approval. 6% COLA for FY 26 & FY 27

Exhibit D Certificates of Insurance

	CERTIFICATE OF LIABILITY INSURANCE	DATE (MM/DD/YYYY) 11/08/2024				
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>						
PRODUCER Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	CONTACT NAME: Vicky Zelen PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444 E-MAIL ADDRESS: vicky@zelenrisk.com					
INSURED Riverside Management Services, Inc. 475 West Town Place Ste 114 St Augustine, FL 32092	INSURER(S) AFFORDING COVERAGE NAIC # INSURER A : Northfield Insurance Company INSURER B : Bridgefield Casualty Insurance Company INSURER C : Hartford Fire Insurance Company INSURER D : INSURER E : INSURER F :					
COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:						
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	ADDL SUBR INSD WVD	POLICY NUMBER WS626257	POLICY EFF (MM/DD/YYYY) 10/24/2024	POLICY EXP (MM/DD/YYYY) 10/24/2025	LIMITS EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 \$ \$ \$ \$ \$ \$ \$ \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N / A If yes, describe under DESCRIPTION OF OPERATIONS below		196-23349	10/16/2024	10/16/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
	C Crime		21TP0343213-24	11/04/2024	11/04/2025	Employee theft on Client's Premises \$ 500,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						
Deer Run CDD and its officers, supervisors, staff and employees are additional insureds with respect to the general liability when required by written contract.						
CERTIFICATE HOLDER				CANCELLATION		
Deer Run CDD 475 West Town Place Ste 114 St Augustine, FL 32092				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Vicky M. Zelen</i> <HH>		
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 11/08/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Edie Williams State Farm 330 A1A N Suite 324 Ponte Vedra, FL 32082	CONTACT NAME: Angela Dietrich PHONE (A/C, No, Ext): 904-425-4054 FAX (A/C, No): 904-425-4049 E-MAIL ADDRESS: Angela@EdieWilliams.com
INSURER(S) AFFORDING COVERAGE	
INSURED	NAIC #
Riverside Management Services, Inc. 475 West Town Place Suite 114 St. Augustine, FL 32092	INSURER A : State Farm Mutual Automobile Insurance Company 25178 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADL INS	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y		K54 9212-A22-59	07/22/2024	01/22/2025	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 \$	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Deer Run CDD is Additional Insured with regard to Auto Liability.

CERTIFICATE HOLDER Deer Run CDD 475 West Town Place, Suite 114 St. Augustine, FL 32092	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <div style="text-align: right;"><i>Angela Dietrich</i></div>
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EXHIBIT E
ANTI-HUMAN TRAFFICKING AFFIDAVIT

ANTI-HUMAN TRAFFICKING AFFIDAVIT
(SECTION 787.06, FLORIDA STATUTES)

1. I am over eighteen years of age. The following information is given from my own personal knowledge.
2. I am an officer or representative with RUS Inc (the "Nongovernmental Entity"). I am authorized to provide this affidavit on behalf of the Nongovernmental Entity.
3. The Nongovernmental Entity does not use coercion for labor or services as defined in section 787.06, *Florida Statutes*.
4. This declaration is made pursuant to section 92.525(1)(c), *Florida Statutes*. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I declare that I have read the foregoing Anti-Human Trafficking Affidavit and that the facts stated in it are true.

FURTHER AFFIANT SAYETH NOT.

October 30, 2024


Printed Name: Darin Messing
Company Name: RUS, Inc
Title: President

SEVENTH ORDER OF BUSINESS

PROJECT MANUAL

FOR

**LANDSCAPE & IRRIGATION
MAINTENANCE SERVICES**

DEER RUN

COMMUNITY DEVELOPMENT DISTRICT

Date of Issue: March 24, 2025 at 11:00 a.m.

Due Date: April 24, 2025 at 11:00 a.m.

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT
PROJECT MANUAL
TABLE OF CONTENTS**

1. Request for Proposals
2. Instructions to Proposers
3. Evaluation Criteria
4. Affidavit Regarding Proposal
5. Proposal Forms
 - Part I. General Information
 - Part II. Personnel and Equipment
 - Part III. Experience
 - Part IV. Pricing
 - Part V. Signature Page
 - Part VI. Affidavit for Integrity in Public Contracting
6. Form of Landscape & Irrigation Maintenance Services Agreement
 - Exhibit A - Scope of Services
 - Exhibit B – Landscape Maintenance Area
 - Exhibit C – Proposal Pricing Form
 - Exhibit D – Form of Work Authorization

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

**REQUEST FOR PROPOSALS FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
AND NOTICE OF PUBLIC MEETING TO OPEN RFP RESPONSES**

Notice is hereby given that **Deer Run Community Development District** (“**District**”) will accept proposals from all qualified companies interested in providing landscape and irrigation maintenance services. The project manual (“**Project Manual**”) will be available beginning on March 24, 2025 at 11:00 a.m. (EDT). Please contact Sarah Sweeting, District Recording Secretary, at ssweeting@gmsnf.com for the project manual.

There will be a mandatory pre-proposal meeting on April 3, 2025, at 10:00 a.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110. Failure to attend will preclude the District’s consideration of a proposal submitted by a non-attending proposer.

In order to submit a bid, each bidder must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses, including those with Flagler County, in good standing; and (3) have at least three (3) years’ experience with similar in size landscape maintenance projects. All proposers should acquire a copy of the Project Manual prior to the mandatory pre-proposal meeting.

Firms desiring to submit proposals must submit six (6) hard copies of the required proposal and one (1) Adobe PDF file on a flash drive, by hand delivery, UPS or FEDEX ONLY, no later than **11:00 a.m. (EDT) on Thursday, April 24, 2025**, to the District Manager, c/o Governmental Management Services LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District Manager’s Office**”). Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package and shall clearly identify the project as “Deer Run Community Development District - Landscape and Irrigation Maintenance Services Proposal.”

All proposals will be publicly opened at 11:05 a.m. (EDT) on Thursday, April 24, 2025, at the District Manager’s Office. No official action will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting should contact the District Manager’s Office at (904) 940-5850 at least five 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 Manager’s Office.

All questions relative to this request for proposals shall be only directed in writing to Jim Oliver at joliver@gmsnf.com and Sarah Sweeting @ ssweeting@gmsnf.com. Questions must be submitted on or before 5:00 p.m., on Thursday, April 17, 2025 (EDT).

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

INSTRUCTIONS TO PROPOSERS

DATE	EVENT
Monday, March 24, 2025	Notice of RFP Published & Posted
Monday, March 24, 2025 at 11:00 a.m.	RFP Available
Thursday, April 3, 2025, at 10:00 a.m.	Mandatory Pre-Proposal Meeting
Thursday, April 17, 2025, at 5:00 p.m.	Deadline for Questions
Thursday, April 24, 2025, at 11:00 a.m.	Proposals Due
Thursday, April 24, 2025, at 11:05 a.m.	Proposal Opening

SECTION 1. DUE DATE. Sealed proposals (including six (6) hard copies and one (1) Adobe PDF file on a flash drive) must be received no later than Thursday, April 24, 2025, at 11:00 a.m. (EDT), at the offices of the District Manager, Governmental Management Services LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. Proposals will be publicly opened at that time. Proposals for the District work shall be submitted in a sealed package shall bear the name of the proposer on the outside of the package and shall clearly identify the project. Proposals may be either mailed or hand-delivered. Proposals received after the time and date stipulated above will not be considered. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District's discretion. Firms or individuals submit their proposals on a voluntary basis and therefore are not entitled to compensation of any kind. The District shall not be obligated or be liable for any costs incurred by proposers prior to issuance of a contract. All costs to prepare and submit a response to this RFP shall be borne by the proposer.

SECTION 2. MANDATORY PRE-PROPOSAL MEETING. Firms desiring to submit proposals for this project will be required to attend a mandatory pre-proposal meeting on Thursday, April 3, 2025, at 10:00 a.m. (EDT) at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110.

SECTION 3. RESERVED.

SECTION 4. SIGNATURE ON PROPOSAL. The proposer must execute all District forms, affidavits, and acknowledgments for which signature and notary blocks are provided. If the proposal is made by an individual, that person's name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the state under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall file with the proposal legal evidence of his/her authority to do so. All proposals must be completed in pen and ink or type written. No erasures are permitted. If a correction is necessary, draw a single line through the entered figure and enter the corrected figure above it. Corrections must be initialed by the person signing the proposal.

SECTION 5. FAMILIARITY WITH THE PROJECT. Each proposer, by and through the submission of a proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and

location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the proposer may include in the prices which the proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape maintenance thereof. The proposer agrees to accept the site in an “as is” condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of proposal submission and through the time of contract award and the start of any work under the contract. The proposer, in preparing the proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the proposer shall not interfere with work done by such other contractors.

IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

SECTION 6. FAMILIARITY WITH THE LAW. By submitting a proposal, the proposer is assumed to be familiar with the District’s operating rules and procedures, as well as all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the provision of the requested services. Ignorance on the part of the proposer will in no way relieve it from responsibility to provide the services and fulfill such other obligations covered under the proposal in compliance with all such laws, ordinances and regulations.

SECTION 7. QUALIFICATIONS OF PROPOSER. The District contract, if awarded, will only be awarded to a responsible proposer who is qualified and has the ability to provide the services specified herein, at the sole and absolute discretion of the District. The proposer shall submit with its proposal satisfactory evidence of a history of fulfillment of similar contracts and show that it is fully prepared with the necessary organization, personnel, capital, and equipment to provide the specified services.

SECTION 8. COLLUSION. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the proposers, the proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 9. INTERPRETATIONS AND ADDENDA. Any and all questions relative to this request for proposals shall be only directed in writing to Jim Oliver at joliver@gmsnf.com and Sarah Sweeting @ ssweeting@gmsnf.com. Interpretations or clarifications considered necessary in response to such questions will be issued by addenda, faxed, mailed or otherwise delivered to all parties recorded as having received the Project Manual. Any inquiry or request for interpretation received before Thursday, April 17, 2025, at 5:00 p.m. (EST) will be given consideration. Questions will be answered only by formal written addenda, which will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all proposers. No inquiries will be accepted from subcontractors; the proposer shall be responsible for

all queries. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening.

SECTION 10. SUBMISSION OF PROPOSAL. Submit six (6) hard copies of the proposal forms and one (1) Adobe PDF file on a flash drive for the District, along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the proposer and accompanied by the required documents. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation “RESPONSE TO INVITATION FOR PROPOSALS (DEER RUN COMMUNITY DEVELOPMENT DISTRICT – LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES) ENCLOSED” on the face of it.

SECTION 11. MODIFICATIONS AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications or supplementations, and as otherwise permitted by Florida law. No proposal may be withdrawn after opening for a period of one hundred twenty (120) days.

SECTION 12. PROJECT MANUAL. The Project Manual, including scope of work for the District, will be available beginning March 24, 2025 at 11:00 a.m. (EDT) (“**Proposal Pick-Up Time**”). Please contact District Recording Secretary Sarah Sweeting @ ssweeting@gmsnf.com for access instructions.

SECTION 13. PROPOSAL FORMS. All blanks on the proposal forms must be completed in ink or typewritten. In making its proposal, each proposer represents that it has read and understands the Project Manual and that the proposal is made in accordance therewith, including verification of the contents of the Project Manual. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual. Failure to supply any requested information and submit fully completed forms may result in disqualification. The District reserves the right to request additional information if clarification is necessary.

SECTION 14. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all District proposals in its sole and absolute discretion, whether or not reasonable, make modifications to the District work, and waive any informalities or irregularities in District proposals as it is deemed in the best interest of the District up until such time as a contract has been fully executed by both parties.

SECTION 15. CONTRACT AWARD AND SERVICE AGREEMENT TERM. Within fourteen (14) days of receipt of the Notice of Award of the District contract, or as otherwise extended by the District, the proposer shall enter into and execute a contract in substantially the form included within the Project Manual. The proposer is expected to commence work on or about June 1, 2025, or such other date that is designated by the District in a written Notice to Proceed, which date shall be fixed in the District’s sole discretion. Any work provided and any cost incurred by the proposer prior to receiving both the Notice of Award and the Notice to Proceed will be at the proposer’s risk unless specifically agreed to in writing by the District.

SECTION 16. CHANGES/MODIFICATIONS. The District reserves the right to order changes in its scope of work and resulting contract. The successful proposer has the right to request an equitable price adjustment in cases where modifications to the contract under the authority of this clause result in increased costs to the Contractor. Price adjustments will be based on the prices proposed by the Contractor in response to this solicitation. Any contract resulting from this solicitation may be modified upon written and mutual consent of both parties.

SECTION 17. INSURANCE. All proposers shall include as part of their proposal a current Certificate of Insurance, or equivalent information, demonstrating the company's insurance coverage and the ability to meet at least the insurance coverage requirements set forth in the form of contract included within the Project Manual. In the event the proposer is notified of award for the District work, it shall provide proof of Insurance Coverage requested, identifying the District, its officers, employees and agents as additional insured's, as more specifically to be stated in the contract to be executed, within fourteen (14) calendar days after notification, or within such approved extended period as may be granted.

SECTION 18. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each proposer, and as such each proposer should submit relevant information regarding financial capability. In the event the proposer is notified of award, the District may in its sole discretion require that the proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

SECTION 19. INDEMNIFICATION. The successful proposer for the District work shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, as more fully set forth in the Contract form, to be executed.

SECTION 20. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

SECTION 21. PROPOSAL INFORMATION. All proposals should include the following information, among other things described herein:

- A. All completed and executed forms set forth in the Project Manual.
- B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.
- C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.
- D. Information related to other projects of similar size and scope for which proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).

- E. At least three references from projects of similar size and scope. The proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. A narrative description of the proposer's approach to providing the services as described in the scope of services provided herein, including:
 - a. Color coded detail rotation map that will show the 4-week rotation of proposed detail sections.
 - b. Color coded mow that shows how the Contractor plans to move throughout the property.
 - c. Extra pricing list which would include common landscape items (e.g., 3-gallon ground cover, 7-gallon shrub, sod replacement, bush hogging etc)
- G. Completed proposal pricing. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors.

SECTION 22. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the Proposal Pick-Up Time, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed to: **Jim Oliver, District Manager, at Governmental Management Services LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.** A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and official holidays of the State of Florida) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

SECTION 23. PROTEST BOND. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the District at the time of filing (within 72 hours as referenced in Section 19 above), a protest bond payable to the District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the District's operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the District's Staff may approve. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District, with the proposer afforded no relief.

If the person or firm protesting the award prevails, the bond shall be returned to the protestor; however, if, after completion of a formal protest hearing in which the District prevails, the bond shall be applied to payment of the costs and attorney fees incurred by the District relative to the protest. The entire amount of the bond shall be forfeited if the District determines that a protest was filed for a frivolous or improper purpose, including, but not limited to, the purpose of harassing, causing unnecessary delay, or causing needless cost for the District or other parties. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

SECTION 24. EVALUATION OF PROPOSALS. The proposals shall be ranked based on the criteria presented in the Evaluation Criteria sheet(s), contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District's Board of Supervisors shall review and evaluate the proposals in their individual discretion, and make any final determination with respect to the award of a final contract that is in the best interests of the District. Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals, waive any technical errors, informalities or irregularities, or award the contract in whole or in part to one or more Proposers, all as the District, in its sole discretion, determines it is in the best interests of the District to do so. Proposals may be held for a period not to exceed 120 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the proposer's facilities as part of the evaluation process.

SECTION 25. BLACK OUT PERIOD/CONE OF SILENCE. The blackout period is defined as between the time the request for proposals is issued and the time the respective Boards award the contract. During this black out period, any attempt to influence the thinking of staff or officials related to a solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

SECTION 26. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required forms. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing shall not increase throughout the term of the contract agreement executed.

SECTION 27. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each proposer must be authorized to do business in Florida, and hold all required state and federal licenses in good standing. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify

the proposer's proposal, but instead in the Board's discretion may result in the disqualification of a proposal or alternatively may be taken into account in the evaluation and scoring of the proposal.

SECTION 28. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular. Any reference to the "District" shall be construed to refer to the Deer Run Community Development District and the District shall be the authority for all matters concerning the District and the District's resulting contract.

SECTION 29. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the Proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to the Proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the proposer's authorized signature affixed to the proposal attests to this.

SECTION 30. E-VERIFY. Contractor may be required to utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by Contractor or any subcontractors utilized during the term of the contract.

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

Proposals for the District will be evaluated based on the following criteria:

Factor	Description	Points
1.	Completeness of Proposal Completeness of response in accordance with RFP instructions and requirements. Proposal is neat, professional in appearance and bound appropriately for the document's thickness.	5
2.	Experience Contractual and technical experience in performing work of similar size and scope; experience working with commercial properties, community development districts, or public agencies; strength and stability of the contractor.	25
3.	Qualifications of Key Personnel Qualifications of staff, adequacy of labor commitment, training programs for staff that are going to be assigned to this Project under this contract.	20
4.	Machinery, Equipment, and Manpower Contractor possesses adequate machinery, equipment, and manpower to perform the work for this Project under this contract in a high quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date. Financial stability and creditworthiness of contractor will be considered. Contractor should provide Project specific information.	20
5.	References Assessment of contractor's work by client references and references with demonstrated success in providing similar services. References must also indicate contractor's ability to form positive and collaborative relationships with clients and clients' staff.	10
6.	Cost Cost Proposal will be evaluated using the following formula (Lowest Proposed Cost / Proposer's Cost) X 20 = Total Cost Points	20
Total		100

Once proposals are received for the District, the District's Board of Supervisors will review each submittal related to the District and score each proposal based on the evaluation criteria, information provided in response to reference checks, and any other information available to the

District and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District also reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any District Board member, staff member or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby District representatives will be disqualified.

It is anticipated that the District's Board of Supervisors will meet to evaluate District proposals on May 28, 2025, but the District reserves the right to reschedule any such meeting.

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

AFFIDAVIT REGARDING PROPOSAL

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“**Proposer**”), and am authorized to make this Affidavit of Acknowledgments on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer’s proposal (“**Proposal**”) provided in response to the Deer Run Community Development District proposal for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information one hundred and twenty (120) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual within fourteen (14) days after receiving a notice of award.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual’s Table of Contents, as well as the receipt of the following Addenda:

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after the Proposal Pick-Up Time, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Deer Run Community Development District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this _____ day of _____, 202_.

Proposer: _____
By: _____
Title: _____

STATE OF FLORIDA)
COUNTY OF _____)

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of _____, 202_, by _____ S/He [] is personally known to me or [] produced _____ as identification.

(Official Notary Seal)

Name:

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

PROPOSAL FORMS

To Be Submitted To:

Deer Run
Community Development District
c/o Governmental Management Services LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

on or before _____, _____, 2025 at __: __.m. (EST)

TO: Deer Run Community Development District

FROM: _____
(Proposer)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance for Deer Run Community Development District the undersigned proposes to provide all services as described in the detailed Scope and/or Specifications for the District.

All proposals shall be in accordance with the Project Manual.

- Proposal Forms Included:
- Part I – General Information
 - Part II – Personnel and Equipment
 - Part III – Experience
 - Part IV – Pricing
 - Part V – Signature Page
 - Part VI – Affidavit for Integrity in Public Contracting

PROPOSAL FORM
PART I: GENERAL INFORMATION

• *Proposer General Information:*

Proposer Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

• *Company Standing:*

Proposer's Corporate Form: _____
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? _____ Date _____

Is the Proposer in good standing with that State? Yes ___ No ___

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ___ No ___

If no, please explain _____

- *What are the Proposer's current insurance limits?*

General Liability	\$ _____
Automobile Liability	\$ _____
Workers Compensation	\$ _____
Expiration Date	_____

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

PROPOSAL FORM
PART II: PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

_____ Supervisors, who will be onsite ___ days per week;
_____ Technical personnel, who will be onsite ___ days per ____; and
_____ Laborers, who will be onsite ___ days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*
- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes ___ No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: _____

Position / Certifications: _____

Duties / Responsibilities: _____

% of Time to Be Dedicated to This Project: _____ %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Duties / Responsibilities: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

OFFICERS

PROPOSER: _____

DATE: _____

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL

PROPOSER: _____

DATE: _____

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE

--	--	--	--	--	--	--

**COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK**

PROPOSER: _____

DATE: _____

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS

**PROPOSAL FORM
PART III: EXPERIENCE**

- *Has the Proposer performed work for a community development district previously?*
Yes ___ No ___
If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

2024 = _____

2023 = _____

2022 = _____

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes ___ No ___ For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

Reason for Termination: _____

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No ___*

If yes, please describe each violation, fine, and resolution _____

What is the Proposer's current worker compensation rating? _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No ___

If yes, please describe each incident _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?
Yes ___ No ___ If yes, please provide:*

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension:

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer’s role in the action, and the status and/or resolution of the action.*

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer’s role in the litigation, and the status and/or resolution of the litigation.*

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer’s officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes () No () If yes, provide the following:*

Identify the Case # and Tribunal: _____

Describe the Nature of the Action: _____

Describe the Proposer’s Role in the Action and Describe the Status and/or Resolution:

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer’s officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes () No () If yes, please explain:*

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes ()
No () If yes, please explain:*

**PROPOSAL FORM
PART IV: PRICING**

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract and any potential annual renewal terms. It is assumed that prices will remain the same through each of the potential annual renewal terms unless Proposer provides otherwise in the pricing form. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, that make modifications to the Pricing Form, as it is deemed in the best interests of the District.

- 1. **Mowing** \$ _____
- 2. **Edging & Trimming** \$ _____
- 3. **Debris Removal** \$ _____
- 4. **Fertilization** (All labor and materials; include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)
 - Turf Grass** \$ _____
 - Shrubs & Ground Cover** \$ _____
 - Trees** \$ _____
- 5. **Insect, Disease, & Weed Control** (All labor and materials)
 - Turf** \$ _____
 - Plants** \$ _____
- 6. **Shrub Maintenance** \$ _____
- 7. **Tree Maintenance** \$ _____
- 8. **Irrigation System Inspections & Maintenance** (All labor and materials)
\$ _____

TOTAL ANNUAL AMOUNT \$ _____
(Includes pricing for items 1 through 8, and is the amount for which the contract will be written)

First Annual Renewal: \$ _____
Second Annual Renewal: \$ _____

[continued on following page]

Adjustments to the annual fee schedule for the potential annual renewal terms shall be based on a Consumer Price Index Adjustment and/or other relevant factors and must be mutually agreed upon by both parties.

This proposal made by and on behalf of:

Proposer Company and/or Corporation _____

Address _____

Proposer Signature _____ Date _____

Print Name _____

**PROPOSAL FORM
PART V: SIGNATURE PAGE**

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of _____ (“Proposer”) and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this _____ day of _____, 2025.

Proposer: _____

By: _____

Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this _____ day of _____, 202_, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did or did not take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

PART VI. AFFIDAVIT FOR INTEGRITY IN PUBLIC CONTRACTING AND PURCHASING, E-VERIFY, AND NON-COLLUSION

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: _____

I am authorized to make this affidavit on behalf of my firm and its owner, directors, and officers. I state that:

Chapter 287, Florida Statutes, on Integrity of Public Contracting and Purchasing

1. I have read and am familiar with Chapter 287, Florida Statutes, and specifically including the following Sections (“Public Integrity Laws”):
 - a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
 - b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
 - c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
 - d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
 - e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.
2. I understand that the Public Integrity Laws, with limited exceptions, prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”).
3. I understand that the Public Integrity Laws apply to the bidding documents applicable to the District’s Request for Proposals for Landscape and Irrigation Maintenance Services Project (“Project”) and the contract to be executed in connection with the Project.
4. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria. Thus, the entity is not prohibited from bidding on or entering into or renewing a contract with the District.

_____ The entity submitting this sworn statement, one of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity, meets one or more of the Prohibited Criteria.

If this statement is marked, the Proposer may provide additional information regarding the same in the space provided directly below (or by attaching a separate sheet and indicating this method in the space provided directly below). Such additional information may be related to the Proposer's alleged basis for entitlement to an exception from the prohibition on bidding or contracting, to the extent one is permissible under Florida law.

5. If awarded the contract, the Proposer will immediately notify the District in writing if either the Proposer, any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or any affiliate of the entity, meets any of the Prohibited Criteria after award of the contract or during the term of the contract.

E-Verify

1. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
2. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
3. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
4. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
5. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
6. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

Non-Collusion

1. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
2. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
3. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of

complementary proposal.

4. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
5. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Deer Run Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.

Signature of Authorized Signatory of Proposer

Sworn before me on _____, 202__

Notary Public Signature

Notary Stamp

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

FORM OF LANDSCAPE & IRRIGATION MAINTENANCE SERVICES AGREEMENT

**LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT BY AND
BETWEEN THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT AND
[CONTRACTOR]**

THIS AGREEMENT (“Agreement”) is made and entered into this ___ day of _____, 2025, with an effective date of _____, 2025, by and between:

DEER RUN COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Flagler County, Florida, and whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”), and

[CONTRACTOR], a _____ *limited liability company / corporation / d/b/a fictitious name*, whose address is _____ (“Contractor”, and together with District, “Parties”).

RECITALS

WHEREAS, the District was established by ordinance of the City of Bunnell, Flagler County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping, irrigation, and other infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such Services to the District.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. DESCRIPTION OF SERVICES.

A. The Contractor agrees to provide professional landscape and irrigation maintenance services as described in **Exhibit A** attached hereto and within presently accepted industry and professional standards (“Services”). Upon all Parties executing this

Agreement, Contractor shall provide the District with the specific services as set forth in this Agreement and the attached Exhibits.

B. While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services.

C. The Contractor shall provide the specific professional services in this Agreement and the attached Exhibits.

3. SCOPE OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES. The duties, obligations, and responsibilities of the Contractor are those described in the scope of services attached hereto as **Exhibit A**, in the designated areas as shown on the maintenance map attached hereto as **Exhibit B**. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. To the extent that any provisions of the Exhibits conflict with the provisions of this Agreement, this Agreement shall control.

4. MANNER OF CONTRACTOR'S PERFORMANCE. Contractor agrees to perform the Services in accordance with this Agreement, the attached Exhibits, and any change order, addendum, addenda or work authorization executed by the Parties, if any, authorized in writing by the District and accepted by both Parties. All Services shall be performed in a neat and professional manner, acceptable to the District and shall be in accordance with industry standards. The performance of all Services by Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any change order, addendum, addenda, or work authorization, but which are nevertheless necessary for the proper provision of Services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.

B. Contractor agrees that the District shall not be liable for the payment of any additional work or services unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such Services.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's Services.

(1) The District hereby designates the District Manager, or his or her designee, to act as its representative.

(2) Contractor agrees to meet with the District's representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. If time is lost due to heavy rains, ("Rain Days"), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days, if possible, or within a reasonable time. Contractor shall provide services on Saturdays if needed to make up Rain Days, but Contractor shall not provide Services on Sundays.

E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

5. COMPENSATION; TERM.

A. The term of this Agreement shall be from the date first written above through _____, 202_ ("Term"), unless otherwise terminated earlier in accordance with Section 13 of this Agreement. At the end of the Term, this Agreement may be renewed upon District's discretion and upon written approval. As compensation for Services during the Term, the District agrees to pay Contractor _____ (\$_____) per year, in twelve (12) equal monthly payments of _____ (\$_____) upon completion of Services satisfactory in the District's sole discretion contemplated under this Agreement.

B. Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit D**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's Fee Summary attached hereto as **Exhibit C**. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

C. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition

precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days of receipt by the District or otherwise in accordance with the Florida Prompt Payment Act. Each monthly invoice shall include such supporting information as required by Florida law and in accordance with the District's Rules of Procedure.

6. INSURANCE.

A. Contractor or any subcontractor performing the Services described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- (1) Workers' Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants, agents and supervisors shall be named as an additional insured. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

7. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

8. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

9. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement.

Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

13. TERMINATION. The District agrees that Contractor may terminate this Agreement with cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor.

14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.

15. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without the requisite written approval of the other party shall be null and void.

16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

18. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. Should there be any conflict between the terms of this Agreement and **Exhibit A**, the terms of this Agreement shall control.

20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

22. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

- A. If to the District:** Deer Run
Community Development District

475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor:

[Contractor name & address]
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

24. CONTROLLING LAW AND VENUE. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without reference to the principles of conflict of laws. Except for actions seeking injunctive relief (which may be brought in any appropriate jurisdiction), suits under this Agreement shall only be brought in a court of competent jurisdiction in Flagler County, Florida. This choice of venue is intended by the Parties to be mandatory and not permissive in nature, and to preclude the possibility of litigation between the Parties with respect to, or arising out of, this Agreement in any jurisdiction other than that specified in this Section. The District and Contractor waive any right they may have to assert the doctrine of *forum non conveniens* or similar doctrine, or to object to venue with respect to any proceeding brought in accordance with this Section.

25. EFFECTIVE DATE. This Agreement shall be effective after execution by both the District and Contractor.

26. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jim Oliver** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, JOLIVER@GMSNF.COM, AND 475 WEST TOWN PLACE, ST. AUGUSTINE, FLORIDA 32092.

27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

28. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

30. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for

cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

If the Contractor anticipates entering into agreements with a subcontractor for the Services, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

32. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

33. STATEMENT REGARDING PUBLIC INTEGRITY LAWS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“Public Integrity Laws”) apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*;
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*; and

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”). Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. Contractor certifies under penalty of perjury that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

[remainder of page intentionally left blank; signatures on following page]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**DEER RUN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

[CONTRACTOR]

By: _____
Print Name: _____

By: _____
Its: _____

- Exhibit A:** Scope of Services
- Exhibit B:** Landscape Maintenance Area
- Exhibit C:** Proposal Pricing
- Exhibit D:** Form of Work Authorization

Exhibit A
Scope of Services

MOWING

- Scheduled cuts missed due to inclement weather will be made up as soon as possible, keeping turf conditions in mind. If unable, to make up due to weathering/ turf concerns. An active tally of make-up mows will be kept. If the district cannot utilize the make-up before the budget year ends, then the district will receive a reimbursement for the unused service.
- Mower blades will be always kept sharp to prevent the tearing of grass leaves.
- Turf growth regulators may assist in maintaining a consistent and healthy appearance of the turf.
- Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients unless excess clippings create an unsightly appearance. Any excess thatch left due to wet clippings must be evenly distributed or removed.
- Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance health and vigor

EDGING & TRIMMING

- Contractor will neatly edge and trim around all plant beds, curbs, streets, trees, etc., to maintain shape and configuration. For buildings on the property that have landscape beds, edging is not required as blackjack edging is installed.
- Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris. All walks will be blown after edging to maintain a clean, well-groomed appearance.
- All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass. "Hard" edging, "soft" edging, and string trimming will be performed in conjunction with turf mowing operations.
- Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers or chemical means, as environmental conditions permit. However, chemical treatment may not be used on Bahia grassed areas.

DEBRIS REMOVAL

- Prior to mowing, each area will be patrolled for trash and other debris to reduce the risk of object propulsion and scattering, excluding areas concentrated with trash (e.g., dumpster zones, and dock areas. Note that active construction sites are still owned and maintained by the developer, not the District.
- Landscape debris generated on the property during landscape maintenance is the sole responsibility of the Contractor and will be removed no additional expense to the District.

FERTILIZER

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

FERTILIZATION

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

INSECT, DISEASE, & WEED CONTROL

- Treatment of turf areas for damaging insect infestation or disease and weed control will be the responsibility of the Contractor.
- All products will be applied as directed the manufacturer's instructions and per all state and federal regulations.

- The Contractor must possess and maintain an active certified Pest Control License issued through the local governing department responsible for issuing such licenses. Only trained applicators will apply agricultural chemicals.
- Access to a water source on the District's property must be provided for use in spray applications.

SHRUBS

- All pruning and thinning will be performed to retain the intended shape and function of plant material using proper horticultural techniques.
- Clippings are to be removed by the Contractor following pruning.

TREE MAINTENANCE

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

INSECT, DISEASE, & WEED CONTROL

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

EDGING & TRIMMING

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

IRRIGATION SYSTEM SPECIFICATIONS

- Irrigation inspections include inspection of sprinkler heads, timer mechanism, and each zone. In addition, the system will be inspected visually for hot spots and line breaks with each visit to the property and a report will be submitted to the District.
- Irrigation rotors and spray nozzles will be kept free of grass and other plant material to ensure proper performance.
- Minor nozzle adjustments and cleaning and timer adjustments will be performed with no additional charge.
- The Contractor will promptly inform the District of any system malfunction or deficiencies.
- Any damage caused by Contractor personnel shall be repaired promptly at no cost to the District.
- The Contractor will perform routine inspections and maintenance on the fountain at the US 1 entrance.

**PROPOSE YOUR SERVICE CALENDAR
FOR COMMON GROUNDS AND AMENITY CENTER**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
MOWING SERVICE (ST AUGUSTINE)	2	2	3	4	4	4	4	4	4	3	2	2
MOWING SERVICE (BAHIA)	1	1	2	2	3	4	4	3	2	2	1	1
EDGING & TRIMMING	2	2	3	4	4	4	4	4	4	3	2	2
DEBRIS REMOVAL	2	2	3	4	4	4	4	4	4	3	2	2
FERTILIZER	0	1	0	0	1	0	0	1	0	0	1	0
INSECT, DISEASE, & WEED CONTROL	1	1	1	1	1	1	1	1	1	1	1	1
IRRIGATION & FOUNTAIN	1	1	1	1	1	1	1	1	1	1	1	1
PINE STRAW INSTALL	0	0	0	1	0	0	0	0	0	0	1	0
PALM PRUNING	0	0	0	0	1	0	0	0	0	1	0	0

Exhibit B
Landscape Maintenance Area





Deer Run CDD - Phase 4

Legend

Phase 04 Addendum

Google Earth

Exhibit C
Proposal Pricing Form

Exhibit D
Form of Work Authorization

WORK AUTHORIZATION NUMBER _____ FOR ADDITIONAL SERVICES

THIS WORK AUTHORIZATION (“Work Authorization”), dated _____, _____ 202__, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Agreement*, effective _____, 202__ (“**Agreement**”), by and between:

DEER RUN COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Flagler County, Florida (“**District**”), and

_____, a Florida _____, with an address of _____ (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. In addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional _____ services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Additional Services**”). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor _____ Dollars (\$ _____). Contractor shall invoice the District for Additional Services upon completion of the same and the District shall pay Contractor in accordance with the terms of the Agreement.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remains in full force and effect.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**DEER RUN COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Secretary Assistant Secretary

By: _____

Chairperson Vice Chairperson

[CONTRACTOR]

Its: _____

By: _____

EIGHTH ORDER OF BUSINESS

Full Reserve Study Deer Run CDD Bunnell, Florida



**Prepared for FY 2025
Report Date: March 13, 2025**





March 13, 2025

Board of Supervisors
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine Florida 32090

Re: Reserve Study Report for Deer Run CDD

Dear Supervisors:

Community Advisors is pleased to provide this Reserve Study report for the above referenced District. A site visit was conducted to determine the condition of your major components and provide an opinion of their remaining useful life.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA. Once you have reviewed this report and considered recent expenditures and any historic cost data, we will make necessary adjustments

Respectively submitted,

Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst

10459 Hunters Creek Court
Jacksonville, FL 32256
(904) 303-3275
www.communityadvisors.com



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Deer Run CDD
 Bunnell, Florida
Funding Model Summary

Report Date	March 13, 2025
Account Number	2143
Version	2
Budget Year Beginning	October 1, 2025
Budget Year Ending	September 30, 2026

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	3.00%
2025 Beginning Balance	\$250,000

GENERAL INFORMATION

- Date of Completion: January 1, 2019
- Date of site visit: January 27, 2025
- Components Included: 41
- Current replacement cost: \$1,503,278
- Level of Service: Level I Reserve Study
- Funding Method: The Cash Flow Method
- Funding Goal: Adequate funding with moderate contributions

NOTES

- Recommended contribution for FY 2025/2026 have an increase to provide adequate funding.
- Version V2 corrects issue date.

<i>Cash Flow Funding Plan Summary of Calculations</i>	
Required Annual Contribution	\$59,533.67
Average Net Annual Interest Earned	<u>\$9,286.01</u>
Total Annual Allocation to Reserves	\$68,819.68

**Deer Run CDD
Funding Model Projection**

Beginning Balance: \$250,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
25-26	1,503,278	59,534	9,286		318,820
26-27	1,548,376	61,320	9,977	47,581	342,535
27-28	1,594,827	63,159	12,171		417,865
28-29	1,642,672	65,054	14,362	4,196	493,084
29-30	1,691,952	67,006	16,479	10,805	565,764
30-31	1,742,711	69,016	18,312	24,391	628,700
31-32	1,794,992	71,086	20,623	12,347	708,063
32-33	1,848,842	73,219	23,438		804,720
33-34	1,904,307	75,415	25,824	19,339	886,621
34-35	1,961,436	77,678	27,525	46,783	945,041
35-36	2,020,279	80,008	30,751		1,055,801
36-37	2,080,888	82,409	33,557	19,628	1,152,139
37-38	2,143,314	84,881	37,111		1,274,130
38-39	2,207,614	87,427	10,570	1,009,216	362,911
39-40	2,273,842	90,050	13,589		466,550
40-41	2,342,057	92,752	16,600	5,983	569,918
41-42	2,412,319	95,534	17,800	72,116	611,137
42-43	2,484,689	98,400	18,655	87,693	640,500
43-44	2,559,229	101,352	20,213	68,097	693,967
44-45	2,636,006	104,393	17,418	217,768	598,009
45-46	2,715,087	107,524	21,166		726,700
46-47	2,796,539	110,750	21,385	124,603	734,233
47-48	2,880,435	114,073	25,449		873,755
48-49	2,966,848	117,495	22,529	240,288	773,490
49-50	3,055,854	121,020	26,835		921,345
50-51	3,147,529	124,650	17,094	476,208	586,881
51-52	3,241,955	128,390	20,789	22,299	713,761
52-53	3,339,214	132,241	25,124	8,530	862,597
53-54	3,439,390	136,209	10,077	662,904	345,979
54-55	3,542,572	140,295	13,372	40,533	459,113

**Deer Run CDD
Income & Expense Spreadsheet**

	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Beginning Balance	250,000	318,820	342,535	417,865	493,084	565,764	628,700	708,063	804,720	886,621
Annual Assessment	59,534	61,320	63,159	65,054	67,006	69,016	71,086	73,219	75,415	77,678
Interest Earned	9,286	9,977	12,171	14,362	16,479	18,312	20,623	23,438	25,824	27,525
Expenditures		47,581		4,196	10,805	24,391	12,347		19,339	46,783
Ending Balance	318,820	342,535	417,865	493,084	565,764	628,700	708,063	804,720	886,621	945,041

Description

Site Components

Concret Pavers - Entries

Permeable Pavers - Amenity Lot

Shade Structures/Fabric - Amenity

Stringers/Deck/Rails -Dock

19,339

Site Components Total:

19,339

Street Resurfacing

Mill/Overlay - Amenity Lot

Mill/Overlay - Grand Reserve Blvd.

Mill/Overlay - Grand Reserve Drive

Mill/Overlay - Grand Reserve Parkway

Street Resurfacing Total:

Fencing/Gates/Access Control

Aluminum Fence - Entry

Aluminum Fence - Pool

Aluminum Rails - Open Patios

Fencing/Gates/Access Control Total:

Landscape/Irrigation

Irrigation Pump System

Landscape/Irrigation Total:

Site Lighting

Light Pole Heads - Pool

Light Pole Heads - Sport Courts

Light Poles Fixtures- Parking Lot

Site Lighting Total:

**Deer Run CDD
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Building Components										
Flooring Allowance - Fitness Room						4,452				
Refurbishment Allowance - Clubhouse Interior										
Refurbishment Allowance - Open Patios										
Refurbishment Allowance - Pool Locker Rooms										
Window/Door Allowance										
Building Components Total:						4,452				
Roofing										
Asphalt Shingles										
Metal Roof - Amenity										
Metal Roof - Entry Features										
Roofing Total:										
Painting										
Misc. Repair/Paint - Amenity		19,936								25,255
Misc. Repair/Paint - Entry Features		16,995								21,529
Painting Total:		36,931								46,783
HVAC										
Heat Pump 1 - Clubhouse						7,419				
Heat Pump 2 - Clubhouse						3,710				
Heat Pump 3 - Clubhouse					5,402					
Heat Pump 4 - Clubhouse					5,402					
HVAC Total:					10,805	11,129				
Elevators										
Cab Refurbishment Allowance										
Equipment Modernization										
Elevators Total:										
Life Safety Components										
Fire Alarm Panel/Devices										
Life Safety Components Total:										

**Deer Run CDD
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Furniture Fixtures Equip.										
Fitness Equipment Allowance										
Furniture Allowance - Clubhouse										
Furniture Allowance - Pool/Patios										
Gas Grills						8,810				
Furniture Fixtures Equip. Total:						8,810				
Swimming Pool										
Filtration Refurbish Allowance										
Pool Resurfacing/Tile										
Swimming Pool Total:										
Pickleball Courts										
Court Replacement										
Court Resurfacing (color coat)		10,650					12,347			
Pickleball Courts Total:		10,650					12,347			
Bocce Ball Courts										
Carpet/Lane Repair - Bocce Ball Courts				4,196						
Bocce Ball Courts Total:				4,196						
Operating Expense										
Fire Pit Repair										
Irrigation System Repair										
Landscape Replacement										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Sidewalk Repair										
Steel Stair Repair										
Maintained By Others										
Cluster Mailboxes										
Stormwater System										
Streets Not Owned By CDD										
Water/Sewer System										

**Deer Run CDD
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Long Life Components										
Building Foundations/Frames										
Dock Pilings										
Electrical Panels/Wiring/Devices										
Fire Sprinkler Pipe/Devices										
Plumbing Pipes/Valves										
Year Total:		47,581		4,196	10,805	24,391	12,347		19,339	46,783

**Deer Run CDD
Income & Expense Spreadsheet**

	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Beginning Balance	945,041	1,055,801	1,152,139	1,274,130	362,911	466,550	569,918	611,137	640,500	693,967
Annual Assessment	80,008	82,409	84,881	87,427	90,050	92,752	95,534	98,400	101,352	104,393
Interest Earned	30,751	33,557	37,111	10,570	13,589	16,600	17,800	18,655	20,213	17,418
Expenditures		19,628		1,009,216		5,983	72,116	87,693	68,097	217,768
Ending Balance	1,055,801	1,152,139	1,274,130	362,911	466,550	569,918	611,137	640,500	693,967	598,009

Description

Site Components

Concret Pavers - Entries				34,721						
Permeable Pavers - Amenity Lot										
Shade Structures/Fabric - Amenity										
Stringers/Deck/Rails -Dock										
Site Components Total:				34,721						

Street Resurfacing

Mill/Overlay - Amenity Lot				64,701						
Mill/Overlay - Grand Reserve Blvd.				343,237						
Mill/Overlay - Grand Reserve Drive				89,538						
Mill/Overlay - Grand Reserve Parkway				68,615						
Street Resurfacing Total:				566,090						

Fencing/Gates/Access Control

Aluminum Fence - Entry										
Aluminum Fence - Pool										
Aluminum Rails - Open Patios										
Fencing/Gates/Access Control Total:										

Landscape/Irrigation

Irrigation Pump System										148,189
Landscape/Irrigation Total:										148,189

Site Lighting

Light Pole Heads - Pool										
Light Pole Heads - Sport Courts										
Light Poles Fixtures- Parking Lot										
Site Lighting Total:										

**Deer Run CDD
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Building Components										
Flooring Allowance - Fitness Room						5,983				
Refurbishment Allowance - Clubhouse Interior										
Refurbishment Allowance - Open Patios				58,741						
Refurbishment Allowance - Pool Locker Rooms										62,846
Window/Door Allowance										
Building Components Total:				58,741		5,983				62,846
Roofing										
Asphalt Shingles				46,053						
Metal Roof - Amenity										
Metal Roof - Entry Features										
Roofing Total:				46,053						
Painting										
Misc. Repair/Paint - Amenity								31,992		
Misc. Repair/Paint - Entry Features								27,272		
Painting Total:								59,264		
HVAC										
Heat Pump 1 - Clubhouse								10,578		
Heat Pump 2 - Clubhouse								5,289		
Heat Pump 3 - Clubhouse							7,703			
Heat Pump 4 - Clubhouse							7,703			
HVAC Total:							15,405	15,867		
Elevators										
Cab Refurbishment Allowance										17,024
Equipment Modernization										
Elevators Total:										17,024
Life Safety Components										
Fire Alarm Panel/Devices				20,559						
Life Safety Components Total:				20,559						

**Deer Run CDD
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Furniture Fixtures Equip.										
Fitness Equipment Allowance									51,073	
Furniture Allowance - Clubhouse				7,343						
Furniture Allowance - Pool/Patios							40,118			
Gas Grills								12,562		
Furniture Fixtures Equip. Total:				7,343			40,118	12,562	51,073	
Swimming Pool										
Filtration Refurbish Allowance										
Pool Resurfacing/Tile				275,708						
Swimming Pool Total:				275,708						
Pickleball Courts										
Court Replacement										
Court Resurfacing (color coat)					14,313		16,593			
Pickleball Courts Total:					14,313		16,593			
Bocce Ball Courts										
Carpet/Lane Repair - Bocce Ball Courts					5,315					6,733
Bocce Ball Courts Total:					5,315					6,733
Operating Expense										
Fire Pit Repair										
Irrigation System Repair										
Landscape Replacement										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Sidewalk Repair										
Steel Stair Repair										
Maintained By Others										
Cluster Mailboxes										
Stormwater System										
Streets Not Owned By CDD										
Water/Sewer System										

**Deer Run CDD
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Long Life Components										
Building Foundations/Frames										
Dock Pilings										
Electrical Panels/Wiring/Devices										
Fire Sprinkler Pipe/Devices										
Plumbing Pipes/Valves										
Year Total:		19,628		1,009,216		5,983	72,116	87,693	68,097	217,768

**Deer Run CDD
Income & Expense Spreadsheet**

	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Beginning Balance	598,009	726,700	734,233	873,755	773,490	921,345	586,881	713,761	862,597	345,979
Annual Assessment	107,524	110,750	114,073	117,495	121,020	124,650	128,390	132,241	136,209	140,295
Interest Earned	21,166	21,385	25,449	22,529	26,835	17,094	20,789	25,124	10,077	13,372
Expenditures		124,603		240,288		476,208	22,299	8,530	662,904	40,533
Ending Balance	726,700	734,233	873,755	773,490	921,345	586,881	713,761	862,597	345,979	459,113

Description

Site Components

Concret Pavers - Entries										
Permeable Pavers - Amenity Lot										
Shade Structures/Fabric - Amenity				94,732						
Stringers/Deck/Rails -Dock									34,928	
Site Components Total:				94,732					34,928	

Street Resurfacing

Mill/Overlay - Amenity Lot										
Mill/Overlay - Grand Reserve Blvd.										
Mill/Overlay - Grand Reserve Drive										
Mill/Overlay - Grand Reserve Parkway										
Street Resurfacing Total:										

Fencing/Gates/Access Control

Aluminum Fence - Entry				3,695						
Aluminum Fence - Pool				45,156						
Aluminum Rails - Open Patios				17,368						
Fencing/Gates/Access Control Total:				66,218						

Landscape/Irrigation

Irrigation Pump System										
Landscape/Irrigation Total:										

Site Lighting

Light Pole Heads - Pool				22,104						
Light Pole Heads - Sport Courts				22,104						
Light Poles Fixtures- Parking Lot				25,262						
Site Lighting Total:				69,470						

**Deer Run CDD
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Building Components										
Flooring Allowance - Fitness Room						8,040				
Refurbishment Allowance - Clubhouse Interior		105,367								
Refurbishment Allowance - Open Patios										
Refurbishment Allowance - Pool Locker Rooms										
Window/Door Allowance										
Building Components Total:		105,367				8,040				
Roofing										
Asphalt Shingles										
Metal Roof - Amenity									45,425	
Metal Roof - Entry Features									57,244	
Roofing Total:									102,668	
Painting										
Misc. Repair/Paint - Amenity						40,526				
Misc. Repair/Paint - Entry Features						34,547				
Painting Total:						75,074				
HVAC										
Heat Pump 1 - Clubhouse										15,082
Heat Pump 2 - Clubhouse										7,541
Heat Pump 3 - Clubhouse									10,982	
Heat Pump 4 - Clubhouse									10,982	
HVAC Total:									21,964	22,623
Elevators										
Cab Refurbishment Allowance										
Equipment Modernization									73,214	
Elevators Total:									73,214	
Life Safety Components										
Fire Alarm Panel/Devices										
Life Safety Components Total:										

**Deer Run CDD
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Furniture Fixtures Equip.										
Fitness Equipment Allowance										
Furniture Allowance - Clubhouse				9,868						
Furniture Allowance - Pool/Patios										
Gas Grills										17,910
Furniture Fixtures Equip. Total:				9,868						17,910
Swimming Pool										
Filtration Refurbish Allowance									45,759	
Pool Resurfacing/Tile						393,094				
Swimming Pool Total:						393,094			45,759	
Pickleball Courts										
Court Replacement									384,372	
Court Resurfacing (color coat)		19,235					22,299			
Pickleball Courts Total:		19,235					22,299		384,372	
Bocce Ball Courts										
Carpet/Lane Repair - Bocce Ball Courts								8,530		
Bocce Ball Courts Total:								8,530		
Operating Expense										
Fire Pit Repair										
Irrigation System Repair										
Landscape Replacement										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Sidewalk Repair										
Steel Stair Repair										
Maintained By Others										
Cluster Mailboxes										
Stormwater System										
Streets Not Owned By CDD										
Water/Sewer System										

**Deer Run CDD
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Long Life Components										
Building Foundations/Frames										
Dock Pilings										
Electrical Panels/Wiring/Devices										
Fire Sprinkler Pipe/Devices										
Plumbing Pipes/Valves										
Year Total:		124,603		240,288		476,208	22,299	8,530	662,904	40,533

**Deer Run CDD
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 25-26</i>	
Replacement Year 26-27	
Painting	
Misc. Repair/Paint - Amenity	19,936
Misc. Repair/Paint - Entry Features	16,995
Pickleball Courts	
Court Resurfacing (color coat)	10,650
Total for 2026 - 2027	<u>\$47,581</u>
<i>No Replacement in 27-28</i>	
Replacement Year 28-29	
Bocce Ball Courts	
Carpet/Lane Repair - Bocce Ball Courts	4,196
Total for 2028 - 2029	<u>\$4,196</u>
Replacement Year 29-30	
HVAC	
Heat Pump 3 - Clubhouse	5,402
Heat Pump 4 - Clubhouse	5,402
Total for 2029 - 2030	<u>\$10,805</u>
Replacement Year 30-31	
Building Components	
Flooring Allowance - Fitness Room	4,452
HVAC	
Heat Pump 1 - Clubhouse	7,419
Heat Pump 2 - Clubhouse	3,710
Furniture Fixtures Equip.	
Gas Grills	8,810
Total for 2030 - 2031	<u>\$24,391</u>
Replacement Year 31-32	
Pickleball Courts	
Court Resurfacing (color coat)	12,347
Total for 2031 - 2032	<u>\$12,347</u>

**Deer Run CDD
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 32-33</i>	
Replacement Year 33-34	
Site Components	
Stringers/Deck/Rails -Dock	19,339
Total for 2033 - 2034	\$19,339
Replacement Year 34-35	
Painting	
Misc. Repair/Paint - Amenity	25,255
Misc. Repair/Paint - Entry Features	21,529
Total for 2034 - 2035	\$46,783
<i>No Replacement in 35-36</i>	
Replacement Year 36-37	
Pickleball Courts	
Court Resurfacing (color coat)	14,313
Bocce Ball Courts	
Carpet/Lane Repair - Bocce Ball Courts	5,315
Total for 2036 - 2037	\$19,628
<i>No Replacement in 37-38</i>	
Replacement Year 38-39	
Site Components	
Concret Pavers - Entries	34,721
Street Resurfacing	
Mill/Overlay - Amenity Lot	64,701
Mill/Overlay - Grand Reserve Blvd.	343,237
Mill/Overlay - Grand Reserve Drive	89,538
Mill/Overlay - Grand Reserve Parkway	68,615
Building Components	
Refurbishment Allowance - Open Patios	58,741
Roofing	
Asphalt Shingles	46,053

**Deer Run CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 38-39 continued...</i>	
Life Safety Components	
Fire Alarm Panel/Devices	20,559
Furniture Fixtures Equip.	
Furniture Allowance - Clubhouse	7,343
Swimming Pool	
Pool Resurfacing/Tile	275,708
Total for 2038 - 2039	<u>\$1,009,216</u>
 <i>No Replacement in 39-40</i>	
 Replacement Year 40-41	
Building Components	
Flooring Allowance - Fitness Room	5,983
Total for 2040 - 2041	<u>\$5,983</u>
 Replacement Year 41-42	
HVAC	
Heat Pump 3 - Clubhouse	7,703
Heat Pump 4 - Clubhouse	7,703
Furniture Fixtures Equip.	
Furniture Allowance - Pool/Patios	40,118
Pickleball Courts	
Court Resurfacing (color coat)	16,593
Total for 2041 - 2042	<u>\$72,116</u>
 Replacement Year 42-43	
Painting	
Misc. Repair/Paint - Amenity	31,992
Misc. Repair/Paint - Entry Features	27,272
HVAC	
Heat Pump 1 - Clubhouse	10,578
Heat Pump 2 - Clubhouse	5,289
Furniture Fixtures Equip.	
Gas Grills	12,562
Total for 2042 - 2043	<u>\$87,693</u>

**Deer Run CDD
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 43-44	
Elevators	
Cab Refurbishment Allowance	17,024
Furniture Fixtures Equip.	
Fitness Equipment Allowance	51,073
Total for 2043 - 2044	<u>\$68,097</u>
 Replacement Year 44-45	
Landscape/Irrigation	
Irrigation Pump System	148,189
Building Components	
Refurbishment Allowance - Pool Locker Rooms	62,846
Bocce Ball Courts	
Carpet/Lane Repair - Bocce Ball Courts	6,733
Total for 2044 - 2045	<u>\$217,768</u>
 <i>No Replacement in 45-46</i>	
 Replacement Year 46-47	
Building Components	
Refurbishment Allowance - Clubhouse Interior	105,367
Pickleball Courts	
Court Resurfacing (color coat)	19,235
Total for 2046 - 2047	<u>\$124,603</u>
 <i>No Replacement in 47-48</i>	
 Replacement Year 48-49	
Site Components	
Shade Structures/Fabric - Amenity	94,732
Fencing/Gates/Access Control	
Aluminum Fence - Entry	3,695
Aluminum Fence - Pool	45,156
Aluminum Rails - Open Patios	17,368

**Deer Run CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 48-49 continued...</i>	
Site Lighting	
Light Pole Heads - Pool	22,104
Light Pole Heads - Sport Courts	22,104
Light Poles Fixtures- Parking Lot	25,262
Furniture Fixtures Equip.	
Furniture Allowance - Clubhouse	9,868
Total for 2048 - 2049	<u>\$240,288</u>
 <i>No Replacement in 49-50</i>	
 Replacement Year 50-51	
Building Components	
Flooring Allowance - Fitness Room	8,040
Painting	
Misc. Repair/Paint - Amenity	40,526
Misc. Repair/Paint - Entry Features	34,547
Swimming Pool	
Pool Resurfacing/Tile	393,094
Total for 2050 - 2051	<u>\$476,208</u>
 Replacement Year 51-52	
Pickleball Courts	
Court Resurfacing (color coat)	22,299
Total for 2051 - 2052	<u>\$22,299</u>
 Replacement Year 52-53	
Bocce Ball Courts	
Carpet/Lane Repair - Bocce Ball Courts	8,530
Total for 2052 - 2053	<u>\$8,530</u>
 Replacement Year 53-54	
Site Components	
Stringers/Deck/Rails -Dock	34,928

**Deer Run CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 53-54 continued...</i>	
Roofing	
Metal Roof - Amenity	45,425
Metal Roof - Entry Features	57,244
HVAC	
Heat Pump 3 - Clubhouse	10,982
Heat Pump 4 - Clubhouse	10,982
Elevators	
Equipment Modernization	73,214
Swimming Pool	
Filtration Refurbish Allowance	45,759
Pickleball Courts	
Court Replacement	384,372
Total for 2053 - 2054	<u>\$662,904</u>
 Replacement Year 54-55	
HVAC	
Heat Pump 1 - Clubhouse	15,082
Heat Pump 2 - Clubhouse	7,541
Furniture Fixtures Equip.	
Gas Grills	17,910
Total for 2054 - 2055	<u>\$40,533</u>

**Deer Run CDD
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Site Components								
Concret Pavers - Entries	2019	38-39	20	0	13	2,318 Square Feet	10.20	23,644
Permeable Pavers - Amenity Lot	2019	58-59	40	0	33	2,544 Square Feet	11.20	28,493
Shade Structures/Fabric - Amenity	2019	48-49	30	0	23	1 Lump Sum	48,000.00	48,000
Stringers/Deck/Rails -Dock	2019	33-34	20	-5	8	340 Square Feet	44.90	15,266
Site Components - Total								<u>\$115,402</u>
Street Resurfacing								
Mill/Overlay - Amenity Lot	2019	38-39	20	0	13	2,098 Square Yards	21.00	44,058
Mill/Overlay - Grand Reserve Blvd.	2019	38-39	20	0	13	12,566 Square Yards	18.60	233,728
Mill/Overlay - Grand Reserve Drive	2019	38-39	20	0	13	3,278 Square Yards	18.60	60,971
Mill/Overlay - Grand Reserve Parkway	2019	38-39	20	0	13	2,512 Square Yards	18.60	46,723
Street Resurfacing - Total								<u>\$385,480</u>
Fencing/Gates/Access Control								
Aluminum Fence - Entry	2019	48-49	30	0	23	36 Linear Feet	52.00	1,872
Aluminum Fence - Pool	2019	48-49	30	0	23	440 Linear Feet	52.00	22,880
Aluminum Rails - Open Patios	2019	48-49	30	0	23	160 Linear Feet	55.00	8,800
Fencing/Gates/Access Control - Total								<u>\$33,552</u>
Landscape/Irrigation								
Irrigation Pump System	2024	44-45	20	0	19	1 Lump Sum	84,510.00	84,510
Landscape/Irrigation - Total								<u>\$84,510</u>
Site Lighting								
Light Pole Heads - Pool	2019	48-49	30	0	23	7 Each	1,600.00	11,200
Light Pole Heads - Sport Courts	2019	48-49	30	0	23	7 Each	1,600.00	11,200
Light Poles Fixtures- Parking Lot	2019	48-49	30	0	23	8 Each	1,600.00	12,800
Site Lighting - Total								<u>\$35,200</u>
Building Components								
Flooring Allowance - Fitness Room	2019	30-31	10	2	5	80 Square Yards	48.00	3,840
Refurbishment Allowance - Clubhouse Inter..	2019	46-47	25	3	21	4,720 Square Feet	12.00	56,640
Refurbishment Allowance - Open Patios	2019	38-39	20	0	13	1 Lump Sum	40,000.00	40,000
Refurbishment Allowance - Pool Locker Roo.	2019	44-45	20	6	19	560 Square Feet	64.00	35,840
Window/Door Allowance	2019	63-64	45	0	38	1 Lump Sum	68,000.00	68,000
Building Components - Total								<u>\$204,320</u>
Roofing								
Asphalt Shingles	2019	38-39	20	0	13	64 Squares	490.00	31,360
Metal Roof - Amenity	2019	53-54	35	0	28	1,103 Square Feet	18.00	19,854
Metal Roof - Entry Features	2019	53-54	35	0	28	1,390 Square Feet	18.00	25,020
Roofing - Total								<u>\$76,234</u>

**Deer Run CDD
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Painting								
Misc. Repair/Paint - Amenity	2019	26-27	8	0	1	9,130 Square Feet	2.12	19,356
Misc. Repair/Paint - Entry Features	2019	26-27	8	0	1	1 Lump Sum	16,500.00	<u>16,500</u>
Painting - Total								\$35,856
HVAC								
Heat Pump 1 - Clubhouse	2019	30-31	12	0	5	1 Each	6,400.00	6,400
Heat Pump 2 - Clubhouse	2019	30-31	12	0	5	1 Lump Sum	3,200.00	3,200
Heat Pump 3 - Clubhouse	2018	29-30	12	0	4	1 Lump Sum	4,800.00	4,800
Heat Pump 4 - Clubhouse	2018	29-30	12	0	4	1 Each	4,800.00	<u>4,800</u>
HVAC - Total								\$19,200
Elevators								
Cab Refurbishment Allowance	2019	43-44	20	5	18	1 Lump Sum	10,000.00	10,000
Equipment Modernization	2019	53-54	35	0	28	2 Stops	16,000.00	<u>32,000</u>
Elevators - Total								\$42,000
Life Safety Components								
Fire Alarm Panel/Devices	2019	38-39	20	0	13	1 Lump Sum	14,000.00	<u>14,000</u>
Life Safety Components - Total								\$14,000
Furniture Fixtures Equip.								
Fitness Equipment Allowance	2019	43-44	20	5	18	1 Lump Sum	30,000.00	30,000
Furniture Allowance - Clubhouse	2019	38-39	10	10	13	1 Lump Sum	5,000.00	5,000
Furniture Allowance - Pool/Patios	2019	41-42	20	3	16	1 Lump Sum	25,000.00	25,000
Gas Grills	2019	30-31	12	0	5	2 Each	3,800.00	<u>7,600</u>
Furniture Fixtures Equip. - Total								\$67,600
Swimming Pool								
Filtration Refurbish Allowance	2019	53-54	35	0	28	1 Lump Sum	20,000.00	20,000
Pool Resurfacing/Tile	2019	38-39	12	8	13	5,867 Square Feet	32.00	<u>187,744</u>
Swimming Pool - Total								\$207,744
Pickleball Courts								
Court Replacement	2019	53-54	35	0	28	4 Each	42,000.00	168,000
Court Resurfacing (color coat)	2019	26-27	5	3	1	1,100 Square Yards	9.40	<u>10,340</u>
Pickleball Courts - Total								\$178,340
Bocce Ball Courts								
Carpet/Lane Repair - Bocce Ball Courts	2019	28-29	8	2	3	160 Square Yards	24.00	<u>3,840</u>
Bocce Ball Courts - Total								\$3,840

**Deer Run CDD
Component Inventory**

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
Operating Expense							
Fire Pit Repair						0.00	
Irrigation System Repair						0.00	
Landscape Replacement						0.00	
Pool Filtration Partial Replacement						0.00	
Pool Furniture Partial Replacement						0.00	
Sidewalk Repair						0.00	
Steel Stair Repair						0.00	
Operating Expense - Total							
Maintained By Others							
Cluster Mailboxes						0.00	
Stormwater System						0.00	
Streets Not Owned By CDD						0.00	
Water/Sewer System						0.00	
Maintained By Others - Total							
Long Life Components							
Building Foundations/Frames						0.00	
Dock Pilings						0.00	
Electrical Panels/Wiring/Devices						0.00	
Fire Sprinkler Pipe/Devices						0.00	
Plumbing Pipes/Valves						0.00	
Long Life Components - Total							
Total Asset Summary							\$1,503,278

**Deer Run CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
Site Components			
1028	Concret Pavers - Entries	38-39	5-7
1022	Permeable Pavers - Amenity Lot	58-59	5-7
1013	Shade Structures/Fabric - Amenity	48-49	5-8
1021	Stringers/Deck/Rails -Dock	33-34	5-8
Street Resurfacing			
1001	Mill/Overlay - Amenity Lot	38-39	5-9
1026	Mill/Overlay - Grand Reserve Blvd.	38-39	5-9
1002	Mill/Overlay - Grand Reserve Drive	38-39	5-9
1027	Mill/Overlay - Grand Reserve Parkway	38-39	5-10
Fencing/Gates/Access Control			
1004	Aluminum Fence - Entry	48-49	5-11
1014	Aluminum Fence - Pool	48-49	5-11
1007	Aluminum Rails - Open Patios	48-49	5-12
Landscape/Irrigation			
1055	Irrigation Pump System	44-45	5-13
Site Lighting			
1036	Light Pole Heads - Pool	48-49	5-14
1037	Light Pole Heads - Sport Courts	48-49	5-14
1041	Light Poles Fixtures- Parking Lot	48-49	5-15
Building Components			
1033	Flooring Allowance - Fitness Room	30-31	5-16
1031	Refurbishment Allowance - Clubhouse Interior	46-47	5-16
1039	Refurbishment Allowance - Open Patios	38-39	5-17
1030	Refurbishment Allowance - Pool Locker Rooms	44-45	5-18
1029	Window/Door Allowance	63-64	5-18
Roofing			
1008	Asphalt Shingles	38-39	5-19
1009	Metal Roof - Amenity	53-54	5-19
1005	Metal Roof - Entry Features	53-54	5-20
Painting			
1006	Misc. Repair/Paint - Amenity	26-27	5-21

**Deer Run CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Painting Continued...</i>			
1003	Misc. Repair/Paint - Entry Features	26-27	5-21
HVAC			
1042	Heat Pump 1 - Clubhouse	30-31	5-22
1043	Heat Pump 2 - Clubhouse	30-31	5-22
1045	Heat Pump 3 - Clubhouse	29-30	5-22
1044	Heat Pump 4 - Clubhouse	29-30	5-22
Elevators			
1020	Cab Refurbishment Allowance	43-44	5-23
1019	Equipment Modernization	53-54	5-23
Life Safety Components			
1054	Fire Alarm Panel/Devices	38-39	5-24
Furniture Fixtures Equip.			
1032	Fitness Equipment Allowance	43-44	5-25
1034	Furniture Allowance - Clubhouse	38-39	5-25
1035	Furniture Allowance - Pool/Patios	41-42	5-26
1038	Gas Grills	30-31	5-27
Swimming Pool			
1016	Filtration Refurbish Allowance	53-54	5-28
1015	Pool Resurfacing/Tile	38-39	5-28
Pickleball Courts			
1011	Court Replacement	53-54	5-29
1010	Court Resurfacing (color coat)	26-27	5-29
Bocce Ball Courts			
1012	Carpet/Lane Repair - Bocce Ball Courts	28-29	5-30
Operating Expense			
	Fire Pit Repair	25-26	5-31
	Irrigation System Repair	25-26	5-31
	Landscape Replacement	25-26	5-31
	Pool Filtration Partial Replacement	25-26	5-32

**Deer Run CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
Operating Expense			
	Pool Furniture Partial Replacement	25-26	5-32
	Sidewalk Repair	25-26	5-32
	Steel Stair Repair	25-26	5-33
Maintained By Others			
1058	Cluster Mailboxes	25-26	5-34
1056	Stormwater System	25-26	5-34
	Streets Not Owned By CDD	25-26	5-34
	Water/Sewer System	25-26	5-34
Long Life Components			
	Building Foundations/Frames	25-26	5-35
1057	Dock Pilings	25-26	5-35
	Electrical Panels/Wiring/Devices	25-26	5-35
	Fire Sprinkler Pipe/Devices	25-26	5-35
	Plumbing Pipes/Valves	25-26	5-36
	Total Funded Assets	41	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	41	

**Deer Run CDD
Component Detail**

Concret Pavers - Entries - 2038

Asset ID	1028	2,318 Square Feet	@ \$10.20
		Asset Actual Cost	\$23,643.60
		Percent Replacement	100%
Category	Site Components	Future Cost	\$34,721.42
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	13		



Permeable Pavers - Amenity Lot - 2058

Asset ID	1022	2,544 Square Feet	@ \$11.20
		Asset Actual Cost	\$28,492.80
		Percent Replacement	100%
Category	Site Components	Future Cost	\$75,572.45
Placed in Service	January 2019		
Useful Life	40		
Replacement Year	58-59		
Remaining Life	33		



**Deer Run CDD
Component Detail**

Shade Structures/Fabric - Amenity - 2048

Asset ID	1013	1 Lump Sum	@ \$48,000.00	
		Asset Actual Cost	\$48,000.00	
		Percent Replacement	100%	
Category	Site Components	Future Cost	\$94,732.15	
Placed in Service	January 2019			
Useful Life	30			
Replacement Year	48-49			
Remaining Life	23			

Stringers/Deck/Rails -Dock - 2033

Asset ID	1021	340 Square Feet	@ \$44.90	
		Asset Actual Cost	\$15,266.00	
		Percent Replacement	100%	
Category	Site Components	Future Cost	\$19,338.51	
Placed in Service	January 2019			
Useful Life	20			
Adjustment	-5			
Replacement Year	33-34			
Remaining Life	8			



**Deer Run CDD
Component Detail**

Mill/Overlay - Amenity Lot - 2038

Asset ID	1001	2,098 Square Yards	@ \$21.00
		Asset Actual Cost	\$44,058.00
		Percent Replacement	100%
Category	Street Resurfacing	Future Cost	\$64,700.66
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	13		



Mill/Overlay - Grand Reserve Blvd. - 2038

Asset ID	1026	12,566 Square Yards	@ \$18.60
		Asset Actual Cost	\$233,727.60
		Percent Replacement	100%
Category	Street Resurfacing	Future Cost	\$343,236.86
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	13		

Mill/Overlay - Grand Reserve Drive - 2038

Asset ID	1002	3,278 Square Yards	@ \$18.60
		Asset Actual Cost	\$60,970.80
		Percent Replacement	100%
Category	Street Resurfacing	Future Cost	\$89,537.67
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	13		

**Deer Run CDD
Component Detail**

Mill/Overlay - Grand Reserve Parkway - 2038

Asset ID	1027	2,512 Square Yards	@ \$18.60
		Asset Actual Cost	\$46,723.20
		Percent Replacement	100%
Category	Street Resurfacing	Future Cost	\$68,614.59
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	13		

**Deer Run CDD
Component Detail**

Aluminum Fence - Entry - 2048

		36 Linear Feet	@ \$52.00
Asset ID	1004	Asset Actual Cost	\$1,872.00
Category	Fencing/Gates/Access Control	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$3,694.55
Useful Life	30		
Replacement Year	48-49		
Remaining Life	23		



Aluminum Fence - Pool - 2048

		440 Linear Feet	@ \$52.00
Asset ID	1014	Asset Actual Cost	\$22,880.00
Category	Fencing/Gates/Access Control	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$45,155.66
Useful Life	30		
Replacement Year	48-49		
Remaining Life	23		



**Deer Run CDD
Component Detail**

Aluminum Rails - Open Patios - 2048

Asset ID	1007	160 Linear Feet	@ \$55.00
		Asset Actual Cost	\$8,800.00
		Percent Replacement	100%
Category	Fencing/Gates/Access Control	Future Cost	\$17,367.56
Placed in Service	January 2019		
Useful Life	30		
Replacement Year	48-49		
Remaining Life	23		



**Deer Run CDD
Component Detail**

Irrigation Pump System - 2044

Asset ID	1055	1 Lump Sum	@ \$84,510.00
		Asset Actual Cost	\$84,510.00
		Percent Replacement	100%
Category	Landscape/Irrigation	Future Cost	\$148,188.80
Placed in Service	November 2024		
Useful Life	20		
Replacement Year	44-45		
Remaining Life	19		

Irrigation Pump and Control Cabinet Replacement Agreement (M and M Sales-Service) - Deer Run.pdf

**Deer Run CDD
Component Detail**

Light Pole Heads - Pool - 2048

Asset ID	1036	7 Each	@ \$1,600.00
Category	Site Lighting	Asset Actual Cost	\$11,200.00
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	30	Future Cost	\$22,104.17
Replacement Year	48-49		
Remaining Life	23		



Light Pole Heads - Sport Courts - 2048

Asset ID	1037	7 Each	@ \$1,600.00
Category	Site Lighting	Asset Actual Cost	\$11,200.00
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	30	Future Cost	\$22,104.17
Replacement Year	48-49		
Remaining Life	23		



**Deer Run CDD
Component Detail**

Light Poles Fixtures- Parking Lot - 2048

Asset ID	1041	8 Each	@ \$1,600.00
		Asset Actual Cost	\$12,800.00
		Percent Replacement	100%
Category	Site Lighting	Future Cost	\$25,261.91
Placed in Service	January 2019		
Useful Life	30		
Replacement Year	48-49		
Remaining Life	23		



**Deer Run CDD
Component Detail**

Flooring Allowance - Fitness Room - 2030

Asset ID	1033	80 Square Yards	@ \$48.00
		Asset Actual Cost	\$3,840.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$4,451.61
Placed in Service	January 2019		
Useful Life	10		
Adjustment	2		
Replacement Year	30-31		
Remaining Life	5		



Refurbishment Allowance - Clubhouse Interior - 2046

Asset ID	1031	4,720 Square Feet	@ \$12.00
		Asset Actual Cost	\$56,640.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$105,367.08
Placed in Service	January 2019		
Useful Life	25		
Adjustment	3		
Replacement Year	46-47		
Remaining Life	21		

Deer Run CDD Component Detail

Refurbishment Allowance - Clubhouse Interior continued...



Refurbishment Allowance - Open Patios - 2038

		1 Lump Sum	@ \$40,000.00
Asset ID	1039	Asset Actual Cost	\$40,000.00
Category	Building Components	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$58,741.35
Useful Life	20		
Replacement Year	38-39		
Remaining Life	13		



**Deer Run CDD
Component Detail**

Refurbishment Allowance - Pool Locker Rooms - 2044

Asset ID	1030	560 Square Feet	@ \$64.00
		Asset Actual Cost	\$35,840.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$62,845.66
Placed in Service	January 2019		
Useful Life	20		
Adjustment	6		
Replacement Year	44-45		
Remaining Life	19		



Window/Door Allowance - 2063

Asset ID	1029	1 Lump Sum	@ \$68,000.00
		Asset Actual Cost	\$68,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$209,085.27
Placed in Service	January 2019		
Useful Life	45		
Replacement Year	63-64		
Remaining Life	38		



**Deer Run CDD
Component Detail**

Asphalt Shingles - 2038

Asset ID	1008	64 Squares	@ \$490.00
Category	Roofing	Asset Actual Cost	\$31,360.00
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	20	Future Cost	\$46,053.22
Replacement Year	38-39		
Remaining Life	13		



Metal Roof - Amenity - 2053

Asset ID	1009	1,103 Square Feet	@ \$18.00
Category	Roofing	Asset Actual Cost	\$19,854.00
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	35	Future Cost	\$45,424.51
Replacement Year	53-54		
Remaining Life	28		



**Deer Run CDD
Component Detail**

Metal Roof - Entry Features - 2053

			1,390 Square Feet	@ \$18.00
Asset ID	1005		Asset Actual Cost	\$25,020.00
			Percent Replacement	100%
Category	Roofing		Future Cost	\$57,243.95
Placed in Service	January 2019			
Useful Life	35			
Replacement Year	53-54			
Remaining Life	28			



**Deer Run CDD
Component Detail**

Misc. Repair/Paint - Amenity - 2026

Asset ID	1006	9,130 Square Feet	@ \$2.12
Category	Painting	Asset Actual Cost	\$19,355.60
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	8	Future Cost	\$19,936.27
Replacement Year	26-27		
Remaining Life	1		



Misc. Repair/Paint - Entry Features - 2026

Asset ID	1003	1 Lump Sum	@ \$16,500.00
Category	Painting	Asset Actual Cost	\$16,500.00
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	8	Future Cost	\$16,995.00
Replacement Year	26-27		
Remaining Life	1		



**Deer Run CDD
Component Detail**

Heat Pump 1 - Clubhouse - 2030

Asset ID	1042	1 Each	@ \$6,400.00
Category	HVAC	Asset Actual Cost	\$6,400.00
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	12	Future Cost	\$7,419.35
Replacement Year	30-31		
Remaining Life	5		

Heat Pump 2 - Clubhouse - 2030

Asset ID	1043	1 Lump Sum	@ \$3,200.00
Category	HVAC	Asset Actual Cost	\$3,200.00
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	12	Future Cost	\$3,709.68
Replacement Year	30-31		
Remaining Life	5		

Heat Pump 3 - Clubhouse - 2029

Asset ID	1045	1 Lump Sum	@ \$4,800.00
Category	HVAC	Asset Actual Cost	\$4,800.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	12	Future Cost	\$5,402.44
Replacement Year	29-30		
Remaining Life	4		

Heat Pump 4 - Clubhouse - 2029

Asset ID	1044	1 Each	@ \$4,800.00
Category	HVAC	Asset Actual Cost	\$4,800.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	12	Future Cost	\$5,402.44
Replacement Year	29-30		
Remaining Life	4		

**Deer Run CDD
Component Detail**

Cab Refurbishment Allowance - 2043

Asset ID	1020	1 Lump Sum	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Category	Elevators	Future Cost	\$17,024.33
Placed in Service	January 2019		
Useful Life	20		
Adjustment	5		
Replacement Year	43-44		
Remaining Life	18		



Equipment Modernization - 2053

Asset ID	1019	2 Stops	@ \$16,000.00
		Asset Actual Cost	\$32,000.00
		Percent Replacement	100%
Category	Elevators	Future Cost	\$73,213.68
Placed in Service	January 2019		
Useful Life	35		
Replacement Year	53-54		
Remaining Life	28		



Deer Run CDD Component Detail

Fire Alarm Panel/Devices - 2038

			1 Lump Sum @ \$14,000.00
Asset ID	1054	Asset Actual Cost	\$14,000.00
		Percent Replacement	100%
Category	Life Safety Components	Future Cost	\$20,559.47
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	13		



**Deer Run CDD
Component Detail**

Fitness Equipment Allowance - 2043

Asset ID	1032	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Furniture Fixtures Equip.	Future Cost	\$51,072.99
Placed in Service	January 2019		
Useful Life	20		
Adjustment	5		
Replacement Year	43-44		
Remaining Life	18		



Furniture Allowance - Clubhouse - 2038

Asset ID	1034	1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Furniture Fixtures Equip.	Future Cost	\$7,342.67
Placed in Service	January 2019		
Useful Life	10		
Adjustment	10		
Replacement Year	38-39		
Remaining Life	13		

**Deer Run CDD
Component Detail**

Furniture Allowance - Clubhouse continued...



Furniture Allowance - Pool/Patios - 2041

Asset ID	1035	1 Lump Sum	@ \$25,000.00
Category	Furniture Fixtures Equip.	Asset Actual Cost	\$25,000.00
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	20	Future Cost	\$40,117.66
Adjustment	3		
Replacement Year	41-42		
Remaining Life	16		



**Deer Run CDD
Component Detail**

Gas Grills - 2030

		2 Each	@ \$3,800.00
Asset ID	1038	Asset Actual Cost	\$7,600.00
		Percent Replacement	100%
Category	Furniture Fixtures Equip.	Future Cost	\$8,810.48
Placed in Service	January 2019		
Useful Life	12		
Replacement Year	30-31		
Remaining Life	5		



**Deer Run CDD
Component Detail**

Filtration Refurbish Allowance - 2053

Asset ID	1016	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$45,758.55
Placed in Service	January 2019		
Useful Life	35		
Replacement Year	53-54		
Remaining Life	28		



Pool Resurfacing/Tile - 2038

Asset ID	1015	5,867 Square Feet	@ \$32.00
		Asset Actual Cost	\$187,744.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$275,708.39
Placed in Service	January 2019		
Useful Life	12		
Adjustment	8		
Replacement Year	38-39		
Remaining Life	13		



**Deer Run CDD
Component Detail**

Court Replacement - 2053

		4 Each	@ \$42,000.00
Asset ID	1011	Asset Actual Cost	\$168,000.00
		Percent Replacement	100%
Category	Pickleball Courts	Future Cost	\$384,371.85
Placed in Service	January 2019		
Useful Life	35		
Replacement Year	53-54		
Remaining Life	28		



Court Resurfacing (color coat) - 2026

		1,100 Square Yards	@ \$9.40
Asset ID	1010	Asset Actual Cost	\$10,340.00
		Percent Replacement	100%
Category	Pickleball Courts	Future Cost	\$10,650.20
Placed in Service	January 2019		
Useful Life	5		
Adjustment	3		
Replacement Year	26-27		
Remaining Life	1		



**Deer Run CDD
Component Detail**

Carpet/Lane Repair - Bocce Ball Courts - 2028

			160 Square Yards @ \$24.00
Asset ID	1012		Asset Actual Cost \$3,840.00
			Percent Replacement 100%
Category	Bocce Ball Courts		Future Cost \$4,196.07
Placed in Service	January 2019		
Useful Life	8		
Adjustment	2		
Replacement Year	28-29		
Remaining Life	3		



**Deer Run CDD
Component Detail**

Fire Pit Repair

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			



Operating Expense

Irrigation System Repair

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			

Operating Expense

Landscape Replacement

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			

Operating Expense

**Deer Run CDD
Component Detail**

Pool Filtration Partial Replacement

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			

Operating Expense

Pool Furniture Partial Replacement

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			



Operating Expense

Sidewalk Repair

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			

Operating Expense

**Deer Run CDD
Component Detail**

Steel Stair Repair

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			



Operating Expense

**Deer Run CDD
Component Detail**

Cluster Mailboxes

Asset ID	1058	Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			

Not CDD Responsibility

Stormwater System

Asset ID	1056	Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			

Not CDD Responsibility

Streets Not Owned By CDD

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			

Not CDD Responsibility

Water/Sewer System

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			

Not CDD Responsibility

**Deer Run CDD
Component Detail**

Building Foundations/Frames

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category Long Life Components		Future Cost	
Placed in Service	January 2019		
No Useful Life			

Long Life Component

Dock Pilings

Asset ID	1057	Asset Actual Cost	
		Percent Replacement	100%
Category Long Life Components		Future Cost	
Placed in Service	January 2019		
No Useful Life			

Long Life Component

Electrical Panels/Wiring/Devices

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category Long Life Components		Future Cost	
Placed in Service	January 2019		
No Useful Life			

Long Life Component

Fire Sprinkler Pipe/Devices

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category Long Life Components		Future Cost	
Placed in Service	January 2019		
No Useful Life			

Long Life Component

**Deer Run CDD
Component Detail**

Plumbing Pipes/Valves

Asset ID	Asset Actual Cost	
Category Long Life Components	Percent Replacement	100%
Placed in Service	Future Cost	
No Useful Life		
January 2019		
Long Life Component		

Report Navigation

- **Executive Summary** provides information about projected year end reserve balance, current annual contribution, interest, and inflation rates:
 - Level of Service is the type of reserve study
 - Funding Method is either Component Funding or Pooled Cash
 - Component Funding Contribution is a year one only amount
 - Current Funding Plan currently used by the Association
 - Recommended Funding Plan maintains adequate funding
- **Funding Model Projections** include both your current plan and our recommended plan. The information included in each column is described below:
 - Year begins with your study year generally for a 30-year term
 - Current cost is the current replacement of all components
 - Annual contribution is the amount placed in reserves each year
 - Annual interest earned on your funds
 - Annual expenditures are the projected component replacement cost by year
 - Projected ending balance is the year end reserve fund balance
 - Fully funded reserves are the fully funded balance for that year. Fully Funded formula is Fully Funded Balance= Component cost x Age/Useful Life
 - Percent Funded is a measure of fund strength
- **Current Funding Projection** is your current funding plan and how it performs
- **Recommended Funding Model** Projection is the plan we recommend
- **Cash Flow** is a 30-year statement that provides both income and expense information to quickly find when expenditures occur and the resulting financial status of your reserves
- **Annual Expenditure Detail** provides a year to year list of your projected expenditures This is a good section to review each year when preparing your budgets
- **Condition Assessment (if included)** is a brief description of major component condition
- **Component Inventory** contains a list of your components, remaining useful life and quantities we determined from our site visit and other means of measurement
- **Component Detail Index** allows quick access to the detail we have included for each component separated into categories
- **Component Detail** provides a listing of each component, quantities or allowances and photographs of major ones
- **Methodology - Terms of Service – Company Profile** are our Disclosure sections with information about our assumptions, methods of work and our credentials

METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the District can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Component must be a commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors and comparison of similar component cost found at other properties.

The funding plan we develop includes; adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Percent Funded is defined by industry standards as 70-100% strong, 30-70% fair or adequate and below 30% weak or inadequate. Baseline Funding maintains funds above zero resulting is a high risk of special assessments or deferred maintenance and should be avoided. Threshold Funding maintains reserves above a “Threshold” level providing adequate funding with moderate risk; using this method requires regular analysis updates.

CREDENTIALS

Community Advisors, LLC provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums and commercial investment properties.

Personal Service attention to detail, quick response and valued client relationships.

Range of Experience includes a broad selection of building types, ages and uses from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structure we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street and other site improvements.

Detailed Site Evaluation is Conducted to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day to day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serves as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purposes of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist and independent contractors. Reserve fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component condition and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. In order to maintain accuracy of your funding plan updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon for the production of this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our Clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure for both parties is completed.

DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

Cash Flow Method: A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

Component Method: A funding method that fully funds each reserve component then sums those for the annual contribution.

Current Funding Plan: The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

Remaining Life: Number of years a component is projected to continue to function.

Threshold Funding: This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history.

NINTH ORDER OF BUSINESS

A.

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: 3194
 Quote Date: Mar 10, 2025
 Page: 1

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

Customer ID	Good Thru	Payment Terms	Sales Rep
Grand04	4/9/25	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Three replacement brass nozzles and labor Replacement of the existing nozzles on the entry fountain/sign at Grand reserve. We will replace the existing 3-Geyser nozzles with 2 fan nozzles and 1 multi-tier nozzle in the center.	850.00	850.00

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

Subtotal	850.00
Sales Tax	
Freight	
TOTAL	850.00

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

B.



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

Proposal

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

PROPOSAL #	DATE
1655	01/27/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
	PM Service Performed PM Service	3	850.00	2,550.00
	PM Service Performed PM Service	1	1,250.00	1,250.00

Location: Deer Run irrigation pump station
 3 visit for review and testing, system and electrical curcuit.
 1 visit will be a review and oil change for the motors.

SUBTOTAL 3,800.00
TAX 0.00
TOTAL **\$3,800.00**

Full report will be submitted for every visit.

This is a contract for PM service to be payed for the amount per visit.
 Visists will be scheduled 1 week in advance.

Accepted By

Accepted Date

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

TENTH ORDER OF BUSINESS

Deer Run CDD Board of Supervisors:

Suggested policy changes for Amenity Center Groups and Clubs

- 1) All CDD approved groups and clubs are required to submit an application to the amenity manager that will be reviewed and approved/denied by management and a designated board member.
- 2) CDD approved groups and clubs shall only be permitted to utilize reserved space at the amenity center a maximum of twice per month.
- 3) All CDD sponsored events and private rentals take precedent over approved groups and clubs, residents will be asked to cancel or rescheduled their group meeting time.
- 4) Resident and neighborhood pot lucks are not considered a group or club. These events require a private rental to be booked with liability waiver signed and deposit and rental fee paid to the CDD. Pot lucks are not permitted during CDD sponsored events and when food trucks are on site.

Resident feedback and suggestions for Amenity Center usage will be provided to the Board of Supervisors under separate cover.

TWELFTH ORDER OF BUSINESS

C.

1.

3/19/2025

Deer Run

Community Development District
Field Operations & Amenity
Management Report



Natalie Clem

AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Richard Gray

MANAGER OF OPERATIONS

Deer Run

Community Development District

Amenity Management Report

March 19, 2025

To: Board of Supervisors

From: Natalie Clem
Amenity Manager

Richard Gray
Manager Of Operations

RE: Amenity Management Report – March 19, 2025

The following is a summary of items related to Deer Run CDD's field operations, maintenance, and amenity management.

Deer Run Community Events

The following is a summary of community events and activities held at the Amenity Center:

Special Events:

- February 9th Superbowl Party and House of Flavor Food Truck
- February 10th Craft Night
- February 11th Bingo 2
- February 13th Teen Night
- February 28th Paint Night

Upcoming Special Events:

- March 6th Bingo Night
- March 10th Craft Night
- March 12th Teen Night
- March 14th Family Bingo Night
- March 21st Tweens Paint with Ms. Dee
- March 21st Food Truck Fridays
- March 28th Paint Night
- March 28th Food Truck Fridays





Classes:

- Aqua Tabata on Wednesday and Friday mornings, weather permitting
- Zumba Wednesday and Friday mornings
- Zumba Toning Wednesday and Friday mornings
- Yoga on Tuesday mornings and Thursday evenings

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.

 **February 2025** 

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 11:15-3:15PM RENTAL 6:30PM-LCR
2 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 6:30 DIAMOND PAINTING AND ART (DOWNSTAIRS)	3 10AM-YOGA W IRENE 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS) 7PM-BUNCO 2	4 10AM-YOGA W IRENE RESCHEDULED FOR THE 3RD 11:30-2PM-MAHJONG (DOWNSTAIRS) 6:30PM-LADIES NIGHT SWAP & STYLE	5 9:45AM-ZUMBA 10:45-ZUMBA TONING 6PM-LADIES POKER	6 5PM-YOGA WITH IRENE (RM NEXT TO OFFICE) 6PM-TURBO POKER (UPSTAIRS) BINGO 1-CANCELLED	7 9AM-ZUMBA TONE—NANCY 10AM-ZUMBA—NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB 5PM-BROWNSOUND MUSIC	8 7PM-EUCHRE
9 10-2PM-RENTAL 6PM-SUPERBOWL PARTY 6-8PM-FOOD TRUCK HAUSE OF FLAVOR	10 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS) 6:30-CRAFT NIGHT	11 10AM-YOGA W/IRENE (RM NEXT TO OFFICE) 11:30-2PM-MAHJONG (DOWNSTAIRS) 6:30-BINGO 2	12 9:45AM-ZUMBA 10:45-ZUMBA TONING 6PM-LADIES POKER	13 5PM-YOGA WITH IRENE (RM NEXT TO OFFICE) 6PM-TURBO POKER 6-8PM-TEEN NIGHT 6:30PM-BUNCO 4 RESCHEDULED-27TH	14 9AM-ZUMBA TONE—NANCY 10AM-ZUMBA—NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB 6PM-THE LINKS SOCIAL HAPPY VALENTINE'S DAY	15 6:30PM-LCR
16 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 6:30 DIAMOND PAINTING AND ART (DOWNSTAIRS)	17 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS)	18 10AM-YOGA W/IRENE (RM NEXT TO OFFICE) 11:30-2PM-MAHJONG 6:15PM-STONE COLD POKER	19 9:45AM-ZUMBA 10:45-ZUMBA TONING 6PM-LADIES POKER 6PM-AMENITY SOCIAL GROUP MEETING	20 5PM-YOGA WITH IRENE (RM NEXT TO OFFICE) 6PM-TURBO POKER 6:30PM-RESERVES 6:30PM-BUNCO	21 9AM-ZUMBA TONE—NANCY 10AM-ZUMBA—NANCY 11AM-PINS, NEEDLES & HOOKS 5PM-HAPPY HOUR-BYOB POTLUCK (DOWNSTAIRS)	22 7PM-PARTY WITH THE RESERVES
23 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 6:30 DIAMOND PAINTING, & ART (DOWNSTAIRS)	24 3PM-LCR 2 6PM- MONDAY NIGHT TURBO OPEN (UPSTAIRS) 6-8PM-MEET & GREET SECHRIST CANDIDATE FOR BUNNELL CITY	25 10AM-YOGA W/IRENE (RM NEXT TO OFFICE) 11:30-2PM-MAHJONG (DOWNSTAIRS)	26 9:45AM-ZUMBA 10:45-ZUMBA TONING 6PM-LADIES POKER	27 5PM-YOGA WITH IRENE (RM NEXT TO OFFICE) 6PM-TURBO POKER 6:30PM-RESERVES READERS BOOK CLUB (RM NEXT TO OFFICE)	28 9AM-ZUMBA TONE—NANCY 10AM-ZUMBA—NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB 6:30PM-PAINT NIGHT	

March Calendar



Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p>PICKLEBALL AND BOCCIE BALL ARE ALWAYS OPEN FOR FIRST-COME, FIRST-SERVE PLAY TO THE COMMUNITY, EXCEPT WHEN FTPLI PICKLEBALL LEAGUE HAS HOME GAMES ON MARCH 3, 9, 16, AND 30 AT 1 PM. FOR THOSE WHO'D LIKE TO JOIN OTHERS, RESIDENTS GATHER TO PLAY PICKLEBALL ON M, W, F AT 8:30 AM AND BOCCIE ON M & W AT 10 AM AND TH AT 8:30 AM. THESE GROUP PLAY SESSIONS ARE INFORMAL AND NOT ORGANIZED, SO FEEL FREE TO JOIN IN!</p>						<p>1 6:30PM-LCR (DOWNSTAIRS)</p>
<p>2 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 6:30 DIAMOND PAINTING, & ART (DOWNSTAIRS)</p>	<p>3 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS) 7PM-BUNCO 2</p>	<p>4 10AM-YOGA W IRENE (RM BY OFFICE) 11:30-2PM-MAHJONG 6:30-LADIES NIGHT (DOWNSTAIRS)</p>	<p>5 9:45AM-ZUMBA 10:45-ZUMBA TONING WITH NANCY 6PM-LADIES POKER (UPSTAIRS)</p>	<p>6 5PM-YOGA WITH IRENE (RM BY OFFICE) 6PM-TURBO POKER (UPSTAIRS) 6:30PM-BINGO (DOWNSTAIRS)</p>	<p>7 9AM-ZUMBA TONE 10AM-ZUMBA WITH NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB 5PM-BROWNSOUND CANCELLED 6PM-THE LINKS SOCIAL (DOWNSTAIRS)</p>	<p>8 7PM-EUCHRE</p>
<p>9 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 6:30 DIAMOND PAINTING, & ART (DOWNSTAIRS)</p>	<p>10 3PM-LCR 6:30PM-CRAFT NIGHT 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS)</p>	<p>11 10AM-YOGA W IRENE (RM BY OFFICE) 11:30-2PM-MAHJONG 7PM-TOWNHALL MEETING WITH CHAIRMAN GARY GARNER</p>	<p>12 9:45AM-ZUMBA 10:45-ZUMBA TONING WITH NANCY 6PM-LADIES POKER (UPSTAIRS) 6PM-TEEN NIGHT (DOWNSTAIRS)</p>	<p>13 5PM-YOGA WITH IRENE 6PM-TURBO POKER (UPSTAIRS) 5PM-FREEDOM HOA (DOWNSTAIRS) 6:30PM-BUNCO 4 (DOWNSTAIRS)</p>	<p>14 9AM-ZUMBA TONE 10AM-ZUMBA WITH NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB 6PM-THE LINKS SOCIAL CANCELLED—RESCHEDULED 7TH 6PM-FAMILY BINGO</p>	<p>15 RENTAL 1-4PM 6:30PM-LCR (DOWNSTAIRS)</p>
<p>16 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 6:30 DIAMOND PAINTING, & ART (DOWNSTAIRS)</p>	<p>17 3PM-LCR 2 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS) HAPPY ST. PATRICKS DAY</p>	<p>18 10AM-YOGA W/IRENE (RM BY OFFICE) 11:30-2PM-MAHJONG (DOWNSTAIRS) 6:15PM-STONE COLD POKER TOURNAMENT(UPSTAIRS)</p>	<p>19 9:45AM-ZUMBA 10:45-ZUMBA TONING WITH NANCY 6PM-CDD MEETING (DOWNSTAIRS)</p>	<p>20 5PM-YOGA WITH IRENE 6PM-TURBO POKER (UPSTAIRS) 6:30PM-BUNCO (DOWNSTAIRS)</p>	<p>21 9AM-ZUMBA TONE 10AM-ZUMBA WITH NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR 5PM-HAPPY HOUR-BYOB POTLUCK CANCELLED 6PM-TWEENS PAINT WITH MS. DEE (DOWNSTAIRS) 5-7PM-FOOD TRUCK FRIDAYS</p>	<p>22</p>
<p>23 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 6:30 DIAMOND PAINTING, & ART (DOWNSTAIRS) STAIRS)</p>	<p>24 1PM-LINKS HOA (DOWNSTAIRS) 3PM-LCR 2 6PM- MONDAY NIGHT TURBO OPEN (UPSTAIRS)</p>	<p>25 10AM-YOGA W/IRENE (RM BY OFFICE) 11:30-2PM-MAHJONG (DOWNSTAIRS)</p>	<p>26 9:45AM-ZUMBA 10:45-ZUMBA TONING WITH NANCY 4PM-FREEDOM POTLUCK (DOWNSTAIRS) 6PM-LADIES POKER (UPSTAIRS)</p>	<p>27 5PM-YOGA WITH IRENE (RM NEXT TO OFFICE) 6:30PM-RESERVES READERS BOOK CLUB (RM BY OFFICE) 6PM-TURBO POKER (UPSTAIRS)</p>	<p>28 9AM-ZUMBA TONE 10AM-ZUMBA WITH NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB 6:30PM-PAINT NIGHT (DOWNSTAIRS) 6-8PM-FOOD TRUCK FRIDAYS</p>	<p>29 7PM-PARTY WITH THE RESERVES</p>
<p>30 RENTAL 1-5PM 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 6:30 DIAMOND PAINTING, & ART (DOWNSTAIRS)</p>	<p>31 3PM-LCR 2 6PM- MONDAY NIGHT TURBO OPEN (UPSTAIRS)</p>	<p>31 3PM-LCR 2 6PM- MONDAY NIGHT TURBO OPEN (UPSTAIRS)</p>				

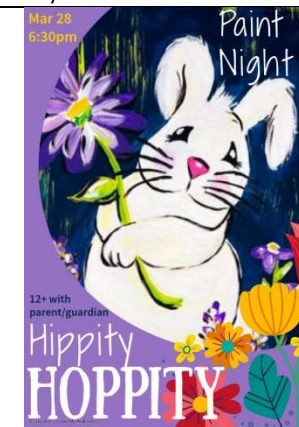
Highlights February & March Events Held



Starting Food Truck Fridays! Different Trucks for a variety of



Great Turnout for Teen Night! No video games, just Charades & who am I games



Tweens (9-12) get to paint with Ms. Dee



Paint night had the 1st mother & daughter pair, along with a 1st time painter who made a masterpiece.



First Family Bingo Night For everyone!

Discussion Topics

- Aquatic Toys and Recreational Equipment Policy
- Proposed Enhancements to Amenity Center Usage: Addressing Current Needs and Future Improvements

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.
- 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.

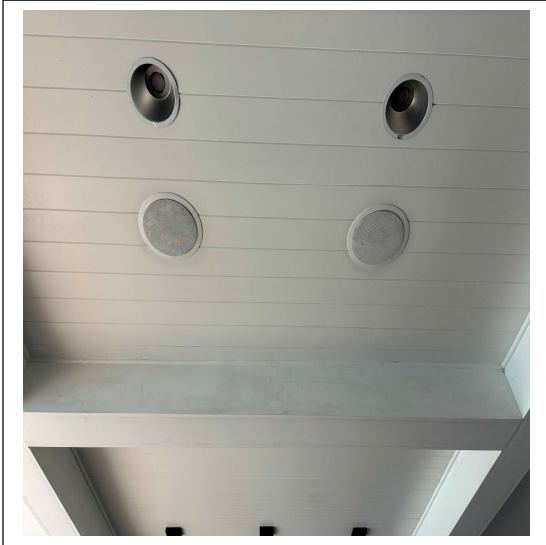
Additional Maintenance Items Completed

- Sunshine Heating and Air completed the Quarterly A/C Main Program at the end of January.
- J&J Aquatics has been completing Pond treatments (2) times a month since October; the ponds' cleanliness and health are great.
- Cebuss completed the installation of a new valve and float tray; they also recalibrated the sinners and controller for better operation.
- Yellowstone mulched the Hwy100 Entrance and plans to complete all the common area mulched space by the 18th of March.

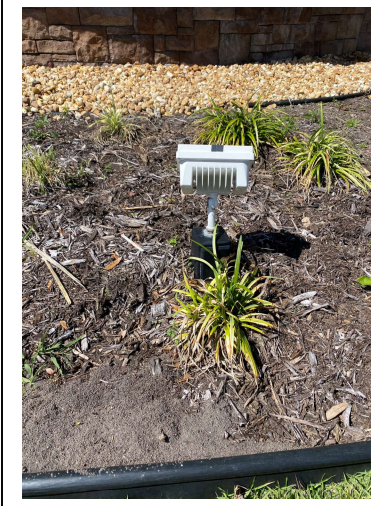
Administrative items Completed

- 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 having each potluck and fitness class complete a sign-in sheet to keep track of attendance.
- Monthly Calendars and Newsletters are created and sent out via email blast.
- Potential new residential-run group applications are presented to the Amenity Activities Committee monthly by the staff for approval or denial.
- Received invoices are approved and sent over for payment regularly.

Completed Projects

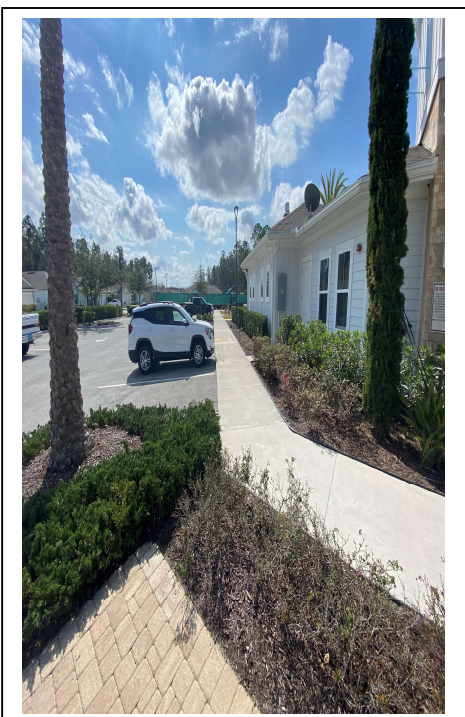
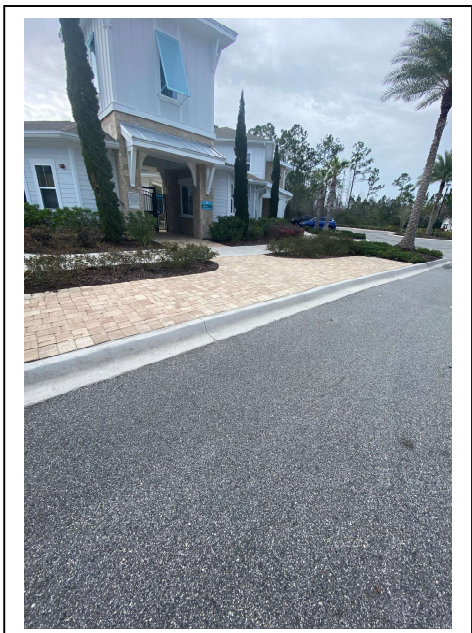
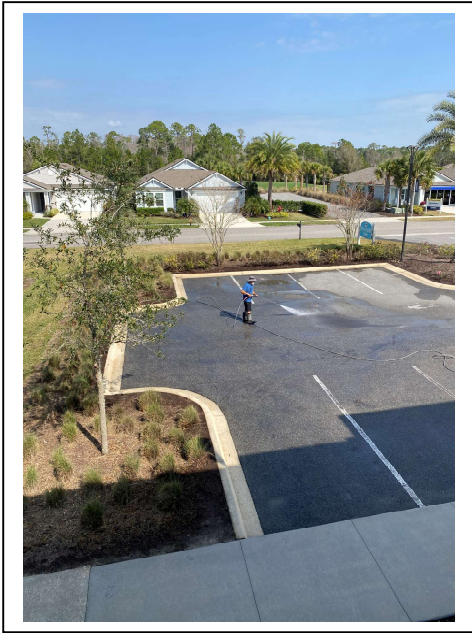


RMS completed touch-up painting on the stairs leading up to the gym and repainted the speaker covers located in the upstairs and downstairs seating area.



RMS installed new lighting and 4" risers on all the landscape lighting located at the HWY 100 entrance.

Completed Projects



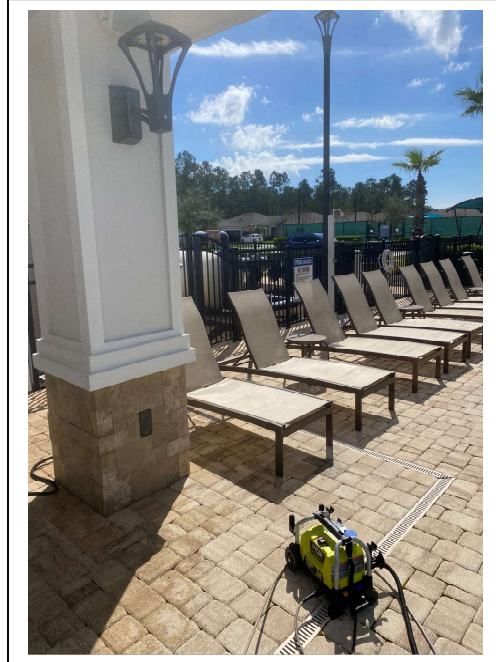
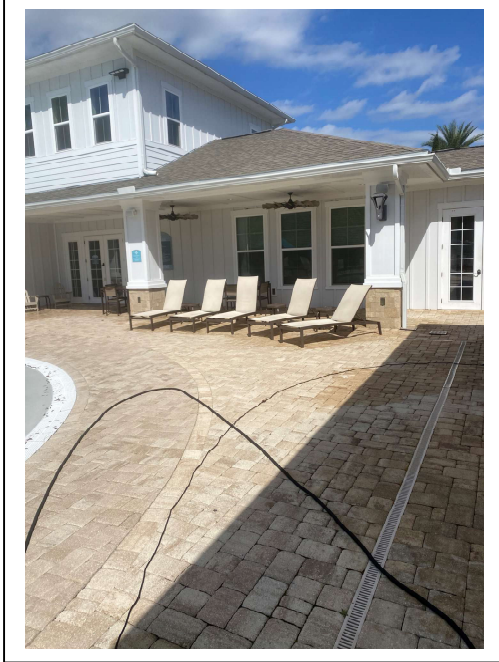
RMS pressure washed all curbing, sidewalks, pavers, Bocce Ball court, Sitting benches and entry of Amenity Center

Completed Projects



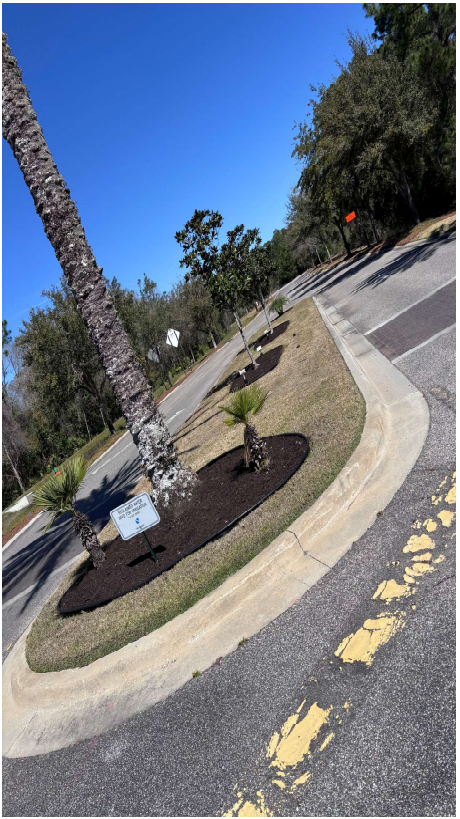
RMS installed No Parking signs located off Fairway court; additional signage will be installed around the development once they arrive.

Completed Projects



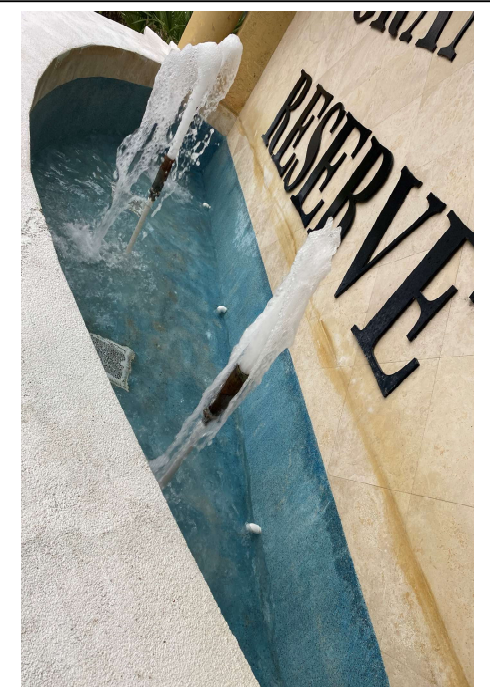
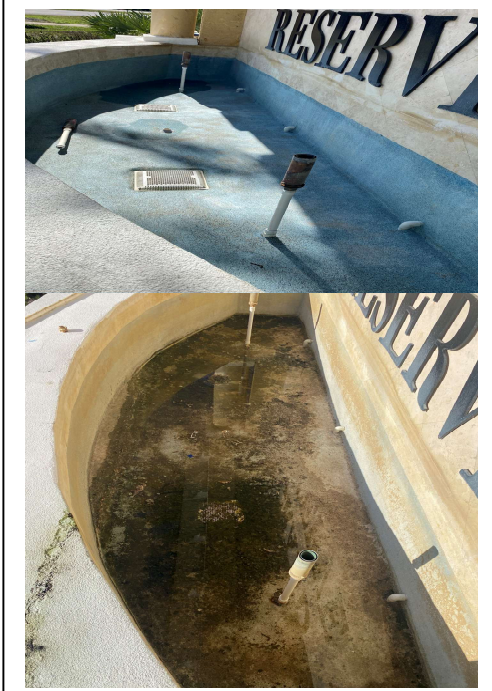
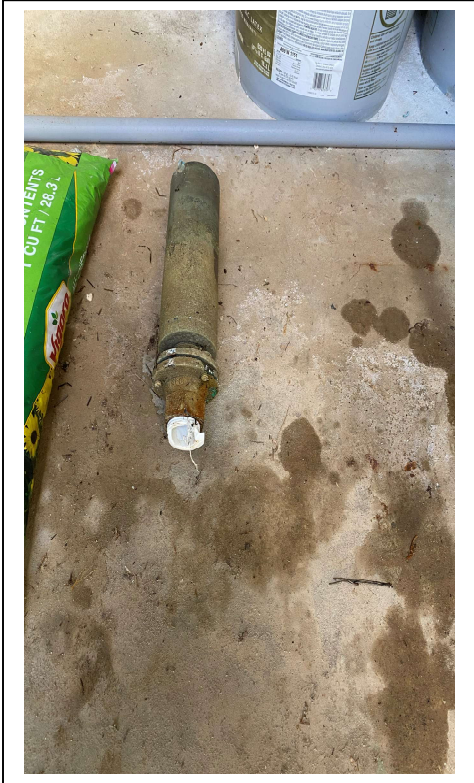
RMS pressure washed the backside of the Amenity building, Bathroom area, pillars, (15) chairs, and (4) tables.

Completed Projects



Yellowstone completed the Pine straw installation at the US-1 and Hwy 100 entrance and Mulched the HWY 100 landscape beds

Completed Projects



Pinch-A-Penny completed the acid wash and necessary repairs to the Hwy 100 fountain to bring it back into service.

Conclusion

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

Kind Regards,

Natalie Clem
Amenity Manager

Richard Gray
Manager Of Operations

2.



Raul Hernandez
Yellowstone Landscape

PROJECT 3/10/25

Monday, March 10, 2025

Prepared For Deer Run Monthly Report

10 Issues Identified

IRRIGATION INSPECTION

Irrigation inspection on the property has been completed as well as any necessary adjustments to irrigation heads were made.

AMENITY PALM PRUNING

Palms at the amenity center have been pruned

FERT-CHEM

Both us-1 & 100 entrance including the amenity center turf have been treated for weeds and fertilizer.



PINE STRAW INSTALLATION

Pine straw was installed March 1st

PALM PRUNING SCHEDULED PRUNING

Scheduled for pruning 1st week of May

AMENITY CENTER MULCH INSTALLATION

Weather permitting this week, we will have the amenity center mulched



100 ENTRANCE MULCH INSTALLATION

We also mulched both sides and center island with mulch at no additional cost.

BAHAI MOWING SCHEDULE

We will be transitioning mowing from once a month to twice a month threw March and April

ST AUGUSTINE MOWING SCHEDULE

We will be transitioning from bi weekly mowing to 3 mowings in March then transitioning to weekly mowing starting in April

DONATION TO COMMUNITY EVENTS

In token of appreciation we donated paper plates, napkins and silverware for community events

FIFTEENTH 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, January 22, 2025 at 6:00 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

Gary Garner	Chairman
Franklin Gates	Vice Chairman
Barbara DeSantis	Assistant Secretary
Melissa Tabares	Assistant Secretary
Gary Masten	Assistant Secretary

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel by telephone
Peter Armans	District Engineer
Darrin Mossing	GMS
Natalie Clem	RMS
Rich Gray	RMS
Alison Mossing	RMS
Raul Hernandez	Yellowstone
John Distler	Yellowstone
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

Mr. Dean stated there was a GMS agreement on the agenda. Last meeting we brought up the increased rates for fiscal year 25 versus 24, they were not approved by any board. GMS's proposal remains the same amount of money that was \$4,100 more than Inframark, which we voted in October by the previous board, The current board rescinded that decision in November.

Mr. Dean’s request is that you delay approval of the agreement, and take the time to review and negotiate terms before you sign it.

A resident stated “I am here to speak on behalf of 85 residents in favor of having Gary Masten as a new board member”.

A resident stated that they agree with Mr. Dean that the board should negotiate this and look at it more closely.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Supervisor Poulin

On MOTION by Mr. Garner seconded by Mr. Gates with all in favor Mr. Poulin’s resignation was accepted.

B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/26)

Ms. Arnett and Mr. Masten gave an overview of their background and expressed their willingness to serve on the board. After discussion the board took the following action.

On MOTION by Mr. Garner seconded Mr. Gates with all in favor Gary Masten was appointed to fill the unexpired term of office.

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 Mr. Masten.

Mr. Oliver stated that he would leave some documents for the board and talk later about the commission on ethics, Florida Statutes 190, and will go through these documents with Mr. Masten. Mr. Oliver stated to Mr. Masten: “From reading your resume you are aware of a lot of these requirements of public office already, but we will go through these in detail”.

D. Election of Officers, Resolution 2025-02

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor Resolution 2025-02 was approved reflecting the following:

Gary Garner chairman, Franklin Gates vice chairman, Barbara DeSantis, Melissa Tabares and Gary Masten assistant secretaries Jim Oliver Secretary and Treasurer, Marilee Giles, Daniel Laughlin, Darrin Mossing, Matthew Biagetti and Corbin deNagy assistant secretaries and assistant treasurers.

FOURTH ORDER OF BUSINESS

Discussion of Fiscal Year 2025 Meeting Schedule

Mr. Oliver stated a copy of the proposed schedule is in the agenda packet. This is a bi-monthly schedule with an extra meeting in the summer for the budget process.

On MOTION by Mr. Garner seconded by Mr. Gates with all in favor the board will meet on the following dates in fiscal year 2025: March 26, 2025, May 28, 2025, July 23, 2025, August 27, 2025 and September 24, 2025.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with Governmental Management Services for District Management Services

Mr. Oliver stated the previous board at the October meeting selected Inframark to serve as the district manager, the next board was seated at the November 20th meeting and reversed that decision. The contract prepared by counsel based on the proposal was placed in front of the board. The numbers have not changed since that proposal and the numbers in that proposal are the numbers you have in your budget. The proposal was based on the adopted 2025 budget that the board approved. GMS was the original management company when this district was formed in 2007 and was affirmed on a two page agreement. These duties have been expanded and there is a lot more detail in this updated agreement regarding the scope and requirements. Mr Oliver acknowledged that if you look back to the history of the district, GMS is still operating it on the 2007 agreement, to include how managements fees are approved each year are with the adoption of the budget. Moving forward, GMS will provide work authorizations each year for clarification to ensure all are on the same page.

Mr. Garner stated “I would feel more comfortable if they have time to review this because I am guessing they have never seen a document like this. I recommend that we take care of this at the next meeting so we can go back and read it and you can mark it up and that way we can bring Jim questions, you can add to it, take away from it and give you time to study it instead

of you just scanning through it now. It is not fair to us and later on down the road, we say it is not fair to GMS and we start throwing stuff at them. It is not fair to the community that we make a decision on something that we haven't had time to review it."

On MOTION by Mr. Masten seconded by Mr. Garner with all in favor this item was tabled.

Mr. Oliver stated the other agreement the board has is the one with RMS, they are the ones the previous board did select. What would you like to do with that?

Mr. Garner stated they haven't had a chance to review it, so it will be the same thing.

SIXTH ORDER OF BUSINESS

Approval of Landscape Maintenance RFP Project Manual

Mr. Oliver stated next is approval of the landscape maintenance RFP project manual and the draft manual will be presented to the board. A couple of things have happened since then. Mr. Oliver extended his gratitude to Gary for taking the lead in developing most of this. Rich Gray has been involved in the process as well as Karen Haber and Katie Buchanan of Kutak Rock. The current agreement ends September 30th at the end of the fiscal year, so the timing is appropriate. We (GMS) want to have the process work in conjunction with our budget process so when you approve a proposed budget in May and subsequently adopt a budget in August you are going to be able to use real numbers. Phase 5 will have common areas coming to the district sometime late September/early October and we would like to incorporate that into the scope so we can get those numbers, so we do not adopt a budget that is short in that line item. The board could approve the project manual at your March meeting, and we can get proposals back to your May meeting when we bring your proposed budget.

SEVENTH ORDER OF BUSINESS

Engineer's Report – Remediation Timetable and Costs

Mr. Armans stated that he was asked to give a background of the compliance issues. He was able to give the chronological history behind it: When this CDD board was controlled by the developer there was some agreements with St. Johns for some areas to be planted. Mr. Armans believes this started back in 2008. In conversations with the water management district there were some additional conservation easements.

There was another plan that was agreed upon in 2012 about planting areas and some mitigation in the CDD, and there was a maintenance report that was produced on a yearly basis that went to the water management district. It is stated that there were five years in a row where a report was done by the CDD, which at the time was developer controlled, and it was submitted to the water management district every year. Every time that the report was submitted, the district was given an update that the areas provided were in good condition. Included in the report feedback was that the vegetation was surviving and growing. The report was submitted several years until the last year that it was supposed to be submitted. The report was submitted the prior year, but it was also submitted with no comment from the water management district. A year after that the CDD received a non-compliance letter that said 18 areas in the CDD in different spots are in non-compliance and need to be planted or maintained. That letter never actually made it to the CDD. We (the CDD) received another letter that actually made it to us on January 15, 2021, that was a warning letter that acknowledged a letter was sent but did not receive a response. The letter also depicted that further action would be taken if no response was implied.

When the CDD received the letter, we reached out to the water management district and asked them for the initial letters, so the needed background information was obtained. We started researching the history behind it, found out all the information shared about the previous client and the reports that were submitted. The board asked us to prepare a plan to start talking to the district about finding a compliance letter. After reviewing the information, Mr. Armans brought the information the water management district and explained the report issue. He explained that the report was received with no present issues yearly. However, the year that the report was not due, there was a letter issued to the district with various problems to address. The person who was managing that case at the time, found that this information was helpful to them to understand the district has been responsive. After reviewing those old documents and the reports that were submitted to the district many of those areas appear to be in compliance and look exactly the same as they did when the reports were being submitted to the district, and the district was saying everything looks fine.

The way that the areas were drafted was based on aerial photos, which are often different than the physical perspective. Mr. Armans met with them in person, toured those sites with them and based on that we reduced all those areas to a handful of areas that need to be addressed. Those handful of areas are in two categories; one category needs to be replanted and maintained,

and the other category can be addressed by maintenance. Such as we need to stop mowing these areas, or there are a few areas where the golf course cleared more than they should. The plan would include to stop cutting those areas and communicating actions with the golf course. Probably we need to put signs up so people who are mowing know where to stop mowing. Then there are areas that need to be replanted. We have been in communication with the district about the kind of planting plan of what would go in there and they were okay with that plan verbally, but we brought the final proposed plan to the board for approval and at the time, the board asked the cost of the plan and that is when we got quotes. The board changed and the person from the water management district went silent and there were some budget recommendations, and that plan was put on hold for later consideration. It is coming back to be an important topic. The next steps would be the plan that we believe will be approved you would authorize us to submit that formally to the water management district so they can approve it. Once they approve it, it will be implemented, and they may request a maintenance report for up to five years. Our firm can do the reports but the companies that do the planting plans may be best suited to do the reports because they can plant it, put the reports together. There are options for their reports. We previously estimated the reports might cost \$3,000 or \$4,000 on a yearly basis whether it is by us or someone else. The planting plan itself I believe GMS has some quotes, I'm not sure if they are current.

Mr. Gray stated that the two companies the district got quotes from will still honor those quotes and that is VerdeGo and Yellowstone.

Mr. Garner stated "The money for this project is in the budget, right?"

Mr. Oliver stated that the board may have fund this project with your capital reserves. The district has landscape contingency but does not have \$45,000 in there.

Mr. Gates stated \$45,000 is a lot and asked if the discussion was about the big areas that were inadvertently cleared.

Mr. Armans stated that one of those areas was cleared and looked like it was going to be built on, but did not get built on.

Mr. Masten asked "Why is that our responsibility, if D. R. Horton cleared it?"

Mr. Armans stated that he cannot verify whether D.R. Horton cleared it or not. That may have been cleared prior to D.R. Horton taking over. The CDD was formed by somebody else and the developer went bankrupt then D.R. Horton took over. That is a responsibility of the CDD

because the CDD owns the land and the conservation easement is to be maintained by the district, which is also the case with the areas on the golf course. Ultimately, the district owns some of these ponds and they have a maintenance agreement with the golf course. If anything is wrong the district is the owner.

Mr. Garner stated it has to be done and this started just before he came on the board and the golf course did agree with the district that they would stop cutting into the woods and the board agreed to take care of those two areas. Mr. Garner states we came up with a price and the board went back to St. Johns River Water Management District and said we do not have the money at this time, they said okay and we gave them a three- or four-month timeline to be able to start and that has been a year ago.

Mr. Gray stated that he was able to get another extension and if the board approves a plan, they are okay with us doing this on a staggered planting. Even though it is \$45,000 overall the board does not have to come up with that right now as long as we show that we are starting the project and we would probably start with the largest area we can probably push the secondary plan to come out of next year's budget.

Mr. Oliver stated we can propose a phased plan send it to the water management district for review, they will come back with comments. It would be a collaborative effort until a final plan is approved.

Mr. Armans stated in our conversation with them we did not propose a phased plan. If in your conversation with them they were amenable to that then we must figure out what they would accept.

Mr. Garner asked can the district tell the water management district we are going to do this and give them the plan that Rich has laid out to us. If they buy it when spring comes, we will start doing it in phases if it is okay with the water management district.

Mr. Oliver stated he thinks we would want to propose a plan that is most favorable to this district then get their comments and they might tighten it up and ask for the best deal then through negotiation come up with something we can do.

Mr. Garner asked when is a good time to plant, the spring?

Mr. Gray stated to defer to Yellowstone, but he recommend the spring would be a good planting time.

Mr. Oliver asked how responsive is the water management district?

Mr. Armans stated we would try to schedule a meeting with them to discuss that. Based on the plan that Rich has. If we take it to the water management district and they approve it, we would have to start implementing it right away. The decision to go forward with it has a cost implication you should consider before we get final agreement with the water management district.

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor staff was authorized to proceed with the replanting plan with the St. Johns River Water Management District.

Mr. Armans stated that he wants to confirm that the phased approach that Rich has the cost for that is either in the budget or it would be incorporated.

Mr. Oliver stated if we have to do it all at once we do have funds available. We realize this is a hot button issue and we have run out of extensions.

Mr. Garner asked since the city will not take over the streets in the new phase, who does the inspection to make sure they are built to whatever the specs are?

Mr. Armans stated if the district is going to take over the streets, we recommend that a geotechnical engineer come out and take core samples and the core samples will reveal the thickness of the pavement and the base so see if that is in compliance with the plans. they were designed to.

Mr. Garner asked “Do we need to start pursuing that now or when they are being turned over to the district?”.

Mr. Armans stated “I do not believe we have the authority to go and inspect right now. It is very common that will happen when it is being turned over”.

Mr. Masten stated everybody got an email about Phases 2, 3, and 4 being repaved. He asked why are we repaving that street if they are going to continue to have construction trucks up and down it.

Mr. Gray stated we do not have anything to do with the timetable for repaving. I will follow-up with D.R. Horton and they tell me this is when it was constructed, this is when it is going to happen, please make sure you get notifications out to the residents.

Mr. Masten asked if we can ask them why they are repaving that street when there is going to be another year’s worth of heavy traffic?

Mr. Gray stated he thinks that they were doing the 2 and 3 and 4, but 2 and 3 were going to start with the anticipation of everything being delivered to 5 before they got to 4. Mr. Gray will follow-up and see if he can get an answer.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals

A. Yellowstone

1. Palm Pruning at the Amenity Center

Mr. Gray stated in the previous meeting Supervisor Garner requested that we bring back proposals to trim the palms around the amenity center. These are the only palms not included in the contract. Each one of the specialty palms come in at \$87 each and standard comes in at \$63 each and to prune them all and haul away the debris it is \$1,767.00.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the proposal for the palm pruning at the amenity center in the amount of \$1,767.00 was approved.

2. Erosion Repair at the Amenity Center

Mr. Gray stated there is erosion by the fishing pier, and he wants to get it addressed.

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor the proposal for erosion repair at the amenity center in the amount of \$1,090 was approved.

The next item taken out of order.

Yellowstone Report

Mr. Hernandez stated we sent a proposal for mulch at the amenity center to Rich and we are going to absorb that \$5,300 in appreciation of our long-term commitment to you. Earlier this week the team was onsite trimming and spraying for weeds, they did the saw palmetto cutback on the 100 entrance and cleaned up around the waterfall at the 100 entrance as well.

B. Future Horizons – Fountain Repair at the Amenity Center

Mr. Gray stated some fishing line got into the mechanical seal of the fountain and did some damage. Unfortunately, that pump will have to be rebuilt and the proposal from Future Horizons to do that is \$2,287.42.

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor the proposal from Future Horizons for fountain repair at the amenity center in the amount of \$2,287.42 was approved.

C. High Tech Security – Security System Repairs/Contract Extension

Mr. Gray stated that we are having issues with the interior and exterior locks on the office as well as the pickleball court. It is time that the keypad fobs need to be replaced. We were on a month-to-month contract and I was able to negotiate with High Tech that if the district were to go back into another 60-month contract they will cover the cost of repairs.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor staff was authorized to enter into a 60-month contract with High Tech for \$320.00 monthly with High Tech taking care of the current repairs to the system.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manager

There being none, the next item followed.

C. Operations Manager

1. Report

Mr. Gray reviewed the report and stated that the previous board had approved fencing around the irrigation station and was the direction of the present board the same or would you like to move toward a permanent structure like a building.

Mr. Garner stated “My concern is the control panel. Do we need to get the control panel out of the weather?”.

Mr. Masten asked “Did you get a cost of fencing versus building?”

Mr. Gray stated the fencing was already approved. He has not investigated the cost of a building.

Mr. Garner asked how much money the district has in the line item for the irrigation system.

Mr. Oliver stated that the current balance in the capital reserve fund is \$167,000.

The board discussed the ability or inability of the current irrigation system being able to provide irrigation to the new phases coming online.

Mr. Oliver stated that we have 47 districts in Northeast Florida and in two districts the CDD provides irrigation water. Mr. Oliver is not sure that the CDD has an obligation to provide irrigation water to those new phases. It could be that the City of Bunnell now has the capacity to provide irrigation water.

Mr. Garner asked Mr. Gray to get a price for the construction of a building and a cover for the pumps with a retractable roof.

2. Yellowstone Report

This item taken earlier in the meeting.

D. Amenity Manager - Report

Ms. Clem gave an overview of the amenity manager’s report and reviewed upcoming events.

TENTH ORDER OF BUSINESS

Supervisor’s Requests

Additional comments: Contact D.R. Horton to advise the cement trucks to use an entrance other than the U.S. 1 entrance, trash issue at amenity center, the golf course is hauling their trimmings into the preserve by the 15th fairway, the two outparcels previously discussed have been rezoned and are not part of the PUD, but realtor has noted that it is in Grand Reserve, status of payment for dirt that was hauled away, spread the word about the availability of Zoom, residents should email board members with issues, put a link on the website to the Zoom recording, confusion between HOA and CDD, replacement of gym equipment, maintenance log of gym equipment, proposals from pool cleaning companies.

ELEVENTH ORDER OF BUSINESS

Public Comments

Additional comments: Concerns with repairs on streets and curbs, cause of washout, cash on hand and investments, disagrees that budget line approval means it can be spent, attorney will explain the budget process.

Ms. Buchanan stated that the process that was undertaken here is something that is undertaken at districts across the state. The district management fee is an annual based fixed amount so the budget line item that you approved ties to that annual fee. It is not the same as an as needed line item. To the extent of that the conversation has been had, everyone understands it better. Going forward we can do it any way you want it, if you want to have this presented as a separate authorization every year, Ms. Buchanan is sure GMS will accommodate you. If you are comfortable understanding that the line item in the budget is what you are voting on as your annual fee, I'm sure they will do that as well. It is basically a matter of making sure that the board reviews the budget, asks the questions and understands what they are voting on and she thinks this board is going to be proactive in making sure that they do that.

Additional comments: Two Grand Reserve residents are running for the city commission, show up and vote so they can bring our streets and irrigation issues up, pothole repair is done by Halifax Paving needs to be inspected, thickness of pavement does not meet City of Bunnell standards, the CDD engineer will inspect streets that will be conveyed to the district, ownership map to be provided for the next meeting, would like to have fountains upfront operate, status of pond maintenance.

TWELFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the November 20, 2024 Meeting**
- B. Balance Sheet as of December 31, 2024 and Statement of Revenues and Expenses for the Period Ending December 31, 2024**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

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

THIRTEENTH ORDER OF BUSINESS **Next Scheduled Meeting March 26, 2025 at 6:00 p.m. at the Island Club**

Mr. Oliver stated the next meeting is scheduled for March 26, 2025 at 6:00 p.m. at the same location.

Ms. DeSantis asked would 6:30 be an acceptable time to start the meeting? We may get more participation.

On MOTION by Ms. DeSantis seconded by Ms. Tabares with three in favor and Mr. Gates and Mr. Masten opposed the meeting time was changed to 6:30 p.m.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the meeting adjourned at 8:15 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Deer Run
Community Development District

Unaudited Financial Reporting
February 28, 2025



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11	<hr/>	Utility Schedule

Deer Run
Community Development District
Combined Balance Sheet
February 28, 2025

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 276,480	\$ 3,402	\$ -	\$ -	\$ 279,881
INV-SBA	\$ 494,636	\$ 118,545	\$ -	\$ -	\$ 613,180
Investments:					
Series 2018					
Reserve	\$ -	\$ -	\$ 322,760	\$ -	\$ 322,760
Revenue	\$ -	\$ -	\$ 436,680	\$ -	\$ 436,680
Interest	\$ -	\$ -	\$ 211	\$ -	\$ 211
Prepayment	\$ -	\$ -	\$ 1,200	\$ -	\$ 1,200
Sinking Fund	\$ -	\$ -	\$ 621	\$ -	\$ 621
Construction	\$ -	\$ -	\$ -	\$ 24,604	\$ 24,604
Due from General Fund	\$ -	\$ -	\$ 362,080	\$ -	\$ 362,080
Due from Other	\$ 100	\$ -	\$ -	\$ -	\$ 100
Due from Golf Course	\$ -	\$ -	\$ -	\$ -	\$ -
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 771,216	\$ 121,946	\$ 1,123,550	\$ 24,604	\$ 2,041,316
Liabilities:					
Accounts Payable	\$ 3,398	\$ -	\$ -	\$ -	\$ 3,398
Accrued Expense Payable	\$ 9,997	\$ -	\$ -	\$ -	\$ 9,997
Deferred Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	\$ 0	\$ -	\$ -	\$ -	\$ 0
Due to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Payable	\$ 338	\$ -	\$ -	\$ -	\$ 338
Total Liabilities	\$ 13,733	\$ -	\$ -	\$ -	\$ 13,733
Fund Balance:					
Restricted for:					
Debt Service - Series 2008	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service - Series 2018	\$ -	\$ -	\$ 1,123,550	\$ -	\$ 1,123,550
Capital Projects - Series 2008	\$ -	\$ -	\$ -	\$ 0	\$ 0
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 24,604	\$ 24,604
Assigned for:					
Capital Reserves	\$ -	\$ 121,946	\$ -	\$ -	\$ 121,946
Unassigned	\$ 757,483	\$ -	\$ -	\$ -	\$ 757,483
Total Fund Balances	\$ 757,483	\$ 121,946	\$ 1,123,550	\$ 24,604	\$ 2,027,583
Total Liabilities & Fund Balance	\$ 771,216	\$ 121,946	\$ 1,123,550	\$ 24,604	\$ 2,041,316

Deer Run
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<u>Revenues:</u>				
Assessments	\$ 1,006,746	\$ 916,855	\$ 916,855	\$ -
Golf Course Lake Maintenance Contribution	\$ 4,642	\$ 2,320	\$ 2,320	\$ -
Rental Income	\$ 500	\$ -	\$ -	\$ -
Interest - SBA	\$ -	\$ -	\$ 3,290	\$ 3,290
Total Revenues	\$ 1,011,888	\$ 919,175	\$922,465	\$ 3,290
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 8,000	\$ 3,200	\$ 3,200	\$ -
FICA Expense	\$ 612	\$ 245	\$ 245	\$ -
Engineering	\$ 17,000	\$ 7,083	\$ 4,700	\$ 2,383
Dissemination	\$ 2,500	\$ 1,042	\$ 2,142	\$ (1,100)
Attorney	\$ 25,000	\$ 10,417	\$ 7,936	\$ 2,481
Annual Audit	\$ 4,200	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,500	\$ 1,458	\$ -	\$ 1,458
Arbitrage	\$ 450	\$ 188	\$ 450	\$ (263)
Assessment Roll Services	\$ 2,625	\$ 2,625	\$ 2,625	\$ -
Management Fees	\$ 38,311	\$ 15,963	\$ 15,963	\$ 0
Information Technology	\$ 1,219	\$ 508	\$ 508	\$ 0
Website Maintenance	\$ 694	\$ 289	\$ 289	\$ 0
Telephone	\$ 168	\$ 70	\$ 28	\$ 42
Postage	\$ 850	\$ 354	\$ 417	\$ (63)
Insurance	\$ 8,518	\$ 8,518	\$ 7,533	\$ 985
Printing & Binding	\$ 800	\$ 333	\$ 301	\$ 33
Travel Per Diem	\$ 250	\$ 104	\$ -	\$ 104
Legal Advertising	\$ 2,000	\$ 833	\$ 76	\$ 757
Other Current Charges	\$ 2,500	\$ 1,042	\$ 728	\$ 314
Office Supplies	\$ 100	\$ 42	\$ 3	\$ 38
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 119,472	\$ 54,489	\$ 47,319	\$ 7,170
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 35,089	\$ 14,620	\$ 14,620	\$ 0
Electric	\$ 103,789	\$ 43,245	\$ 31,988	\$ 11,258
Water & Sewer	\$ 18,400	\$ 7,667	\$ 6,537	\$ 1,130
Landscape Maintenance	\$ 164,000	\$ 68,333	\$ 55,333	\$ 13,001
Landscape Contingency	\$ 3,000	\$ 1,250	\$ 3,780	\$ (2,530)
Mulch	\$ 5,250	\$ 2,188	\$ -	\$ 2,188
Tree Pruning	\$ 4,725	\$ 1,969	\$ 3,022	\$ (1,053)
Lake Maintenance and Repairs	\$ 25,700	\$ 10,708	\$ 11,285	\$ (576)
Irrigation Repairs	\$ 21,420	\$ 8,925	\$ 3,725	\$ 5,200
Sidewalk Repair	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Street Repair	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Contingency	\$ 2,500	\$ 1,042	\$ 500	\$ 542
Subtotal Field Expenditures	\$ 391,373	\$ 163,072	\$ 130,789	\$ 32,283

Deer Run
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Amenity Expenditures				
Amenities Management	\$ 82,500	\$ 34,375	\$ 34,375	\$ -
Facilities Assistant	\$ 17,000	\$ 7,083	\$ 5,087	\$ 1,996
Property Insurance	\$ 40,000	\$ 40,000	\$ 34,450	\$ 5,550
Pool Maintenance	\$ 12,000	\$ 5,000	\$ 9,000	\$ (4,000)
Pool Chemicals	\$ 20,000	\$ 8,333	\$ 7,730	\$ 604
Janitorial Services	\$ 16,425	\$ 6,844	\$ 6,147	\$ 697
Pest Control	\$ 1,155	\$ 481	\$ 484	\$ (3)
Facilities Maintenance	\$ 19,250	\$ 8,021	\$ 10,641	\$ (2,620)
Cable, Internet & Telephone Services	\$ 5,963	\$ 2,485	\$ 2,002	\$ 483
Electric - Amenities	\$ 17,600	\$ 7,333	\$ 6,551	\$ 782
Water & Sewer - Amenities	\$ 55,930	\$ 23,304	\$ 18,573	\$ 4,731
Gas Service	\$ 1,045	\$ 435	\$ 296	\$ 139
Security Monitoring	\$ 1,500	\$ 625	\$ 2,663	\$ (2,038)
Access Cards	\$ 500	\$ 208	\$ 715	\$ (507)
Operating Supplies	\$ 3,150	\$ 1,313	\$ 887	\$ 426
Amenity Repairs & Maintenance	\$ 20,680	\$ 8,617	\$ 4,392	\$ 4,225
Pool Repairs & Maintenance	\$ 11,000	\$ 4,583	\$ 1,036	\$ 3,547
Special Events	\$ 17,500	\$ 7,292	\$ 7,119	\$ 173
Holiday Décor	\$ 2,000	\$ 833	\$ 1,539	\$ (706)
Fitness Center Repairs & Maintenance	\$ 1,500	\$ 625	\$ 325	\$ 300
Office Supplies	\$ 2,500	\$ 1,042	\$ 826	\$ 216
Elevator Maintenance	\$ 2,000	\$ 833	\$ -	\$ 833
Contingency	\$ 1,000	\$ 417	\$ -	\$ 417
Capital Project/Transfer Out	\$ 148,845	\$ 62,019	\$ -	\$ 62,019
Subtotal Amenity Expenditures	\$ 501,043	\$ 232,101	\$ 154,837	\$ 77,264
Total Operations & Maintenance	\$ 892,416	\$ 395,173	\$ 285,626	\$ 109,547
Total Expenditures	\$ 1,011,888	\$ 449,662	\$ 332,945	\$ 116,717
Excess (Deficiency) of Revenues over Expenditures	\$ (0)		\$ 589,520	
Fund Balance - Beginning	\$ -		\$ 167,963	
Fund Balance - Ending	\$ (0)		\$ 757,483	

Deer Run
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 42,255	\$ (42,255)
Miscellaneous Expenses	\$ -	\$ -	\$ 4,600	\$ (4,600)
Total Expenditures	\$ -	\$ -	\$ 46,855	\$ (42,255)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (46,855)	
Other Financing Sources/(Uses)				
Transfer In	\$ 148,845	\$ -	\$ -	\$ -
Interest - SBA	\$ 1,000	\$ 83	\$ 2,709	\$ 2,626
Total Other Financing Sources (Uses)	\$ 149,845	\$ 83	\$ 2,709	\$ 2,626
Net Change in Fund Balance	\$ 149,845		\$ (44,146)	
Fund Balance - Beginning	\$ 42,132		\$ 166,092	
Fund Balance - Ending	\$ 191,977		\$ 121,946	

Deer Run

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments	\$ 636,575	\$ 578,259	\$ 578,259	\$ -
Assessments - Direct	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ 6,653	\$ 6,653
Interest	\$ 13,000	\$ 5,417	\$ 10,487	\$ 5,070
Total Revenues	\$ 649,575	\$ 583,675	\$ 595,399	\$ 11,724
Expenditures:				
Interest - 11/1	\$ 210,233	\$ 210,233	\$ 209,960	\$ 273
Special Call - 2/1	\$ -	\$ -	\$ 10,000	\$ (10,000)
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	\$ 219,960	\$ (9,727)
Excess (Deficiency) of Revenues over Expenditures	\$ 9,109		\$ 375,439	
Fund Balance - Beginning	\$ 378,368		\$ 748,111	
Fund Balance - Ending	\$ 387,476		\$ 1,123,550	

Deer Run
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 445	\$ 445
Total Revenues	\$ -	\$ -	\$ 445	\$ 445
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 445	
Fund Balance - Beginning	\$ -		\$ 24,159	
Fund Balance - Ending	\$ -		\$ 24,604	

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	\$322,760
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)
Less: Special Call - 02/01/25	(\$10,000)
Current Bonds Outstanding	\$7,715,000

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
12/16/24	67705	11/26/2024-12/06/24	\$ 832,538.73	\$ 15,985.12	\$ 33,282.77	\$ -	\$ 783,270.84	\$ 498,462.07	\$ 284,808.77	\$ 783,270.84
12/30/24	67746	12/07/24-12/20/24	\$ 16,839.34	\$ 326.85	\$ 496.79	\$ -	\$ 16,015.70	\$ 10,192.16	\$ 5,823.54	\$ 16,015.70
1/30/25	68539	12/21/24-01/21/25	\$ 37,897.87	\$ 736.03	\$ 1,096.14	\$ -	\$ 36,065.70	\$ 22,951.68	\$ 13,114.02	\$ 36,065.70
						\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL			\$ 1,184,820.23	\$ 22,642.19	\$ 46,697.46	\$ -	\$ 1,115,480.58	\$ 712,061.87	\$ 403,418.71	\$ 1,115,480.58

97%	Gross Percent Collected
\$ 37,305.17	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
2/13/25	2/1/25	2020787	\$ 126,544.48	\$ 126,544.48	\$ 68,264.48	\$ 58,280.00
	5/1/25		\$ 126,544.48	\$ -	\$ -	\$ -
			\$ 506,177.92	\$ 379,633.44	\$ 204,793.44	\$ 174,840.00

C.

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/06/25	00035	12/04/24	12042024	202501	300-20700-10100		11.18 FY25 ASSESS	*	39,569.36		
		12/04/24	12042024	202501	300-20700-10100		12.04 FY25 ASSESS	*	60,103.02		
		12/04/24	12042024	202501	300-20700-10100		DIRECT ASSESS 10.01	*	58,280.00		
		12/04/24	12042024	202501	300-20700-10100		DIRECT ASSESS 12.01	*	58,280.00		
DEER RUN CDD C/O REGIONS BANK										216,232.38	002217
1/08/25	00110	12/25/24	2760	202501	320-53800-48000		JAN POOL SERVICE	*	1,800.00		
C BUSS ENTERPRISES INC										1,800.00	002218
1/08/25	00044	11/18/24	11182024	202501	300-20700-10200		COMMISSIONS THRU 11/18	*	2,220.86		
FLAGLER COUNTY TAX COLLECTOR										2,220.86	002219
1/08/25	00107	11/13/24	00068173	202411	310-51300-48000		NTC OF MEETING 11/20/24	*	25.46		
GANNETT MEDIA CORP										25.46	002220
1/08/25	00082	12/31/24	164	202412	320-53800-48300		CLEANING 12/23	*	300.00		
J&G COMMERCIAL CLEANING SERVICE LLC										300.00	002221
1/08/25	00059	1/21/25	11129561	202501	320-53800-48100		WATER MANAGEMENT JAN25	*	1,601.51		
POOLSURE										1,601.51	002222
1/08/25	00056	12/31/24	248	202412	320-53800-12110		DEC ASSISTANT MANAGER	*	269.50		
		1/01/25	245	202501	320-53800-12100		JAN FACILITY MANAGEMENT	*	6,875.00		
RIVERSIDE MANAGEMENT SERVICES, INC										7,144.50	002223
1/08/25	00042	11/25/24	807817	202410	320-53800-46300		OCT WOODLINE CUT BACK	*	1,255.00		
		1/01/25	823999	202501	320-53800-46000		JAN LANDSCAPE MAINTENANCE	*	11,066.53		
YELLOWSTONE LANDSCAPE										12,321.53	002224
1/15/25	00091	12/20/24	0F611831	202412	320-53800-50000		SPRINKLER SYS REPAIR/INSP	*	4,718.63		
CINTAS CORPORATION										4,718.63	002225

DRUN DEER RUN SRICE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/15/25	00044	12/16/24	12162024	202501	300	20700	10200		COMMISSIONS THRU 12/16/24	*	15,985.12	15,985.12	002226
FLAGLER COUNTY TAX COLLECTOR													
1/15/25	00027	1/01/25	18004894	202412	320	53800	43000		PREMIUM LIGHTING DEC24	*	902.00	902.00	002227
FLORIDA POWER & LIGHT COMPANY													
1/15/25	00066	1/03/25	72839088	202501	320	53800	48400		PEST CONTROL JAN25	*	96.77	96.77	002228
FLORIDA PEST CONTROL & CHEMICAL CO													
1/15/25	00001	1/01/25	388	202501	310	51300	34000		JAN MANAGEMENT FEES	*	3,192.58		
		1/01/25	388	202501	310	51300	35200		JAN WEBSITE ADMIN	*	57.83		
		1/01/25	388	202501	310	51300	35100		JAN INFO TECH	*	101.58		
		1/01/25	388	202501	310	51300	31300		JAN DISSEM AGENT SERVICES	*	208.33		
		1/01/25	388	202501	310	51300	51000		OFFICE SUPPLIES	*	.54		
		1/01/25	388	202501	310	51300	42000		POSTAGE	*	49.44		
		1/01/25	388	202501	310	51300	42500		COPIES	*	38.40		
		1/01/25	388	202501	310	51300	41000		TELEPHONE	*	9.49		
		1/01/25	389	202501	320	53800	12000		JAN FIELD MANAGEMENT	*	2,924.08		
GOVERNMENTAL MANAGEMENT SERVICES												6,582.27	002229
1/15/25	00092	12/30/24	75439	202412	320	53800	51000		QOLSYS IQ MOTION SERV	*	89.00	89.00	002230
HI-TECH SYSTEM ASSOCIATES INC													
1/15/25	00102	1/10/25	990476	202501	320	53800	47000		LAKE MAINTENANCE JAN24	*	2,038.93	2,038.93	002231
J & J AQUATICS SPECIALIST LLC													
1/15/25	00082	1/06/25	165	202412	320	53800	48300		CLEANING 12/30	*	300.00	300.00	002232
J&G COMMERCIAL CLEANING SERVICE LLC													
1/15/25	00113	12/05/24	50469	202412	310	51300	31500		DR HORTON POND FILL	*	170.00	170.00	002233
WRIGHT & CASEY PA													
DRUN DEER RUN SRICE													

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/22/25	00108	1/22/25	01222025	202501	300-15100-10000			TRANSFER TO SBA STATE BOARD OF ADMINISTRATION	*	400,000.00	400,000.00	002234
1/28/25	00095	1/22/25	01222025	202501	310-51300-49000			BARBARA DE SANTIS OATH COMMISSION ISSUANCE SECTION	*	10.00	10.00	002235
1/28/25	00043	1/27/25	22435627	202412	310-51300-31100			ENGINEER SVCS DEC24 DEWBERRY ENGINEERS INC.	*	300.00	300.00	002236
1/28/25	00054	1/22/25	14	202501	310-51300-31300			AMORT SCHED S18 2/1/25 DISCLOSURE SERVICES, LLC	*	100.00	100.00	002237
1/28/25	00044	12/30/24	12302024	202501	300-20700-10200			COMMISSIONS THRU 12/30/24 FLAGLER COUNTY TAX COLLECTOR	*	326.85	326.85	002238
1/28/25	00082	1/14/25	166	202501	320-53800-48300			CLEANING 1/6	*	300.00		
		1/26/25	169	202501	320-53800-48300			CLEANING 1/20	*	300.00		
		12/19/25	167	202501	320-53800-48300			CLEANING 1/13	*	300.00		
								J&G COMMERCIAL CLEANING SERVICE LLC			900.00	002239
1/28/25	00056	1/13/25	249	202412	320-53800-59100			DEC HOLIDAY DECOR	*	1,288.94		
		1/13/25	249	202412	320-53800-50000			DEC FACILITIES MAINT	*	1,000.00		
		1/13/25	249	202412	320-53800-54000			DEC AMENITY REPAIRS	*	1,000.00		
		1/13/25	249	202412	320-53800-48300			DEC JANITORIAL SERVICES	*	46.72		
		1/13/25	249	202412	320-53800-49000			DEC MAINT CONTINGENCY	*	500.00		
		1/13/25	249	202412	320-53800-53000			DEC OPERATING SUPPLIES	*	242.01		
		1/13/25	250	202501	320-53800-59000			SPECIAL EVNT SUPP 1/5/25	*	2,857.01		
								RIVERSIDE MANAGEMENT SERVICES, INC			6,934.68	002240
1/28/25	00042	1/27/25	843558	202501	320-53800-46300			AMEN CENTER PALM PRUNING	*	1,767.00		

DRUN DEER RUN SRICE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		1/27/25	843559	202412	320	53800	47000		DRAIN BCKFIL & ROCK INSTA	*	1,090.00		
									YELLOWSTONE LANDSCAPE			2,857.00	002241
2/04/25	00110	1/24/25	2908	202502	320	53800	48000		FEB POOL SERVICE	*	1,800.00		
									C BUSS ENTERPRISES INC			1,800.00	002242
2/04/25	00097	1/27/25	92587781	202501	320	53800	57000		ENGRAVED NAMEPLATES	*	84.94		
									HC BRANDS			84.94	002243
2/04/25	00059	2/01/25	11129561	202502	320	53800	48100		WATER MANAGEMENT FEB25	*	1,601.51		
									POOLSURE			1,601.51	002244
2/04/25	00101	1/27/25	51010966	202501	320	53800	50000		HVAC INSTALL JAN25	*	600.00		
									SUNSHINE STATE HEATING & AIR			600.00	002245
2/11/25	00044	1/30/25	01302025	202502	300	20700	10200		COMMISSIONS THRU 1/30/25	*	736.03		
									FLAGLER COUNTY TAX COLLECTOR			736.03	002246
2/11/25	00027	2/01/25	18004925	202501	320	53800	43000		PREMIUM LIGHTING JAN25	*	902.00		
									FLORIDA POWER & LIGHT COMPANY			902.00	002247
2/11/25	00001	2/01/25	390	202502	310	51300	34000		FEB MANAGEMENT FEES	*	3,192.58		
		2/01/25	390	202502	310	51300	35200		FEB WEBSITE ADMIN	*	57.83		
		2/01/25	390	202502	310	51300	35100		FEB INFO TECH	*	101.58		
		2/01/25	390	202502	310	51300	31300		FEB DISSEM AGENT SERVICES	*	208.33		
		2/01/25	390	202502	310	51300	51000		OFFICE SUPPLIES	*	.72		
		2/01/25	390	202502	310	51300	42000		POSTAGE	*	178.36		
		2/01/25	390	202502	310	51300	42500		COPIES	*	165.45		
		2/01/25	391	202502	320	53800	12000		FEB FIELD MANAGEMENT	*	2,924.08		
									GOVERNMENTAL MANAGEMENT SERVICES			6,828.93	002248

DRUN DEER RUN SRICE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/11/25	00102	2/10/25 990570	202502 320-53800-47000		LAKE MAINTENANCE FEB25	*	2,038.93	
					J & J AQUATICS SPECIALIST LLC			2,038.93 002249
2/11/25	00082	2/04/25 168	202501 320-53800-48300		CLEANING 1/27	*	300.00	
					J&G COMMERCIAL CLEANING SERVICE LLC			300.00 002250
2/11/25	00056	1/31/25 252	202501 320-53800-12110		JAN ASSISTANT MANAGER	*	1,309.00	
		2/01/25 251	202502 320-53800-12100		FEB FACILITY MANAGEMENT	*	6,875.00	
					RIVERSIDE MANAGEMENT SERVICES, INC			8,184.00 002251
2/11/25	00101	1/27/25 50952707	202501 320-53800-50000		QRTLY MAINT JAN25	*	425.00	
		2/06/25 51122349	202502 320-53800-50000		DIGITAL THERMO INSTLL FEB	*	245.00	
					SUNSHINE STATE HEATING & AIR			670.00 002252
2/11/25	00042	2/01/25 855203	202502 320-53800-46000		FEB LANDSCAPE MAINTENANCE	*	11,066.53	
					YELLOWSTONE LANDSCAPE			11,066.53 002253
2/25/25	00091	12/17/24 OF611826	202412 320-53800-50000		SPRINKLER SYS REPAIR	*	680.00	
		2/18/25 OF616614	202502 320-53800-54000		SPRINKLER SYS INSPECTION	*	389.00	
					CINTAS CORPORATION			1,069.00 002254
2/25/25	00043	2/14/25 22437323	202501 310-51300-31100		ENGINEER SVCS JAN25	*	2,600.00	
					DEWBERRY ENGINEERS INC.			2,600.00 002255
2/25/25	00107	1/15/25 00069330	202501 310-51300-48000		NTC OF MEETING 1.22.25	*	25.46	
					GANNETT MEDIA CORP			25.46 002256
2/25/25	00092	2/17/25 419151	202502 320-53800-51000		PROXY CARDS	*	247.50	
					HI-TECH SYSTEM ASSOCIATES INC			247.50 002257
2/25/25	00082	2/10/25 170	202502 320-53800-48300		CLEANING 2/3	*	300.00	
		2/16/25 171	202502 320-53800-48300		CLEANING 2/10	*	300.00	

DRUN DEER RUN SRICE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/22/25	172	202502	320-53800-48300	CLEANING 2/17	*	300.00		
							J&G COMMERCIAL CLEANING SERVICE LLC	900.00 002258
2/25/25	00056	2/18/25 254	202502 320-53800-59000	SUPPLIES SPCIAL EVNT 2/5	*	875.16		
		2/18/25 255	202501 320-53800-50000	JAN FACILITIES MAINT	*	400.00		
		2/18/25 255	202501 320-53800-53000	JAN OPERATING SUPPLIES	*	126.15		
		2/18/25 255	202501 320-53800-54000	JAN AMENITY REPAIR & MAIN	*	472.80		
		2/18/25 255	202501 320-53800-57000	JAN OFFICE SUPPLIES	*	33.21		
							RIVERSIDE MANAGEMENT SERVICES, INC	1,907.32 002259
2/25/25	00113	2/13/25 60155	202501 310-51300-31500	DR HORTON POND FILL	*	85.00		
							WRIGHT & CASEY PA	85.00 002260
2/27/25	00035	1/30/25 01302025	202502 300-20700-10100	12.16 FY25 ASSESSMENTS	*	284,808.77		
		1/30/25 01302025	202502 300-20700-10100	12.30 FY25 ASSESSMENTS	*	5,823.54		
		1/30/25 01302025	202502 300-20700-10100	01.30 FY25 ASSESSMENTS	*	13,114.02		
		2/01/25 02012025	202502 300-20700-10100	DIR ASSESS 02.01	*	58,280.00		
							DEER RUN CDD C/O REGIONS BANK	362,026.33 002261
						TOTAL FOR BANK A	1,087,630.97	
						TOTAL FOR REGISTER	1,087,630.97	

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

Approved
Pool Maintenance
001.320.53800.48000
Rich Gray

Jan Pool Service

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

Invoice details

Invoice no.: 2760
Terms: Due on receipt
Invoice date: 12/25/2024
Due date: 01/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	COMMERCIAL POOL SERVICE	MONTHLY 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

**SUZANNE JOHNSTON
FLAGLER COUNTY TAX COLLECTOR**

November 18, 2024
Deer Run CDD
Governmental Management Services - CF, LLC
6200 Lee Vista Blvd; Ste 300
Orlando, FL 32822

#1	
Remitted Prior Distribution	0.00
Remitting Current Distribution	<u>111,043.09</u>
TOTAL COLLECTIONS REMITTED	<u><u>111,043.09</u></u>
Total Commissions Receivable	2,220.86
Less Received Prior Billing	<u>0.00</u>
COMMISSIONS NOW DUE	2,220.86

0013002070010200
Commissions Thru 11/18

Distribution Details

Funding Agency: DEER RUN CDD (XLL)

Date: 10/01/2024 - 11/12/2024

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

District/Agency	Fund	Roll Yr	Category	Type	Amount
DEER RUN CDD (LL)		2024	Real Estate - Current	Discount	\$-4,028.33
		2024	Real Estate - Current	Tax Due	\$100,710.20
		2024	Real Estate - Installment	Discount	\$-765.83
		2024	Real Estate - Installment	Tax Due	\$15,127.05
DEER RUN CDD (XLL)				Total	\$111,043.09
Check #67491				Check Total	\$111,043.09




Florida
GANNETT

ACCOUNT NAME		ACCOUNT #	PAGE #
Deer Run Comm Dev Dist		464637	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006817369	Nov 1- Nov 30, 2024	December 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$25.46	

BILLING ACCOUNT NAME AND ADDRESS

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



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

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

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

Date	Description	Amount
11/1/24	Balance Forward	\$57.82
11/5/24	PAYMENT - THANK YOU	-\$32.36
11/12/24	PAYMENT - THANK YOU	-\$25.46

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
11/13/24	10744349	DTB Flagler/ Palm Coast News Tribune	BOS 11.20.24 mtg	BOS 11.20.24 mtg	\$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	\$25.46
Service Fee 3.99%	\$1.02
*Cash/Check/ACH Discount	-\$1.02
*Payment Amount by Cash/Check/ACH	\$25.46
Payment Amount by Credit Card	\$26.48

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Deer Run Comm Dev Dist		464637		0006817369		
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.46
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		\$26.48
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00004646370000000000000068173690000254667173

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

11/13/2024

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 11/13/2024

Legal Clerk *[Signature]*

[Signature]
Notary, State of WI, County of Brown

3-7-27

My commission expires

Publication Cost: \$25.46
Tax Amount: \$0.00
Payment Cost: \$25.46
Order No: 10744349 # of Copies:
Customer No: 464637 1
PO #: BOS 11.20.24 mtg

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

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

The meeting of the Board of Supervisors (the "Board") of the Deer Run Community Development District is scheduled to be held on Wednesday, November 20, 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
PC10744349 11/13/24

approved by NC on 1/2/2025

Invoice

164

48300

12/31/2024

NET 15

Dear Run Amenity Center
Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 12/23	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 12/23





Invoice

Date
Invoice#

1/1/2025
111295611718

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

Terms	Net 20
Due Date	1/21/2025
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
	Water Management Flat Billing Rate	1	ea	\$1,576.51
	XPC System Upgrade	1	ea	\$25.00

Approved
1.320.53800.48100
POOL CHEMICALS
Rich Gray

Subtotal	\$1,601.51
Tax	\$0.00
Total	\$1,601.51
Amount Paid/Credit Applied	\$0.00
Balance Due	\$1,601.51

Water Management Jan25



111295611718

Riverside Management Services, Inc

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

Invoice

Invoice #: 245

Invoice Date: 1/1/2025

Due Date: 1/1/2025

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 - January 2025		6,875.00	6,875.00
<i>Alison Moring</i> <i>1-6-25</i>			

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 #: 248
Invoice Date: 12/31/2024
Due Date: 1/3/2025
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 December 2024 001.320.53800.12110	9.8	27.50	269.50
<i>Alison Moxing</i> 1-7-25			

Total	\$269.50
Payments/Credits	\$0.00
Balance Due	\$269.50

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
9.8	Assistant Manager	\$ 27.50	\$ 269.50

Covers Period: December 2024

GL # 001.320.53800.12110

TOTAL DUE:

\$ 269.50

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/19/24	3.65	C.P.	Assisted with planning, completed daily checklist, event prep
12/21/24	6.15	C.P.	Event - Christmas Event - set up, assist and clean up
	<u>9.8</u>		



INVOICE

INVOICE #	INVOICE DATE
807817	11/25/2024
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 25, 2024

Invoice Amount: \$1,255.00

Description	Current Amount
Amenity Center West Side Woodline Cut Back & Grand Reserve Dr. Woodline Cutback 10-24 Landscape Enhancement	\$1,255.00

Approved
Tree Pruning
001.320.53800.46300
Rich Gray

Excellence Invoice Total **\$1,255.00**

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
823999	1/1/2025
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: January 31, 2025

Invoice Amount: \$11,066.53

Description	Current Amount
Monthly Landscape Maintenance January 2025	\$11,066.53

Approved
Landscape Maintenance
1.320.53800.46000
Rich Gray

Invoice Total \$11,066.53

Jan landscape maintenance

Excellence

IN COMMERCIAL LANDSCAPING

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

approved by NC on 1/7/2025
50000



Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Invoice # : 0F61183113 Inv Date : 12/20/2024
Customer : 29778 Loc : F61
Type : CHG-S Route : 75
PO Number : Acct # : 29778
WO Number : 65068 Acct Zip : 32110
Service Visit : 10709323

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

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

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

Item	Qty	Description	Unit Price	Net Amount	Tx
LABOR73	1	LABOR, ENG SPR REPAIR PERFORMED 5 YEAR ON 1 WET SYSTEM AND 1 DRY SYSTEM. PERFORMED AIR LEAK DOWN TEST ONLY ON DRY PIPE VALVE DUE TO THE ITV NOT BEING PIPED OUT. ALARM TECH WIRED IN SWITCHES, INSTALLED 3 MISSING TRIM PLATES REPLACED 4 GAUGES.	1045.00	1,045.00	N
PART73	1	PARTS, ENG SPR REPAIRS	174.93	174.93	N
INSP5Y	2	INSPECTION, SP 5 YEAR	1064.00	2,128.00	N
HSTFDC	1	FDC HYDROTEST	718.20	718.20	N
INSP3LT	1	INSPECTION, SPRINKLER 3 YEARS LEAK TES	522.50	522.50	N
SC	1	SERVICE CHARGE	130.00	130.00	N
			SUB-TOTAL :	4,718.63	
			TAX :	.00	
			TOTAL :	4,718.63	

0013205380050000
Sprinkler Sys Repair/insp



Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Invoice # : 0F61183113 Inv Date : 12/20/2024
Customer : 29778 Loc : F61
Type . . : CHG-S Route . : 75
PO Number : Acct # : 29778
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BUNNELL, FL 321103430

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

Item Qty Description Unit Price Net Amount Tx

CINTAS FIRE PROTECTION
#98454000012007
#98452300012007
#502087000199
EF20000872

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



FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS

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

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

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

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

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

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

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

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

**SUZANNE JOHNSTON
FLAGLER COUNTY TAX COLLECTOR**

December 16, 2024
Deer Run CDD
Governmental Management Services - CF, LLC
6200 Lee Vista Blvd; Ste 300
Orlando, FL 32822

#3	
Remitted Prior Distribution	279,709.57
Remitting Current Distribution	<u>799,255.96</u>
TOTAL COLLECTIONS REMITTED	<u><u>1,078,965.53</u></u>
Total Commissions Receivable	21,579.31
Less Received Prior Billing	<u>5,594.19</u>
COMMISSIONS NOW DUE	15,985.12

0013002070010200
commissions thru 12/16/24

Distribution Details

Funding Agency: DEER RUN CDD (XLL)

Date: 11/26/2024 - 12/06/2024

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	\$-33,282.77	
		2024	Real Estate - Current	Tax Due	\$832,538.73	
				Total	\$799,255.96	
DEER RUN CDD (XLL)					Check Total	\$799,255.96

Check #67705

PAYMENT COUPON

/4115006401063000160342180048946670000090200

1800489466 1 of 1

4,1,1500,640106,3000160342,1800489466,7,0000090200

Please mail this portion with your check

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

Cust. No.: 3000160342 Inv. No.: 1800489466	
This Month's Charges	Amount Due
Past Due After	This Invoice
01/31/2025	\$ 902.00

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

FPL
General Mail Facility
Miami FL 33188-0001

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

Invoice

Customer Name and Address

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

Customer Number: 3000160342

Invoice Number: 1800489466

Invoice Date: 01/01/2025

4,1,1500,640106,3000160342,1800489466,7,0000090200

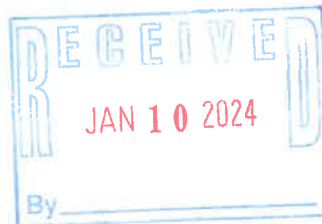
Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 3000160342 Invoice No: 1800489466

Description	Amount
PREMIUMLIGHTING	902.00
For Inquiries Contact: PREMIUM LIGHTING	Total Amount Due \$902.00 This Month's Charges Past Due After 01/31/2025

0013205380043000
Premium Lighting dec24



Wire & ACH Payments

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

Check Payments

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

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



PO BOX 740608
CINCINNATI OH 45274-0608

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

Bill To Number 2692782	Invoice Date 1/3/2025	Amount Due 96.77
----------------------------------	---------------------------------	----------------------------

INVOICE# 72839088 DEER RUN CDD



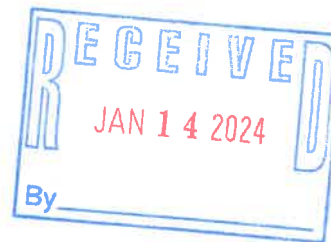
INVOICE DETAIL

Thank you for allowing us to provide the following services:

PEST CONTROL MAINTENANCE	96.77
Deer Run Cdd	
501 GRAND RESERVE DR	
BUNNELL , FL ON 1/3/2025	

Approved
1.320.53800.48400
PEST CONTROL
Rich Gray

Pest Control Jan25



Payment Receipt. Please Return with Payment Remittance



PO Box 13848
Reading, PA 19612-3848

Bill To #: 2692782	Date: 1/3/2025
Due Date: 2/2/2025	Invoice #: 72839088
Amount Due: 96.77	Amount Paid: _____
	Check No.: _____



216 1 MA 0.822 1 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

002692782000000000072839088000009677202502020002

GMS-Central Florida, LLC

1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 388
Invoice Date: 1/1/25
Due Date: 1/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2025		3,192.58	3,192.58
Website Administration - January 2025		57.83	57.83
Information Technology - January 2025		101.58	101.58
Dissemination Agent Services - January 2025		208.33	208.33
Office Supplies		0.54	0.54
Postage		49.44	49.44
Copies		38.40	38.40
Telephone		9.49	9.49

Total \$3,658.19

Payments/Credits \$0.00

Balance Due \$3,658.19

approved by NC on 1/10/2025



Tallahassee, FL 32308
2498 Centerville Rd.

51000

Invoice

Invoice #: 75439
Invoice Date: 12/30/2024
Completed: 01/09/2025
Terms: Due On Receipt
Bid#:
Service Ticket: 75439
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>AS50-0183 - Security System - Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr, Bunnell, FL</i>			
Qolsys IQ Motion	1.00	\$89.00	89.00
Service Labor	3.00	\$0.00	0.00
Sales Tax			0.00

0013205380051000
Qolsys IQ Motion Serv

Tech Resolution Note:

WCT Swapped out the motion with new one that was ordered. Spent 35 min on the phone with Joe on the interior and exterior office door locks. Came to the conclusion both locks are bad. Interior lock jam with the door being open test the codes. And exterior lock code s works when it wants to.

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	\$89.00
Payments	\$0.00
Balance Due	\$89.00

INVOICE

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

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



Bill to

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Ship to

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Invoice details

Invoice no.: 990476
Terms: Net 30
Invoice date: 01/10/2025
Due date: 02/09/2025

Approved
Lake Maintenance
001.320.53800.47000
Rich Gray

Lake Maintenance JAN24

#	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 1/7/2025

Invoice
165

48300

1/6/2025
NET 15

Dear Run Amenity Center
Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 12/30	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 12/30





WRIGHT & CASEY P.A.
SURFCOASTLAW.COM

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

INVOICE

Invoice # 50469
Date: 12/05/2024

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

Deer Run CDD- General

General Matters

Date	Attorney	Description	Quantity	Rate	Total
11/06/2024	Frank Rapprich	Emails to and from client and DR Horton re settlement negotiations	0.20	\$425.00	\$85.00
11/27/2024	Frank Rapprich	Emails to and from client re case status and negotiations	0.20	\$425.00	\$85.00
Subtotal					\$170.00

Interest

Type	Date	Description	Total
Interest	01/05/2025	Interest on overdue invoice #50469	\$2.52
Interest	01/06/2025	Interest on overdue invoice #50469	\$0.08

Interest Subtotal **\$2.60**

Subtotal **\$170.00**

Interest **\$2.60**

Total **\$172.60**

0013105130031500
DR Horton Pond Fill

Statement of Account

Outstanding Balance	New Charges	Amount in Trust	Payments Received	Total Amount Outstanding
(\$0.00	+ \$172.60	)- ( \$0.00	+ \$0.00	)= \$172.60

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
12/04/2024		Payment for bill #46967	Deer Run CDD- General		\$382.50	\$382.50
12/04/2024		Payment for bill #46967	Deer Run CDD- General	\$382.50		\$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.

Deer Run

Community Development District

475 West Town Place Suite 114 • St. Augustine, FL 32092
(904) 940-5850 (*office*) • (904) 940-5899 (*fax*)

January 22, 2025

Prime Operations
State Board of Administration
1801 Hermitage Blvd, Suite 100
Tallahassee, FL 32308

RE: Deer Run CDD Deposit

Please see enclosed check #2234 \$400,000.00 for deposit into account #131360.

Sincerely,

Alison Mossing

Alison Mossing

District Accountant
amosing@gmstnn.com
865-603-7493

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of Flagler

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Supervisor, Deer Run Community Development District

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

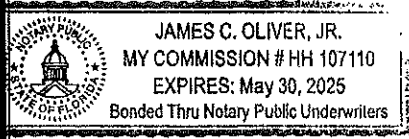
[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

Barbara A. De Santis
Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of physical presence
Or online notarization this 22 day of JANUARY, 2025.

[Signature]
Signature of Officer Administering Oath or of Notary Public



Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known or Produced Identification
Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office
318 Grand Reserve Drive
Street or Post Office Box
Bunnell, FL 32110
City, State, Zip Code

Barbara A De Santis
Print Name
Barbara A. De Santis
Signature

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

January 27, 2025
Project No: 50184160.000
Invoice No: 22435627
Due Date: February 26, 2025
Project Manager PETER ARMANS

Project 50184160.000 Deer Run CDD FY 2025 Gen Eng

Professional Services from November 30, 2024 to December 27, 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		300.00

0013105130031100
Engineer Svcs Dec24

Billing Backup

Wednesday, January 22, 2025

002 - Dewberry Engineers Inc.

Invoice 22435627 Dated 1/27/2025

1:03:29 AM

Project 50184160.000 Deer Run CDD FY 2025 Gen Eng

Phase T001 GENERAL ENGINEERING

Professional Personnel

			Hours	Rate	Amount	
ENGINEER V						
ARMANS, PETER	12/4/2024		1.00	200.00	200.00	
		Find roadway cross sections and respond to board member request				
ARMANS, PETER	12/20/2024		.50	200.00	100.00	
		Year end invoicing/review				
	Totals		1.50		300.00	
	Total Labor					300.00
						Total this Phase 300.00
						Total this Project 300.00
						Total this Report 300.00

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
1/22/2025	14

Bill To
Deer Run CDD C/O GMS

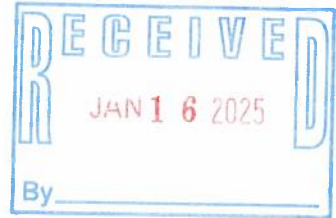
Terms	Due Date
Net 30	2/21/2025

Description	Amount
Amortization Schedule Series 2018 2-1-24 Prepay \$10,000 0013105130031300 Amort Sched s18 2/1/25	100.00

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

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



**SUZANNE JOHNSTON
FLAGLER COUNTY TAX COLLECTOR**

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

#4	
Remitted Prior Distribution	1,078,965.53
Remitting Current Distribution	<u>16,342.55</u>
TOTAL COLLECTIONS REMITTED	<u><u>1,095,308.08</u></u>
Total Commissions Receivable	21,906.16
Less Received Prior Billing	<u>21,579.31</u>
COMMISSIONS NOW DUE	326.85

0013002070010200
Commissions thru 12/30/24

Distribution Details

Funding Agency: DEER RUN CDD (XLL)

Date: 12/07/2024 - 12/20/2024

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	\$-404.88	
		2024	Real Estate - Current	Tax Due	\$13,776.09	
		2024	Real Estate - Installment	Discount	\$-91.91	
		2024	Real Estate - Installment	Tax Due	\$3,063.25	
DEER RUN CDD (XLL)			Total		\$16,342.55	
Check #67746					Check Total	\$16,342.55



approved by NC on 1/15/2025

Invoice
166

48300

1/14/2025
NET 15

Dear Run Amenity Center
Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 1/6	300.00
Total Due:	300.00

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

Thank you,

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



0013205380048300
Cleaning 1/6

approved by NC on 1/21/2025

48300

Invoice

167

1/19/2025

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 1/13	300.00
Total Due:	300.00

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

Thank you,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164

0013205380048300

Cleaning 1/13



approved by NC on 1/27/2025

48300

Invoice
168

1/26/2025
NET 15

Dear Run Amenity Center
Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 1/20	300.00
Total Due:	300.00

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

Thank you,

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



0013205380048300
Cleaning 1/20

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

Invoice

Invoice #: 249
Invoice Date: 1/13/2025
Due Date: 1/13/2025
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 - December 31, 2024		2,249.71	2,249.71
Maintenance Supplies		1,827.96	1,827.96
<p>Approved</p> <p>Holiday Decor-\$1,288.94 001.320.53800.59100</p> <p>Facilities Maintenance-\$1,000.00 001.320.53800.50000</p> <p>Amenity Repairs-\$1,000.00 001.320.53800.54000</p> <p>Janitorial Services-\$46.72 001.320.53800.48300</p> <p>Maintenance Contingency-\$500.00 001.0320.53800.49000</p> <p>Operating Supplies. 001.320.53800.53000-\$242.01</p> <p>Rich Gray</p>			
Total			\$4,077.67
Payments/Credits			\$0.00
Balance Due			\$4,077.67

Alison Moring
 1-16-25

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/2/24	8.13	J.W.	Straightened street signs, set up outside Christmas décor, set up inside Christmas décor, straightened and organized pool deck furniture, checked and changed all trash receptacles
12/3/24	8.05	J.W.	Installed four windscreens on pickleball courts, hung wreaths on interior windows, installed two new fan switched at amenities center
12/10/24	8.3	J.W.	Painted men's restroom, put up Christmas décor at main entry, straightened sign post, straightened and organized pool deck furniture, removed debris at main entryways, checked and changed all trash receptacles
12/17/24	8.03	J.W.	Continued painting in men's room, changed light bulbs, removed debris around property, checked and changed all trash receptacles, straightened and organized pool furniture, picked up supplies
12/23/24	7.62	J.W.	Painted walls in women's restroom, fixed latch of pickleball court four gate, removed debris around amenity center, straightened and organized pool deck furniture, checked and changed all trash receptacles
12/31/24	8.57	J.W.	Pressure washed outside of amenities center, paint outside restroom doors, paint air vent of bathroom, changed out two door locks, checked fan in gym, assisted with gym equipment, straightened and organized pool deck furniture, removed debris around amenity center

TOTAL 48.7

MILES 678

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	11/29/24	Ink Subscription	105.81	N.C.
	11/30/24	Amazon Prime Membership	17.24	N.C.
	12/2/24	Christmas Decorations	415.18	N.C.
	12/4/24	Christmas Decorations	72.97	N.C.
	12/5/24	Command Hooks	52.14	N.C.
	12/5/24	Christmas Decorations	46.00	N.C.
	12/8/24	8' Deer (2)	204.93	N.C.
	12/8/24	Giant Wreaths (2)	165.55	N.C.
	12/8/24	Outdoor Extension Cords	82.69	N.C.
	12/8/24	Christmas Toppers	44.78	N.C.
	12/8/24	Outdoor Holiday Décor	204.70	N.C.
	12/13/24	55 Gallon Trash Bags 30ct	28.26	N.C.
	12/14/24	Sugar	9.11	N.C.
	12/14/24	Printer Paper	21.25	N.C.
	12/14/24	AAA Batteries	15.72	N.C.
	12/14/24	Coffee Creamer	17.24	N.C.
	12/14/24	K Cups	40.35	N.C.
	12/16/24	Water Delivery	33.71	N.C.
	12/17/24	Cleaning Sponges	18.46	N.C.
	12/17/24	Paint 2 Gallons	91.95	R.G.
	12/18/24	AA Batteries	16.78	N.C.
	12/20/24	Sign Up Genius	34.49	N.C.
	12/21/24	Constant Contact Monthly Fee	88.65	N.C.
		TOTAL	<u>\$1,827.96</u>	

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

Invoice

Invoice #: 250
Invoice Date: 1/13/2025
Due Date: 1/13/2025
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 1/5/25 <i>Special Events</i> <i>1,320.53800.59000</i>		2,857.01	2,857.01
<i>Alison Morsing</i> <i>1-16-25</i>			

Total	\$2,857.01
Payments/Credits	\$0.00
Balance Due	\$2,857.01

SPECIAL EVENTS

Period Ending 1/05/25

DISTRICT
DEER RUN

<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
12/5/24	Bingo 1	Bingo Prizes	46.00	N.C.
12/5/24	Bingo 1	Bingo Prizes	207.00	N.C.
12/5/24	Bingo 1 & 2	Candy Prizes	78.99	N.C.
12/8/24	Craft Night	Polyacrylic gloss (Dec Craft Night)	29.31	N.C.
12/8/24	Craft Night	Plastic Ornaments (Dec Craft Night)	39.08	N.C.
12/8/24	Craft Night	Craft Glitter (Dec Craft Night)	91.33	N.C.
12/8/24	Craft Night	Ribbon (Dec Craft Night)	118.99	N.C.
12/8/24	Craft Night	Letter Stickers and Decals (Dec Craft Night)	62.41	N.C.
12/8/24	Craft Night	Squeeze Bottles (Dec Craft Night)	6.83	N.C.
12/9/24	Craft Night	Table Covers	6.90	N.C.
12/11/24	Adult Christmas Party	Embroidery Aprons	89.26	N.C.
12/13/24	Adult Christmas Party	Bottle Water	8.26	N.C.
12/13/24	Adult Christmas Party	Soda & Ice Tea	46.76	N.C.
12/13/24	Adult Christmas Party	Candy and Chocolate	31.02	N.C.
12/13/24	Adult Christmas Party	Plastic Buckets	2.88	N.C.
12/13/24	Adult Christmas Party	Gift Bags	23.00	N.C.
12/13/24	Adult Christmas Party	Party Prizes	64.34	N.C.
12/13/24	Adult Christmas Party	Table Covers	14.66	N.C.
12/13/24	Adult Christmas Party	Paper Towels/Napkins	14.66	N.C.
12/13/24	Adult Christmas Party	Roll of Raffle Tickets	14.08	N.C.
12/13/24	Adult Christmas Party	Fuel Containers	19.49	N.C.
12/13/24	Adult Christmas Party	Serving Aluminum Tray Set	23.37	N.C.
12/14/24	Adult Christmas Party	Pies	37.43	N.C.
12/14/24	Adult Christmas Party	Toppings & Whip	20.09	N.C.
12/14/24	Adult Christmas Party	Holiday Meal	735.96	N.C.
12/14/24	Kids Christmas Bash	Containers for Candy	91.98	N.C.
12/17/24	Bingo 2	Bingo Prizes	69.00	N.C.
12/17/24	Children's Christmas Bash	Prizes	43.77	N.C.
12/18/24	Children's Christmas Bash	Candy	98.72	N.C.
12/18/24	Children's Christmas Bash	Candy Jars	4.58	N.C.
12/18/24	Children's Christmas Bash	Decorative Cookies	57.16	N.C.
12/18/24	Children's Christmas Bash	Christmas Prizes	72.22	N.C.
12/18/24	Children's Christmas Bash	Plastic Cup Prizes	22.08	N.C.
12/18/24	Children's Christmas Bash	Paper Plates	27.60	N.C.
12/18/24	Children's Christmas Bash	Paper Napkins	18.40	N.C.
12/20/24	Children's Christmas Bash	Table Covers	16.01	N.C.
12/20/24	Children's Christmas Bash	Bows	3.43	N.C.
12/20/24	Children's Christmas Bash	Gift Bags	12.58	N.C.
12/20/24	Children's Christmas Bash	Juice, Soda, Water	44.25	N.C.
12/21/24	Children's Christmas Bash	Food Platters	341.48	N.C.
12/21/24	Children's Christmas Bash	Cupcakes & Cookies	35.47	N.C.
12/21/24	Children's Christmas Bash	Cookie Deco Toppings	66.19	N.C.

TOTAL \$2,857.01



INVOICE

INVOICE #	INVOICE DATE
843558	1/27/2025
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: February 26, 2025

Invoice Amount: \$1,767.00

Description	Current Amount
1X Palm Pruning Amenity Center 1-25	
Palm Pruning	\$1,767.00

Approved
Tree Pruning
001.320.53800.46300.
Rich Gray

Invoice Total \$1,767.00

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
843559	1/27/2025
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: February 26, 2025

Invoice Amount: \$1,090.00

Description	Current Amount
Amenity Center Drainage Backfill & Rip Rap Rock Installation 12-24 Landscape Enhancement	\$1,090.00

Approved
Lake Maintenance & Repairs
001.320.53800.46200
Rich Gray

Invoice Total \$1,090.00

Excellence

IN COMMERCIAL LANDSCAPING

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

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

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



Bill to

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Invoice details

Invoice no.: 2908
Terms: Net 30
Invoice date: 01/24/2025
Due date: 02/23/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE FEBRUARY	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

Approved
Pool maintenance
001.320.53800.48000
Rich Gray

Feb pool service



2021-2 St. Augustine Road E, Jacksonville, FL 32207
888-465-6373



INV:92587781

ACCT#	DATE	TERMS	BIN/CNT
301956	1/27/2025	NET30	5116-5
PO# NET30; NT# 8133478			

HSC DHL: DHL Expedited (22 oz)
Tracking#: 420320929261290339700607168498

BILL TO:
GMS - GOVERNMENTAL MANAGEMENT SERVICES
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL 32092

SHIP TO:
SARAH SWEETING
GMS
904-940-5850
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

QTY	SKU	DESCRIPTION	LIST	PRICE	TOTAL
1	210D Option	DESK SIGN 2X10 ALUMINUM W/INSERT -- Gary Garner Logo : None	20.00 0.00	14.99 0.00	14.99
1	210D Option	DESK SIGN 2X10 ALUMINUM W/INSERT -- Franklin Gates Logo : None	20.00 0.00	14.99 0.00	14.99
1	210D Option	DESK SIGN 2X10 ALUMINUM W/INSERT -- Barbara DeSantis Logo : None	20.00 0.00	14.99 0.00	14.99
1	210D Option	DESK SIGN 2X10 ALUMINUM W/INSERT -- Gary Masten Logo : None	20.00 0.00	14.99 0.00	14.99
1	210D Option	DESK SIGN 2X10 ALUMINUM W/INSERT -- Melissa Tabares Logo : None	20.00 0.00	14.99 0.00	14.99
1	DHLEXPED	SHIPPING AND HANDLING - DHL EXPEDITED	9.99	9.99	9.99
		TOTAL			84.94

We appreciate your business !!!



Susan Ferrero <sferrero@gmstnn.com>

Deer Run CDD - Fwd: HC Brands: New Order # 8133478

Sarah Sweeting <ssweeting@gmsnf.com>
To: Susan Ferrero <SFerrero@gmstnn.com>, Alison Mossing <amosing@gmstnn.com>

Fri, Jan 24, 2025 at 12:30 PM

They'll probably send an invoice too but just in case.

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

Begin forwarded message:

From: HC Brands <sales@hcbrands.com>
Subject: HC Brands: New Order # 8133478
Date: January 24, 2025 at 12:28:12 PM EST
To: Sarah Sweeting <ssweeting@gmsnf.com>



ORDER DETAILS

Hi Sarah Sweeting,
Thank you for placing your order. Your order number is:
#8133478

Estimated to arrive by: Wednesday, February 5, 2025

Click here to track this order

PRODUCT	SKU	QTY	PRICE
<u>Traditional Engraved 2" x 10" Desk Nameplate</u>	1007180-2	1	\$14.99

PRODUCT

SKU

QTY

PRICE



Material Colors: Black w/ White Letters
Holder Color: Yellow Gold
Design: Custom Design

Traditional Engraved 2" x 10" Desk
 Nameplate

1007180- 1 \$14.99
 2



Material Colors: Black w/ White Letters
Holder Color: Yellow Gold
Design: Custom Design

Traditional Engraved 2" x 10" Desk
 Nameplate

1007180- 1 \$14.99
 2



Material Colors: Black w/ White Letters
Holder Color: Yellow Gold
Design: Custom Design

PRODUCT	SKU	QTY	PRICE
<u>Traditional Engraved 2" x 10" Desk Nameplate</u>	1007180-2	1	\$14.99



Material Colors: Black w/ White Letters
Holder Color: Yellow Gold
Design: Custom Design

<u>Traditional Engraved 2" x 10" Desk Nameplate</u>	1007180-2	1	\$14.99
---	-----------	---	---------



Material Colors: Black w/ White Letters
Holder Color: Yellow Gold
Design: Custom Design

Subtotal	\$74.95
Shipping	\$9.99
Grand Total	\$84.94

PAYMENT & DELIVERY DETAILS

Payment method:

Purchase Order

Purchase Order Number: NET30

Shipping info:



Invoice

Date
Invoice#

2/1/2025
111295612097

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

Terms	Net 20
Due Date	2/21/2025
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

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	\$1,576.51
WM-XPC Upgrade	XPC System Upgrade	1	ea	\$25.00

Subtotal \$1,601.51

Tax \$0.00

Total \$1,601.51

Amount Paid/Credit Applied \$0.00

Balance Due \$1,601.51

<p>Approved Pool Chems 001.320.53800.48100 Rich Grav</p>
--

water management feb25



111295612097

approved by NC on 1/30/2025
50000



Sunshine State
HEATING & AIR CONDITIONING
ALWAYS SUNNY!

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

Estimate 51010966
Job 50952707
Estimate Date 1/27/2025
Customer PO

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

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

Estimate Details

2 exhaust vents : Exhaust vent cover installed

3.5" hole diameter
4" plate inside LxW
5.5" Plate Outside diameter

Extension ladder needed

Service #	Description	Quantity	Your Price	Your Total
CHOT101	Sunshine State HVAC Install	1.00	\$600.00	\$600.00
				Sub-Total \$600.00
				Tax \$0.00
				Total \$600.00

Thank you for choosing Sunshine State Heating and Air Conditioning

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Sunshine State - Always Sunny! as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

0013205380050000
HVAC Install Jan25

**SHELLY EDMONSON
FLAGLER COUNTY TAX COLLECTOR**

January 30, 2025
Deer Run CDD
Governmental Management Services - CF, LLC
6200 Lee Vista Blvd; Ste 300
Orlando, FL 32822

#5	
Remitted Prior Distribution	1,095,308.08
Remitting Current Distribution	<u>36,801.73</u>
TOTAL COLLECTIONS REMITTED	<u><u>1,132,109.81</u></u>
Total Commissions Receivable	22,642.20
Less Received Prior Billing	<u>21,906.16</u>
COMMISSIONS NOW DUE	736.03

0013002070010200
Commissions thru 1/30/25

Distribution Details

Funding Agency: DEER RUN CDD (XLL)

Date: 12/21/2024 - 01/21/2025

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	\$-988.22
DEER RUN CDD (LL)		2024	Real Estate - Current	Tax Due	\$34,300.04
DEER RUN CDD (LL)		2024	Real Estate - Installment	Discount	\$-107.92
DEER RUN CDD (LL)		2024	Real Estate - Installment	Tax Due	\$3,597.83
DEER RUN CDD (XLL)				Total	\$36,801.73
Check Total					\$36,801.73

Check #68539

PAYMENT COUPON

/4115006401063000160342180049250150000090200

1800492501 1 of 1

4,1,1500,640106,3000160342,1800492501,5,0000090200

Please mail this portion with your check

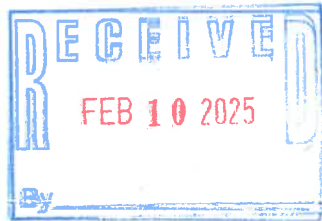
DEER RUN CDD
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822

Cust. No.: 3000160342 Inv. No.: 1800492501	
This Month's Charges	Amount Due
Past Due After 03/03/2025	This Invoice \$ 902.00

0013205380043000
Premium Lighting Jan25

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

FPL
General Mail Facility
Miami FL 33188-0001



Florida Power & Light Company

Federal Tax Id.#: 59-0247775

Invoice

Customer Number: 3000160342

Customer Name and Address

Invoice Number: 1800492501

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

Invoice Date: 02/01/2025

4,1,1500,640106,3000160342,1800492501,5,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 3000160342 Invoice No: 1800492501

Description	Amount
PREMIUMLIGHTING	902.00
For Inquiries Contact: PREMIUM LIGHTING	Total Amount Due \$902.00 This Month's Charges Past Due After 03/03/2025

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, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 390
Invoice Date: 2/1/25
Due Date: 2/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2025		3,192.58	3,192.58
Website Administration - February 2025		57.83	57.83
Information Technology - February 2025		101.58	101.58
Dissemination Agent Services - February 2025		208.33	208.33
Office Supplies		0.72	0.72
Postage		178.36	178.36
Copies		165.45	165.45
0013105130034000			
0013105130035200			
0013105130035100			
0013105130031300			
0013105130051000			
0013105130042000			
0013105130042500			

Total \$3,904.85

Payments/Credits \$0.00

Balance Due \$3,904.85

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 391

Invoice Date: 2/1/25

Due Date: 2/1/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Field Management - February 2025		2,924.08	2,924.08
0013205380012000			

Total \$2,924.08

Payments/Credits \$0.00

Balance Due \$2,924.08

INVOICE

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

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



Bill to

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Approved
1.320.53800.47000
LAKE MAINTENANCE
Rich Gray

Ship to

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Invoice details

Lake maintenance feb25

Invoice no.: 990570
Terms: Net 30
Invoice date: 02/10/2025
Due date: 03/12/2025

#	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 2/4/2025
48300

Invoice

169

2/4/2025

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 1/27	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 1/27



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

Invoice

Invoice #: 251
Invoice Date: 2/1/2025
Due Date: 2/1/2025
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 - February 2025		6,875.00	6,875.00
<i>Alison Mossing</i> 2-6-25			
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 #: 252
Invoice Date: 1/31/2025
Due Date: 2/5/2025
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 January 2025 001,320.53800.12110	47.6	27.50	1,309.00
<i>Alison Moxingy</i> 2-6-25			

Total	\$1,309.00
Payments/Credits	\$0.00
Balance Due	\$1,309.00

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
47.6	Assistant Manager	\$ 27.50	\$ 1,309.00

Covers Period: January 2025

GL # 001.320.53800.12110

TOTAL DUE:

\$ 1,309.00

RMS

DEER RUN COMMUNITY DEVELOPMENT DISTRICT
AMENITY ASSISTANT BILLABLE HOURS
FOR THE MONTH OF JANUARY 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/2/25	7.08	C.P.	Assisted with planning, completed daily checklist
1/3/25	3.67	C.P.	Assisted with planning, completed daily checklist
1/6/25	6.25	C.P.	Assisted with planning, completed daily checklist
1/9/25	3.02	C.P.	Assisted with planning, completed daily checklist
1/13/25	8	C.P.	Assisted with planning, completed daily checklist
1/19/25	4	C.P.	Party Attendant for rental
1/24/25	3.98	C.P.	Assisted with planning, completed daily checklist
1/25/25	4.6	C.P.	Party Attendant for rental
1/31/25	1.98	J.H.	Assisted with planning, completed daily checklist
1/31/25	5.02	C.P.	Paint Night - set up, assist and clean up
	<u>47.6</u>		

Approved by NC on 1/10/2025
50000



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

Invoice 50952707
Invoice Date 1/27/2025
Completed Date 1/27/2025
Customer PO
Payment Term Due Upon Receipt
Due Date 1/27/2025

Billing Address

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

Job Address

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

Description of Work

Commercial maintenance , Complete system maintenance on 4 systems. Clean inside and outside coils on every unit. Flushed drain lines and clean drain pans / pumps Add tablets to all drain pans and condensate pumps. Replace all filters. Checked amp draw and pressures on every system. Oiled all electrical connections and motors. Recommend changing all filters once a month to ensure proper airflow to units. This is a quarterly quote every 3 months.

Mini split Estimate provided

Task #	Description	Quantity	Your Price	Your Total
ASC104	Commercial Quarterly Maintenance	1.00	\$425.00	\$425.00
				Sub-Total \$425.00
				Tax \$0.00
				Total Due \$425.00
				Balance Due \$425.00

Qrtly Maint jan25

Thank you for choosing Sunshine State Heating and Air Conditioning

This amount of \$425.00 is agreed and acknowledged. Payment is due upon receipt. A service fee of 5% will be charged for any payment received after 30 days.

1/27/2025

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

1/27/2025

approved by NC on 1/10/2025
50000



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

Invoice 51122349
Invoice Date 2/6/2025
Completed Date 2/6/2025
Customer PO
Payment Term Due Upon Receipt
Due Date 2/6/2025

Billing Address

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

Job Address

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

Description of Work

Upon arrival, system was running in heat mode. Upon further investigation, found a faulty thermostat. Customer requested I change thermostat. Also customer requested estimate on ductwork for small office space. Estimate was sent to customer through email and upon departure system was working properly.

Task #	Description	Quantity	Your Price	Your Total
TSAT101	Install Honeywell digital thermostat + 1yr Warranty	1.00	\$196.00	\$196.00
SCD100	Service call & diagnosis (a/c & heat) 8am - 4pm	1.00	\$49.00	\$49.00
Member Savings				\$49.00
Sub-Total				\$245.00
Tax				\$0.00
Total Due				\$245.00
Balance Due				\$245.00

0013205380050000

Digital Thermo Install Feb25

Thank you for choosing Sunshine State Heating and Air Conditioning

2/6/2025

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

2/6/2025



INVOICE

INVOICE #	INVOICE DATE
855203	2/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Deer Run CDD

Address: 400 Grand Reserve Dr
Bunnell, FL 32110

Invoice Due Date: March 3, 2025

Invoice Amount: \$11,066.53

Description	Current Amount
Monthly Landscape Maintenance February 2025	\$11,066.53

Approved
Landscape Maintenance
1.320.53800.46000
Rich Gray

Invoice Total **\$11,066.53**

Feb landscape maintenance

Excellence

IN COMMERCIAL LANDSCAPING

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



approved by NC on 2/12/2025

Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Invoice # : 0F61182626 Inv Date : 12/17/2024
Customer : 29778 Loc : F61
Type . . : CHG-S Route . : 52
PO Number : Acct # : 29778
WO Number : 65817 Acct Zip : 32110
Service Visit : 10719636

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

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

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

Item	Qty	Description	Unit Price	Net Amount	Tx
LABOR83	2	LABOR, ALARM REPAIR ALARM WENT OFF SATURDAY AND REQUESTING SERVICE TO TROUBLESHOOT	275.00	550.00	N
SC	1	SERVICE CHARGE	130.00	130.00	N
				SUB-TOTAL :	680.00
				TAX :	.00
				TOTAL :	680.00

CINTAS FIRE PROTECTION
#98454000012007
#98452300012007
#502087000199
EF20000872

PLEASE PAY FROM THIS INVOICE
PLEASE INCLUDE INVOICE NUMBER WHEN MAILING PAYMENT
TO MAKE PAYMENT OR FOR ANY QUESTIONS
PLEASE CALL 570 891-0469
OR EMAIL EVANSM2@CINTAS.COM

0013205380050000
Sprinkler Sys Repair



Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Invoice # : 0F61182626 Inv Date : 12/17/2024
Customer : 29778 Loc : F61
Type . . : CHG-S Route . : 52
PO Number : Acct # : 29778
WO Number : 65817 Acct Zip : 32110
Service Visit : 10719636

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

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

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

Item	Qty	Description	Unit Price	Net Amount Tx
		WE ACCEPT VISA/MC/AMEX DISCOVER AND CHECK BY PHONE		



FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS

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

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

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

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

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

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

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

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

approved by NC on 2/20/25
54000



*** INVOICE CUSTOMER COPY ***

Location : CINTAS FIRE PROTECTION

Invoice # : 0F61661475 Inv Date : 2/18/2025
Customer : 29778 Loc : F61
Type . . : CHG-S Route . : 65
PO Number : Acct # : 29778
WO Number : Acct Zip : 32110
Service Visit : 10888194

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

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

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

Item	Qty	Description	Unit Price	Net Amount	Tx
INFAS	1	INSPECTION, SEMI ANNUAL ALARM SYSTEM	252.00	252.00	N
SC	1	Service Charge	137.00	137.00	N
SUB-TOTAL :				389.00	
TAX :				.00	
TOTAL :				389.00	

CINTAS FIRE PROTECTION
#98454000012007
#98452300012007
#502087000199
EF20000872
PLEASE PAY FROM THIS INVOICE
PLEASE INCLUDE INVOICE NUMBER WHEN MAILING PAYMENT
TO MAKE PAYMENT OR FOR ANY QUESTIONS
PLEASE CALL 570 891-0469
OR EMAIL EVANSM2@CINTAS.COM
WE ACCEPT VISA/MC/AMEX DISCOVER AND CHECK BY PHONE

0013205380054000
Sprinkler Sys inspection



Customer: DEER RUN CDC 29778
Collected: \$0.0

PO#:
Signer: Natalie Clem

Invoice: 661475
Authorizer: Natalie Clem



FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS

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

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

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

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

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

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

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

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

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

February 14, 2025
Project No: 50184160.000
Invoice No: 22437323
Due Date: March 16, 2025
Project Manager PETER ARMANS

Project 50184160.000 Deer Run CDD FY 2025 Gen Eng

Professional Services from December 28, 2024 to January 31, 2025

Phase T001 GENERAL ENGINEERING

Professional Personnel

	Hours	Rate	Amount	
ENGINEER V	13.00	200.00	2,600.00	
Totals	13.00		2,600.00	
Total Labor				2,600.00
		Total this Phase		2,600.00
		Total Invoice Amount Due		<u><u>2,600.00</u></u>

0013105130031100
Engineer svcs Jan25

Billing Backup

Wednesday, February 12, 2025

002 - Dewberry Engineers Inc.

Invoice 22437323 Dated 2/14/2025

9:29:52 AM

Project 50184160.000 Deer Run CDD FY 2025 Gen Eng

Phase T001 GENERAL ENGINEERING

Professional Personnel

			Hours	Rate	Amount
ENGINEER V					
ARMANS, PETER	1/20/2025		.50	200.00	100.00
Meeting preparation					
ARMANS, PETER	1/21/2025		3.00	200.00	600.00
Updated Roadway Ownership Map					
ARMANS, PETER	1/22/2025		6.00	200.00	1,200.00
Meeting Prep. In person meeting at the Club House.					
ARMANS, PETER	1/23/2025		.50	200.00	100.00
Post meeting notes/documentation					
ARMANS, PETER	1/28/2025		1.00	200.00	200.00
WMD Compliance Coordination					
ARMANS, PETER	1/30/2025		2.00	200.00	400.00
Look up irrigation permit, respond to CDD manager e-mail, send follow up e-mail to Rich, review original Engineer's Report.					
	Totals		13.00		2,600.00
	Total Labor				2,600.00
				Total this Phase	2,600.00
				Total this Project	2,600.00
				Total this Report	2,600.00



ACCOUNT NAME		ACCOUNT #	PAGE #
Deer Run Comm Dev Dist		464637	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006933048	Jan 1- Jan 31, 2025	FEBRUARY 28, 2025	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$25.46	

BILLING ACCOUNT NAME AND ADDRESS
DEER RUN COMM DEV DIST 219 EAST LIVINGSTON STREET ORLANDO, FL 32801

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

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

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description	Amount
1/1/25	Balance Forward	\$25.46
1/21/25	PAYMENT - THANK YOU	-\$25.46

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
1/15/25	10922369	DTB Flagler/ Palm Coast News Tribune	1-22 Board of Supervisors 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	\$25.46
Service Fee 3.99%	\$1.02
*Cash/Check/ACH Discount	-\$1.02
*Payment Amount by Cash/Check/ACH	\$25.46
Payment Amount by Credit Card	\$26.48

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Deer Run Comm Dev Dist		464637		0006933048		
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.46
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		\$26.48
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00004646370000000000000069330480000254667177

AFFIDAVIT OF PUBLICATION

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

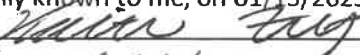
STATE OF WISCONSIN, COUNTY OF BROWN

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

01/15/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/15/2025



Legal Clerk



Notary, State of WI, County of Brown

8 25 26

My commission expires

Publication Cost: \$25.46
Tax Amount: \$0.00
Payment Cost: \$25.46
Order No: 10922369 # of Copies: 1
Customer No: 464637
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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

The meeting of the Board of Supervisors (the "Board") of the Deer Run Community Development District is scheduled to be held on Wednesday, January 22, 2025 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
NT#10922369 1/15/2025 11

approved by NC on 2/18/2025



52000

Invoice

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice #: 419151
Invoice Date: 02/17/2025
Completed: 02/17/2025
Terms: Due On Receipt
Bid#: 0
Job: 9111-1
475 West Town Place

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

HiTechFlorida.com

Description	Qty	Rate	Amount
Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr, Bunnell, FL			
CDVI-CS Proxy Card	50.00	\$4.95	247.50
Sales Tax			0.00
00132053800510000			

Tech Resolution Note:

Access

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	\$247.50
Payments	\$0.00
Balance Due	\$247.50

approved by NC on 2/12/2025
48300

Invoice

170

2/10/2025

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 2/3	300.00
Total Due:	300.00

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

Thank you,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164

0013205380048300

Cleaning 2/3



approved by NC on 2/18/2025
48300

Invoice

171

2/16/2025

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 2/10	300.00
Total Due:	300.00

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

Thank you,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164

0013205380048300

Cleaning 2/10



approved by Ne on 2/24/2025
48300

Invoice

172

2/22/2025

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 2/17	300.00
Total Due:	300.00

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

Thank you,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164

0013205380048300

Cleaning 2/17



Riverside Management Services, Inc

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

Invoice

Invoice #: 254
Invoice Date: 2/18/2025
Due Date: 2/18/2025
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 2/5/25 <i>Special Events</i> <i>1.320.53800.59000</i>		875.16	875.16

Alison Moxing
2-21-25

Total	\$875.16
Payments/Credits	\$0.00
Balance Due	\$875.16

SPECIAL EVENTS

Period Ending 2/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	1/2/25	Bingo	Bingo Prizes	264.50	N.C.
	1/2/25	Bingo	Candy	12.05	N.C.
	1/6/25	Craft Night	Starfish	9.19	N.C.
	1/6/25	Craft Night	Starfish	11.49	N.C.
	1/6/25	Craft Night	Glass Beads	10.34	N.C.
	1/6/25	Craft Night	Glass Beads	8.04	N.C.
	1/6/25	Craft Night	Sand Dollar	31.04	N.C.
	1/6/25	Craft Night	Pearl Beads	11.49	N.C.
	1/6/25	Craft Night	Beach Glass	22.29	N.C.
	1/6/25	Craft Night	Sea Glass	31.06	N.C.
	1/6/25	Craft Night	Tini Starfish	41.38	N.C.
	1/6/25	Craft Night	Wooden Hearts	144.83	N.C.
	1/12/25	Craft Night	Paint	48.76	N.C.
	1/12/25	Craft Night	Table Clothes	17.55	N.C.
	1/19/25	Bingo	Bingo Prizes	161.00	N.C.
	1/19/25	Bingo	Candy	19.98	N.C.
	1/20/25	Bingo	Bingo Prizes	23.00	N.C.
	1/20/25	Bingo	Bingo Prizes	7.19	N.C.
			TOTAL	<u>\$875.16</u>	

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

Invoice

Invoice #: 255
Invoice Date: 2/18/2025
Due Date: 2/18/2025
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance January 1 - January 31, 2025		872.80	872.80
Maintenance Supplies		159.36	159.36
<i>Approved</i>			
001.320.53800.50000 \$400.00 Facilities Maintenance			
001.320.53800.53000 \$126.15 Operating Supplies			
001.320.53800.54000 \$472.80 Amenities Repair & Maintenance			
001.320.53800.57000 \$33.21 Office Supplies			
<i>Rich Gray 2/21/25</i>			

Alison Mossing
 2-21-25

Total	\$1,032.16
Payments/Credits	\$0.00
Balance Due	\$1,032.16

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/7/25	7.22	J.W.	Take down Christmas décor at main entry, take down Christmas décor at amenities center, took down two Christmas trees, straightened and organized pool deck furniture, checked and changed all trash receptacles
1/14/25	4.1	M.C.	Removed debris US1 to amenity center, checked and changed trash receptacles, cleaned up maintenance closet, replaced two lightbulbs in gathering room, finished putting away Christmas decorations in maintenance closet
1/16/25	2	M.C.	Continued organizing maintenance closet, continued removing holiday decoration and supplies to storage closet from office, checked fountain run time for proper timing on US1
1/30/25	8.5	M.C.	Removed card holder from wall and will patch holes, received instructions for new storage areas, straightened and organized pool chairs, tables and umbrellas, removed debris around amenity center and roadways in and out of the development, checked and changed all trash receptacles
TOTAL	<u>21.82</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 2/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	12/29/24	Ink Subscription	33.21	N.C.
	12/31/24	Amazon Prime Membership	17.24	N.C.
	1/9/25	Water Delivery	33.71	N.C.
	1/9/25	Access Card 100pk - Credit Orig 11/5/24	-97.64	N.C.
	1/20/25	Sign Up Genius	34.49	N.C.
	1/21/25	Constant Contact Monthly Fee	88.65	N.C.
	1/23/25	Water Delivery	49.69	N.C.
		TOTAL	<u>\$159.36</u>	



WRIGHT & CASEY P.A.
SURFCOASTLAW.COM

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

INVOICE

Invoice # 60155
Date: 02/13/2025

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

0013105130031500
DR Horton Pond Fill

**Deer Run CDD- General
General Matters**

Date	Attorney	Description	Quantity	Rate	Total
01/03/2025	Frank Rapprich	Emails to and from client re case status and options	0.20	\$425.00	\$85.00
				Subtotal	\$85.00
				Total	\$85.00

Statement of Account

Outstanding Balance	New Charges	Amount in Trust	Payments Received	Total Amount Outstanding
(\$0.00	+ \$85.00	) - ( \$0.00	+ \$0.00	) = \$85.00

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
12/04/2024	Payment for bill #46967	Deer Run CDD- General		\$382.50	\$382.50
12/04/2024	Payment for bill #46967	Deer Run CDD- General	\$382.50		\$0.00
01/21/2025	Payment for bill #50469	Deer Run CDD- General		\$170.00	\$170.00
01/21/2025	Payment for bill #50469	Deer Run CDD- General	\$170.00		\$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.

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
12/16/24	67705	11/26/2024-12/06/24	\$ 832,538.73	\$ 15,985.12	\$ 33,282.77	\$ -	\$ 783,270.84	\$ 498,462.07	\$ 284,808.77	\$ 783,270.84
12/30/24	67746	12/07/24-12/20/24	\$ 16,839.34	\$ 326.85	\$ 496.79	\$ -	\$ 16,015.70	\$ 10,192.16	\$ 5,823.54	\$ 16,015.70
1/30/25	68539	12/21/24-01/21/25	\$ 37,897.87	\$ 736.03	\$ 1,096.14	\$ -	\$ 36,065.70	\$ 22,951.68	\$ 13,114.02	\$ 36,065.70
						\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL			\$ 1,184,820.23	\$ 22,642.19	\$ 46,697.46	\$ -	\$ 1,115,480.58	\$ 712,061.87	\$ 403,418.71	\$ 1,115,480.58

97%	Gross Percent Collected
\$ 37,305.17	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
2/13/25	2/1/25	2020787	\$ 126,544.48	\$ 126,544.48	\$ 68,264.48	\$ 58,280.00
	5/1/25		\$ 126,544.48	\$ -	\$ -	\$ -
			\$ 506,177.92	\$ 379,633.44	\$ 204,793.44	\$ 174,840.00