

*Deer Run Community  
Development District*

*Agenda*

*July 16, 2025*

## *AGENDA*

# Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

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

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July 9, 2025

Board of Supervisors  
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for **Wednesday, July 16, 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. Discussion of Fiscal Year 2026 Approved Budget (adoption August 27, 2025)
- IV. Update Regarding SJRWMD Approved Monitoring and Mitigation Plan
- V. Update on Lawn Watering Restrictions – Education & Enforcement
- VI. Discussion of Pool Furniture
- VII. Engineer's Report
- VIII. Staff Reports
  - A. Attorney
  - B. District Manager – Discussion of Fiscal Year 2026 Meeting Schedule
  - C. Operations Manager
    - 1. Report
    - 2. Yellowstone Report

IX. Supervisor's Request

X. Public Comments

XI. Approval of Consent Agenda

A. Approval of the Minutes of the May 28, 2025 Meeting and June 4, 2025 Continued Meeting

B. Balance Sheet as of June 30, 2025, and Statement of Revenues and Expenses for the Period Ending June 30, 2025

C. Approval of Check Register

XII. Next Scheduled Meeting – August 27, 2025, at 6:30 p.m. @ Island Club

XIII. Adjournment

**Community Interest:**

A. Amenity Maintenance & Policy –

B. Social Events –

C. Contracts – *Supervisor Garner*

D. Irrigation & Landscape –



### *THIRD ORDER OF BUSINESS*



# **Deer Run**

## **Community Development District**

**Approved Budget**  
**FY 2026**



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# Deer Run

## Community Development District

### General Fund Budget

DESCRIPTION	ADOPTED FY2025 BUDGET	ACTUAL THRU 6/30/25	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/25	APPROVED FY2026 BUDGET	INCREASE/ (DECREASE) REVISION	% Change
<b>Revenues</b>							
Assessments	\$1,006,746	\$1,008,950	\$9,679	\$1,018,629	\$ 1,006,746	\$0	0%
Golf Course Lake Maintenance	\$4,642	\$3,480	\$1,162	\$4,642	\$4,642	\$0	0%
Rental Income/Misc. Inc.	\$500	\$2,450	\$350	\$2,800	\$500	\$0	0%
Interest - SBA	\$0	\$10,330	\$3,000	\$13,330	\$10,000	\$10,000	0%
<b>TOTAL REVENUES</b>	<b>\$ 1,011,888</b>	<b>\$ 1,025,210</b>	<b>\$ 14,191</b>	<b>\$ 1,039,401</b>	<b>\$ 1,021,888</b>	<b>\$ 10,000</b>	<b>0.99%</b>
<b>Expenditures</b>							
<i>Administrative</i>							
Supervisor Fees	\$8,000	\$7,000	\$3,000	\$10,000	\$8,000	\$0	0%
FICA Expense	\$612	\$536	\$225	\$761	\$612	\$0	0%
Engineering	\$17,000	\$9,985	\$3,328	\$13,313	\$17,000	\$0	0%
Dissemination	\$2,500	\$2,975	\$624	\$3,599	\$3,625	\$1,125	45%
Attorney	\$25,000	\$11,700	\$3,900	\$15,600	\$25,000	\$0	0%
Annual Audit	\$4,200	\$0	\$3,375	\$3,375	\$4,200	\$0	0%
Trustee Fees	\$3,500	\$0	\$3,500	\$3,500	\$3,500	\$0	0%
Arbitrage	\$450	\$450	\$0	\$450	\$450	\$0	0%
Assessment Roll Services	\$2,625	\$2,625	\$0	\$2,625	\$2,756	\$131	5%
Management Fees	\$38,311	\$28,733	\$9,578	\$38,311	\$40,226	\$1,916	5%
Information Technology	\$1,219	\$914	\$305	\$1,219	\$1,280	\$61	5%
Website Maintenance	\$694	\$520	\$173	\$693	\$729	\$35	5%
Telephone	\$168	\$187	\$62	\$249	\$168	\$0	0%
Postage	\$850	\$796	\$300	\$1,096	\$850	\$0	0%
Insurance	\$8,518	\$7,533	\$0	\$7,533	\$8,974	\$456	5%
Printing & Binding	\$800	\$476	\$159	\$635	\$800	\$0	0%
Travel Per Diem	\$250	\$0	\$50	\$50	\$250	\$0	0%
Legal Advertising	\$2,000	\$233	\$500	\$733	\$2,000	\$0	0%
Other Current Charges	\$2,500	\$1,400	\$300	\$1,700	\$2,500	\$0	0%
Office Supplies	\$100	\$5	\$50	\$55	\$100	\$0	0%
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	\$0	0%
<b>Total Administrative</b>	<b>\$ 119,472</b>	<b>\$ 76,243</b>	<b>\$ 29,428</b>	<b>\$ 105,671</b>	<b>\$ 123,195</b>	<b>\$ 3,723</b>	<b>3.12%</b>
<i>Maintenance</i>							
Field Management	\$35,089	\$26,317	\$8,772	\$35,089	\$40,000	\$4,911	14%
Electric	\$103,789	\$59,514	\$19,838	\$79,352	\$92,000	(\$11,789)	-11%
Water & Sewer	\$18,400	\$11,029	\$3,676	\$14,705	\$19,320	\$920	5%
Landscape Maintenance	\$164,000	\$99,599	\$33,201	\$132,800	\$164,000	\$0	0%
Landscape Contingency	\$3,000	\$3,780	\$500	\$4,280	\$15,000	\$12,000	400%
Mulch	\$5,250	\$0	\$5,250	\$5,250	\$5,250	\$0	0%
Tree Pruning	\$4,725	\$3,022	\$500	\$3,522	\$4,725	\$0	0%
Lake Maintenance and Repairs	\$25,700	\$19,440	\$6,117	\$25,557	\$25,700	\$0	0%
Irrigation Repairs	\$21,420	\$7,525	\$3,000	\$10,525	\$21,420	\$0	0%
Sidewalk Repair	\$2,500	\$0	\$2,500	\$2,500	\$2,500	\$0	0%
Street Repair	\$5,000	\$0	\$5,000	\$5,000	\$5,000	\$0	0%
Contingency	\$2,500	\$500	\$2,000	\$2,500	\$2,500	\$0	0%
<b>Total Maintenance</b>	<b>\$ 391,373</b>	<b>\$ 230,726</b>	<b>\$ 90,354</b>	<b>\$ 321,080</b>	<b>\$ 397,415</b>	<b>\$ 6,042</b>	<b>1.54%</b>

# Deer Run

## Community Development District

### General Fund Budget

DESCRIPTION	ADOPTED FY2025 BUDGET	ACTUAL THRU 6/30/25	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/25	APPROVED FY2026 BUDGET	INCREASE/ (DECREASE) REVISION	% Change
<u><i>Amenity Center</i></u>							
Amenities Management	\$78,517	\$60,879	\$20,625	\$81,504	\$83,228	\$4,711	6%
Facilities Assistant	\$20,983	\$14,482	\$15,000	\$29,482	\$29,896	\$8,913	42%
Property Insurance	\$40,000	\$34,450	\$0	\$34,450	\$40,000	\$0	0%
Pool Maintenance	\$12,000	\$16,200	\$5,400	\$21,600	\$21,600	\$9,600	80%
Pool Chemicals	\$20,000	\$14,457	\$4,819	\$19,276	\$21,600	\$1,600	8%
Janitorial Services	\$16,425	\$11,247	\$3,600	\$14,847	\$16,425	\$0	0%
Pest Control	\$1,155	\$871	\$291	\$1,162	\$1,213	\$58	5%
Facilities Maintenance	\$19,250	\$16,210	\$5,403	\$21,613	\$25,000	\$5,750	30%
Cable, Internet & Telephone Se	\$5,963	\$3,627	\$1,218	\$4,845	\$6,261	\$298	5%
Electric - Amenities	\$17,600	\$12,097	\$4,500	\$16,597	\$18,480	\$880	5%
Water & Sewer - Amenities	\$55,930	\$36,016	\$18,000	\$54,016	\$58,727	\$2,797	5%
Gas Service	\$1,045	\$545	\$182	\$727	\$1,045	\$0	0%
Security Monitoring	\$1,500	\$3,788	\$250	\$4,038	\$3,000	\$1,500	100%
Access Cards	\$500	\$962	\$0	\$962	\$500	\$0	0%
Operating Supplies	\$3,150	\$2,069	\$690	\$2,759	\$3,308	\$158	5%
Amenity Repairs & Maintenanc	\$20,680	\$13,850	\$10,000	\$23,850	\$25,000	\$4,320	21%
Pool Repairs & Maintenance	\$11,000	\$9,947	\$3,316	\$13,263	\$20,000	\$9,000	82%
Special Events	\$17,500	\$11,885	\$5,615	\$17,500	\$17,500	\$0	0%
Holiday Décor	\$2,000	\$1,539	\$461	\$2,000	\$2,000	\$0	0%
Fitness Center Repairs & Maint	\$1,500	\$730	\$500	\$1,230	\$1,500	\$0	0%
Office Supplies	\$2,500	\$1,121	\$374	\$1,495	\$2,500	\$0	0%
Elevator Maintenance	\$2,000	\$375	\$2,000	\$2,375	\$2,000	\$0	0%
Pressure Washing	\$0	\$0	\$0	\$0	\$10,000	\$10,000	
Refuse	\$0	\$0	\$0	\$0	\$4,000	\$4,000	
Contingency	\$1,000	\$250	\$500	\$750	\$1,000	\$0	
<b>Total Amenity Center</b>	<b>\$ 352,198</b>	<b>\$ 267,597</b>	<b>\$ 102,743</b>	<b>\$ 370,340</b>	<b>\$ 415,782</b>	<b>\$ 63,584</b>	<b>18.05%</b>
<b>Other Sources/(Uses)</b>							
Capital Reserve - Transfer out	\$148,845	\$148,845	\$0	\$148,845	\$ 85,496	(\$63,349)	-43%
<b>Total Other Sources/(Uses)</b>	<b>\$ 148,845</b>	<b>\$ 148,845</b>	<b>\$ -</b>	<b>\$ 148,845</b>	<b>\$ 85,496</b>	<b>\$ (63,349)</b>	<b>-43%</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,011,888</b>	<b>\$ 723,411</b>	<b>\$ 222,525</b>	<b>\$ 945,936</b>	<b>\$ 1,021,888</b>	<b>\$ 10,000</b>	
<b>EXCESS REVENUES/(EXPENDI</b>	<b>\$ 0</b>	<b>\$ 301,799</b>	<b>\$ (208,334)</b>	<b>\$ 93,465</b>	<b>\$ -</b>	<b>\$ (0)</b>	

## FY2026 Budget

### Operations & Maintenance Assessments - No Amenities

Lot Size	No. of Units	ERU Value	Total ERU's	%	FY26 Total Net Assessments	FY26 Total Gross Assessments	FY26 Per Unit Gross Assessment
40'	444	0.54	237.98	44.51%	\$224,999.13	\$239,360.77	\$539.10
50'	338	0.67	226.46	42.36%	\$214,107.50	\$227,773.93	\$673.89
75'	61	1	61	11.41%	\$57,672.69	\$61,353.93	\$1,005.80
Commercial	15	0.5	7.5	1.40%	\$7,090.90	\$7,543.52	\$502.90
Golf Course	1	1.69	1.69	0.32%	\$1,597.82	\$1,699.81	\$1,699.81
					<u>\$505,468.04</u>	<u>\$537,731.96</u>	

### Operations & Maintenance Assessments - Amenities

Lot Size	No. of Units	ERU Value	Total ERU's	%	FY26 Total Net Assessments	FY26 Total Gross Assessments	FY26 Per Unit Gross Assessment
40'	444	1	444	52.67%	\$264,018.29	\$280,870.52	\$632.59
50'	338	1	338	40.09%	\$200,986.89	\$213,815.84	\$632.59
75'	61	1	61	7.24%	\$36,272.78	\$38,588.07	\$632.59
Commercial	15	0	0	0.00%	\$0.00	\$0.00	\$0.00
Golf Course	1	0	0	0.00%	\$0.00	\$0.00	\$0.00
					<u>\$501,277.96</u>	<u>\$533,274.43</u>	

### Operations & Maintenance Assessments - Combined

Lot Size	No. of Units	FY26 Total Net Assessments	FY26 Total Gross Assessments	FY26 Gross Per Unit Assessment	FY25 Gross Per Unit Assessment	Increase	Percentage Increase
40'	444	\$489,017.41	\$520,231.29	\$1,171.69	\$1,171.65	\$0.04	0%
50'	338	\$415,094.39	\$441,589.78	\$1,306.48	\$1,306.50	-\$0.02	0%
75'	61	\$93,945.47	\$99,941.99	\$1,638.39	\$1,638.56	-\$0.17	0%
Commercial	15	\$7,090.90	\$7,543.52	\$502.90	\$503.13	-\$0.23	0%
Golf Course	1	\$1,597.82	\$1,699.81	\$1,699.81	\$1,700.60	-\$0.79	0%
		<u>\$1,006,746.00</u>	<u>\$1,071,006.38</u>				

# Deer Run Community Development District

## GENERAL FUND BUDGET

### **REVENUES:**

#### **Assessments**

The District will levy a non-ad valorem special assessment on taxable property within the District to fund all general operating and maintenance expenditures for the Fiscal Year. It will also enter into a Deficit Funding Agreement with landowner to fund the District's general operating and maintenance expenses throughout the fiscal year.

#### **Golf Course Lake Maintenance Contribution**

The District's Lake Maintenance expense will be partially funded by contributions from the Golf Course.

#### **Miscellaneous Income/Int. Inc.**

Miscellaneous income received on behalf of the District. The District will have all excess funds invested with State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year.

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### **EXPENDITURES:**

#### **Administrative:**

##### **Supervisor Fees**

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is based upon 8 Supervisors attending meetings during the fiscal year.

##### **FICA Expense**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

##### **Engineering**

The District's engineer, Dewberry Engineers, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

##### **Dissemination**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues.

##### **Attorney**

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

##### **Annual Audit**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is contracted with Berger, Toombs, Elam Gaines & Frank to provide this service.

# **Deer Run**

## **Community Development District**

### **GENERAL FUND BUDGET**

#### Trustee Fees

The District's Series 2018 Capital Improvement Revenue Bonds are held with a Trustee at Regions Bank.

#### Arbitrage

The District will contract with an independent certified public accountant, to annually calculate the District's Arbitrage Rebate Liability once the Bonds are issued. The District has contracted with AMTEC Corporation to provide this service.

#### Assessment Roll Services

Represents cost associated with certifying, invoicing and collections of annual operations and maintenance and debt service assessments.

#### Management Fees

The District has contracted with Governmental Management Services - Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financials reporting, annual audits, etc.

#### Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

#### Telephone

Telephone and fax machine.

#### Postage

Mailing of agenda packages, overnight deliveries, checks for vendors, and any other required correspondence, etc.

#### Insurance

Represents the District's general liability, public officials liability and property insurance coverage, which is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.



# **Deer Run**

## **Community Development District**

### GENERAL FUND BUDGET

#### Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

#### Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

#### Legal Advertising

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

#### Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

#### Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

#### Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

#### **Maintenance:**

##### Field Management

The District is contracted with Governmental Management Services, Central Florida – LLC to provide onsite field management of contracts for District Services such as landscape maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

##### Electric

This represents the District cost for electric and street lighting with Florida, Power & Light.

##### Water & Sewer

The District incurs cost for water with the City of Bunnell.

##### Landscape Maintenance

The District will incur landscape maintenance expenses, which include mowing, edging, string-trimming, annual flower replacements, shrub and palm pruning, weeding, fertilization, pine straw, pest control and irrigation inspections during the fiscal year.

# **Deer Run**

## **Community Development District**

### GENERAL FUND BUDGET

#### Landscape Contingency

To record the cost of landscape enhancements as well as any miscellaneous landscape items currently not budgeted or covered in landscape contract.

#### Mulch

Represents estimated costs for supplemental mulch to be added during the fiscal year.

#### Tree Pruning

Represents the costs of trimming trees throughout the fiscal year.

#### Lake Maintenance and Repairs

The monthly aquatic management service of 28 waterways for the District is provided by Applied Aquatic Management. Services include monthly inspections and treatment for the continued control of torpedo grass, cattails, spike rush and algae.

#### Irrigation Repairs

To record the cost of repairs to the irrigation system and preventative maintenance on the irrigation pump station.

#### Sidewalk Repairs

Represents costs for any side walk repairs for areas owned and maintained by the District.

#### Street Repairs

Represents costs for any street repairs for areas owned and maintained by the District.

#### Contingency

To record the cost of any maintenance expenses not properly classified in any of the other accounts.

#### **Amenity Center:**

##### Amenities Management

Represents the cost to staff the Amenity Center, oversee maintenance contracts related to the Amenity Center, conduct various special events throughout the year, administer rental program, respond to resident request, etc.

##### Facilities Assistant

Cost to provide assistance to Facility Manager during summer weekend hours, special events, etc. contracted with Riverside Management Services.

# **Deer Run**

## **Community Development District**

### GENERAL FUND BUDGET

#### Property Insurance

The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies.

#### Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the pools within the District.

#### Pool Chemicals

Represents the costs of pool chemicals purchased to maintain the pool not covered by the pool maintenance contract.

#### Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity center.

#### Pest Control

The District will incur costs for pest control treatments to its amenity center.

#### Facilities Maintenance

Represents the estimated costs to provide routine repairs and maintenance on the District's common areas and amenities.

#### Cable, Internet & Telephone Services

The District will obtain cable television, internet and phone services for its amenity center.

#### Electric – Amenities

This represents the estimated cost for electric utilities of the Amenity Center.

#### Water & Sewer – Amenities

This represents the estimated cost for electric utilities of the Amenity Center.

#### Gas Service

Represents estimated gas services provided at the amenity center.

#### Security Monitoring

Represents estimated costs of maintaining security systems for the amenity center and any maintenance needed to those systems.

#### Access Cards

Represents the estimated cost for providing and maintaining an access card system.

# **Deer Run**

## **Community Development District**

### GENERAL FUND BUDGET

#### Operating Supplies

Represents estimated costs of supplies purchased for operating and maintaining common areas.

#### Amenity Repairs & Maintenance

Represents estimated cost for repairs and maintenance of the amenity center.

#### Pool Repairs & Maintenance

Estimated miscellaneous pool maintenance cost not included under the agreements with Aquatic Express.

#### Special Events

The Facilities Manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, etc.

#### Holiday Decor

The District will incur costs to related to the decoration of common areas during the Holidays.

#### Fitness Center Repairs & Maintenance

Represents costs related to repairing and maintaining the fitness equipment owned by the District.

#### Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

#### Elevator Maintenance

Represents costs of repairs and maintenance of the elevators.

#### Pressure Washing

Represents costs of pressure washing the amenity center and other facilities.

#### Refuse

Represents costs of a dumpster and dumpster maintenance.

#### Contingency

To record the cost of any amenity expenses not properly classified in any of the other accounts.

#### **OTHER SOURCES AND USES:**

#### Capital Reserve – Transfer Out

Funds transfer out to Capital Projects fund for repairs and replacement of District-owned capital assets.

# Deer Run

## Community Development District

### Capital Reserve Fund Budget

DESCRIPTION	ADOPTED FY2025 BUDGET	ACTUAL THRU 6/30/25	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/25	APPROVED FY2026 BUDGET
<b><u>Revenues</u></b>					
Interest - SBA	\$1,000	\$6,284	\$1,500	\$7,784	\$1,000
Carry Forward Surplus	\$164,828	\$166,092	\$0	\$166,092	\$ 270,563
<b>TOTAL REVENUES</b>	<b>\$ 165,828</b>	<b>\$ 172,376</b>	<b>\$ 1,500</b>	<b>\$ 173,876</b>	<b>\$ 271,563</b>
<b><u>Expenditures</u></b>					
Capital Outlay	\$0	\$47,514	\$0	\$47,514	\$0
Miscellaneous Expense	\$0	\$4,644	\$0	\$4,644	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 52,158</b>	<b>\$ -</b>	<b>\$ 52,158</b>	<b>\$ -</b>
<b><u>Other Sources/(Uses)</u></b>					
Capital Reserve - Transfer In	\$148,845	\$148,845	\$0	\$148,845	\$85,496
<b>Total Other Sources/(Uses)</b>	<b>\$ 148,845</b>	<b>\$ 148,845</b>	<b>\$ -</b>	<b>\$ 148,845</b>	<b>\$ 85,496</b>
<b>EXCESS REVENUES</b>	<b>\$ 314,673</b>	<b>\$ 269,063</b>	<b>\$ 1,500</b>	<b>\$ 270,563</b>	<b>\$ 357,059</b>

# Deer Run

## Community Development District

### Debt Service Fund Budget - Series 2018

DESCRIPTION	ADOPTED FY2025 BUDGET	ACTUAL THRU 6/30/25	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/25	APPROVED FY2026 BUDGET
<b><u>Revenues</u></b>					
Assessments	\$636,575	\$650,155	(\$13,580)	\$636,575	\$635,688
Prepayments	\$0	\$17,412	\$0	\$17,412	\$0
Interest	\$13,000	\$16,531	\$4,133	\$20,664	\$13,000
Carry Forward Surplus	\$385,336	\$430,138	\$0	\$430,138	\$445,139
<b>TOTAL REVENUES</b>	<b>\$ 1,034,911</b>	<b>\$ 1,114,236</b>	<b>\$ (9,447)</b>	<b>\$ 1,104,789</b>	<b>\$ 1,093,826</b>
<b><u>Expenditures</u></b>					
Interest - 11/1	\$210,233	\$209,960	\$0	\$209,960	\$203,750
Special Call - 11/1	\$0	\$10,000	\$0	\$10,000	\$0
Principal - 5/1	\$220,000	\$220,000	\$0	\$220,000	\$230,000
Interest - 5/1	\$210,233	\$209,690	\$0	\$209,690	\$203,750
Special Call - 5/1	\$0	\$10,000	\$0	\$10,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$ 640,466</b>	<b>\$ 659,650</b>	<b>\$ -</b>	<b>\$ 659,650</b>	<b>\$ 637,500</b>
<b>EXCESS REVENUES</b>	<b>\$ 394,445</b>	<b>\$ 454,586</b>	<b>\$ (9,447)</b>	<b>\$ 445,139</b>	<b>\$ 456,326</b>

Interest 11/1      \$197,540

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

Date	Balance	Prinicpal	Interest	Total
05/01/25	\$ 7,715,000.00	\$ 220,000.00	\$ 209,690.00	
11/01/25	\$ 7,495,000.00	\$ -	\$ 203,750.00	\$ 633,440.00
05/01/26	\$ 7,495,000.00	\$ 230,000.00	\$ 203,750.00	
11/01/26	\$ 7,265,000.00	\$ -	\$ 197,540.00	\$ 631,290.00
05/01/27	\$ 7,265,000.00	\$ 245,000.00	\$ 197,540.00	
11/01/27	\$ 7,020,000.00	\$ -	\$ 190,925.00	\$ 633,465.00
05/01/28	\$ 7,020,000.00	\$ 260,000.00	\$ 190,925.00	
11/01/28	\$ 6,760,000.00	\$ -	\$ 183,905.00	\$ 634,830.00
05/01/29	\$ 6,760,000.00	\$ 275,000.00	\$ 183,905.00	
11/01/29	\$ 6,485,000.00	\$ -	\$ 176,480.00	\$ 635,385.00
05/01/30	\$ 6,485,000.00	\$ 290,000.00	\$ 176,480.00	
11/01/30	\$ 6,195,000.00	\$ -	\$ 168,650.00	\$ 635,130.00
05/01/31	\$ 6,195,000.00	\$ 305,000.00	\$ 168,650.00	
11/01/31	\$ 5,890,000.00	\$ -	\$ 160,415.00	\$ 634,065.00
05/01/32	\$ 5,890,000.00	\$ 320,000.00	\$ 160,415.00	
11/01/32	\$ 5,570,000.00	\$ -	\$ 151,775.00	\$ 632,190.00
05/01/33	\$ 5,570,000.00	\$ 340,000.00	\$ 151,775.00	
11/01/33	\$ 5,230,000.00	\$ -	\$ 142,595.00	\$ 634,370.00
05/01/34	\$ 5,230,000.00	\$ 355,000.00	\$ 142,595.00	
11/01/34	\$ 4,875,000.00	\$ -	\$ 133,010.00	\$ 630,605.00
05/01/35	\$ 4,875,000.00	\$ 375,000.00	\$ 133,010.00	
11/01/35	\$ 4,500,000.00	\$ -	\$ 122,885.00	\$ 630,895.00
05/01/36	\$ 4,500,000.00	\$ 400,000.00	\$ 122,885.00	
11/01/36	\$ 4,100,000.00	\$ -	\$ 112,085.00	\$ 634,970.00
05/01/37	\$ 4,100,000.00	\$ 420,000.00	\$ 112,085.00	
11/01/37	\$ 3,680,000.00	\$ -	\$ 100,745.00	\$ 632,830.00
05/01/38	\$ 3,680,000.00	\$ 445,000.00	\$ 100,745.00	
11/01/38	\$ 3,235,000.00	\$ -	\$ 88,730.00	\$ 634,475.00
05/01/39	\$ 3,235,000.00	\$ 465,000.00	\$ 88,730.00	
11/01/39	\$ 2,770,000.00	\$ -	\$ 76,175.00	\$ 629,905.00
05/01/40	\$ 2,770,000.00	\$ 495,000.00	\$ 76,175.00	
11/01/40	\$ 2,275,000.00	\$ -	\$ 62,562.50	\$ 633,737.50
05/01/41	\$ 2,275,000.00	\$ 525,000.00	\$ 62,562.50	
11/01/41	\$ 1,750,000.00	\$ -	\$ 48,125.00	\$ 635,687.50
05/01/42	\$ 1,750,000.00	\$ 550,000.00	\$ 48,125.00	
11/01/42	\$ 1,200,000.00	\$ -	\$ 33,000.00	\$ 631,125.00
05/01/43	\$ 1,200,000.00	\$ 585,000.00	\$ 33,000.00	
11/01/43	\$ 615,000.00	\$ -	\$ 16,912.50	\$ 634,912.50
05/01/44	\$ 615,000.00	\$ 615,000.00	\$ 16,912.50	\$ 631,912.50
		<b>\$ 7,715,000.00</b>	<b>\$ 4,950,220.00</b>	<b>\$ 12,665,220.00</b>

*EIGHTH ORDER OF BUSINESS*



*B.*

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

The Board of Supervisors of the **Deer Run Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2026** at **6:00 pm at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110** on the fourth Wednesday of the following months or otherwise noted:

**October 22, 2025  
November 19, 2025 (3<sup>rd</sup> Wednesday)  
January 28, 2026  
March 25, 2026  
May 27, 2026 (budget approval)  
June 24, 2026  
August 26, 2026 (budget adoption)**

*C.*

*1.*

# Deer Run

7/16/2025

Community Development District

Field Operations & Amenity Management Report



**Natalie Clem**

AMENITY MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.

**Richard Gray**

MANAGER OF OPERATIONS  
RIVERSIDE MANAGEMENT SERVICES, INC.

# *Deer Run*

Community Development District

## Amenity Management Report

July 16, 2025

To: Board of Supervisors

From: Natalie Clem  
Amenity Manager

Richard Gray  
Manager Of Operations

RE: Amenity Management Report – July 16, 2025

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

# *Deer Run Community Events*

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

## **Special Events for June:**

- June 5<sup>th</sup> Bingo
- June 6<sup>th</sup> Food Truck Fridays – House of Flavor
- June 7<sup>th</sup> Calling All Families Meeting
- June 10<sup>th</sup> Craft Night
- June 13<sup>th</sup> Family Bingo and Food Truck Fridays – Kerala Express Indian Food
- June 17<sup>th</sup> Sal's Cucina Food Truck
- June 18<sup>th</sup> Social Committee Meeting
- June 21<sup>st</sup> Kids Pool Party and Kona Ice Food Truck
- June 27<sup>th</sup> Paint Night and Food Truck Fridays – Wabi Sabi

## **Special Events for May:**

- July 3<sup>rd</sup> Bingo
- July 4<sup>th</sup> Independence Day Pool Party and Cool Beans Food Truck
- July 8<sup>th</sup> Italian Night Food Trucks – Sal's Cucina and Hippie Chxs Frozen Treats
- July 11<sup>th</sup> Family Bingo and Food Truck Fridays – House of Flavor
- July 14<sup>th</sup> Craft Night
- July 16<sup>th</sup> CDD Workshop Meeting
- July 18<sup>th</sup> Food Truck Fridays – Intersection Sea Food
- July 19<sup>th</sup> Kids Pool Party and Hippie Chxs Frozen Treats Truck Food Truck
- July 23<sup>rd</sup> Social Committee Meeting
- July 25<sup>th</sup> Paint Night and Food Truck Fridays – Wabi Sabi

## **Upcoming Special Events:**

- August 1<sup>st</sup> Food Truck Fridays – Sal's Cucina
- August 7<sup>th</sup> Bingo
- August 8<sup>th</sup> Family Bingo and Food Truck Fridays – Cool Beans
- August 11<sup>th</sup> Craft Night
- August 15<sup>th</sup> Food Truck Fridays – TBA
- August 16<sup>th</sup> Kids Pool Party
- August 22<sup>nd</sup> Paint Night and Food Truck Fridays – Wabi Sabi
- August 27<sup>th</sup> CDD Meeting

- August 29<sup>th</sup> Paint Night and Food Truck Fridays – TBA

#### **Fitness Classes:**


- Aqua Tabata on Wednesday and Friday mornings, weather permitting
- Zumba Wednesday and Friday mornings
- Zumba Toning Wednesday and Friday mornings
- Yoga 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.
- Hand and Foot Card Game every Sunday night.
- Happy Hour is every Friday.
- Happy Hour Potluck is every third Friday of the month.
- Ladies Cards and Games are every Thursday.
- Ladies Night is the first 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 on pause until Fall.
- Stone Cold Poker Night is every third Tuesday of the month.
- The Links Social is on the first Friday of every other month.
- The Pins, Needles and Hooks group is every Friday.
- The Reserves perform on the last Saturday of the month.
- Turbo Poker is every Monday and Thursday night.



# June 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<b>1</b> <b>12-4-RENTAL</b> 5:30PM-HAND & FOOT CARDS (UP) 5:30PM-DIAMOND PAINTING AND ART (DOWNSTAIRS)	<b>2</b> 3PM-LCR 2 (DS) 6PM-MONDAY NIGHT TURBO OPEN (US) 7PM-BUNCO 2	<b>3</b> 10:30-2PM-MAHJONG (DOWNSTAIRS) 7PM-LADIES NIGHT MAKING SUN HATS (DOWNSTAIRS)	<b>4</b> 9AM-ZUMBA NANCY 10AM-AQUA TABATA 6PM-LADIES POKER (UPSTAIRS)	<b>5</b> 5PM-YOGA WITH IRENE (RM BY OFFICE) 6PM-TURBO POKER (UP) 6:30PM-BINGO	<b>6</b> 9AM-ZUMBA TONE W NANCY 10AM-AQUA TABATA W NANCY 11AM-PINS, NEEDLES & HOOKS 4PM-HAPPY HOUR-BYOB 6PM-LINKS SOCIAL 6-8PM-FOOD TRUCK FRIDAYS	<b>7</b> 5-6:15PM-CALLING ALL FAMILIES MEETING 6:30PM-LCR
<b>8</b> 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 5:30PM-DIAMOND PAINTING AND ART (DOWNSTAIRS)	<b>9</b> 3PM-LCR 2 (DS) 6PM-MONDAY NIGHT TURBO OPEN (UP) <b>6-10-RENTAL</b> <b>6:30 CRAFT NIGHT CANCELLED/ RESCHEDULED</b>	<b>10</b> 10:30-2PM-MAHJONG (DOWNSTAIRS) <b>6:30-CRAFT NIGHT</b> <b>(TUE INSTEAD MON)</b>	<b>11</b> 9AM-ZUMBA NANCY 10AM-AQUA TABATA 6PM-LADIES POKER (UPSTAIRS)	<b>12</b> 5PM-YOGA WITH IRENE (RM BY OFFICE) 6PM-TURBO POKER (UPSTAIRS) 6:30-BUNCO 4 (DOWNSTAIRS)	<b>13</b> 9AM-ZUMBA TONE W NANCY 10AM-AQUA TABATA W NANCY 11AM-PINS, NEEDLES & HOOKS (DOWNSTAIRS) 4PM-HAPPY HOUR-BYOB 6-8PM-FOOD TRUCK FRIDAYS 6PM-FAMILY BINGO NIGHT	<b>14</b> <b>1-4PM-RENTAL</b>
<b>15 FATHER'S DAY</b> 5:30PM-HAND & FOOT CARDS (UPS) 5:30 PM-DIAMOND PAINTING & ART (DS) 	<b>16</b> 3PM-LCR 2 (DOWNSTAIRS) 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS)	<b>17</b> 10:30-2PM-MAHJONG 6:15PM-STONE COLD POKER TOURNAMENT (UPSTAIRS) 6-8PM-SAL'S CUCINA TRUCK	<b>18</b> 9AM-ZUMBA NANCY 10AM-AQUA TABATA 6PM-LADIES POKER (UPSTAIRS) 6PM-SOCIAL COMMITTEE MEETING	<b>19</b> 5PM-YOGA WITH IRENE (RM BY OFFICE) 6PM-TURBO POKER (UPS) 6:30 BUNCO (DOWNSTAIRS) 6:30PM-RESERVES READERS (RM BY OFFICE)	<b>20</b> 9AM-ZUMBA TONE W NANCY 10AM-AQUA TABATA W NANCY 11AM-PINS, NEEDLES & HKS(DS) 5PM-HAPPY HOUR-BYOB (DS) POTLUCK (DOWNSTAIRS) 6-8PM-FOOD TRUCK FRIDAYS	<b>21</b> 12-2PM-KIDS POOL PARTY 6:30PM-LCR (DOWNSTAIRS)
<b>22</b> 5:30PM-HAND & FOOT CARDS (UPS) 5:30PM- DIAMOND PAINTING & ART (DOWNSTAIRS) <b>1-4PM-RENTAL</b>	<b>23</b> 3PM-LCR 2 (DOWNSTAIRS) 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS)	<b>24</b> 10:30-2PM-MAHJONG (DOWNSTAIRS) <b>2-4PM-HOA LINKS MEETING</b>	<b>25</b> 9AM-ZUMBA NANCY 10AM-AQUA TABATA 6PM-LADIES POKER (UPSTAIRS)	<b>26</b> 5PM-YOGA WITH IRENE (RM BY OFFICE) <b>5PM-HOA FREEDOM MEETING</b> 6PM-TURBO POKER (UPSTAIRS)	<b>27</b> 9AM-ZUMBA TONE W NANCY 10AM-AQUA TABATA W NANCY 11AM-PINS, NEEDLES & HOOKS (DOWNSTAIRS) 4PM-HAPPY HOUR-BYOB <b>6:30-PAINT NIGHT</b> 6-8PM-FOOD TRUCK FRIDAYS	<b>28</b> 7PM-PARTY WITH THE RESERVES (DOWNSTAIRS)
<b>29</b> 5:30PM-HAND & FOOT CARDS (UPSTAIRS) 5:30PM- DIAMOND PAINTING, & ART (DOWNSTAIRS)	<b>30</b> 3PM-LCR 2 (DOWNSTAIRS) 6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS)					

GROUPS/CLUBS
CANCELLED
FITNESS
HOA MEETINGS

RENTAL
CDD EVENTS/MEETINGS

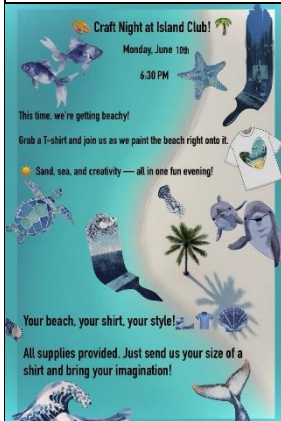
Pickleball and Bocce Ball are open to all residents on a first-come, first-serve basis.  
 Join others for Pickleball on **Mon, Wed & Fri** at 8:30 AM, and for Bocce Ball on **Mon & Wed** at 10:00 AM and **Thu** at 8:30 AM.



Sun	Mon	Tue	Wed	Thu	Fri	Sat
<div>GROUPS CLUBS</div> <div>FITNESS</div> <div>RENTAL</div>	<div>CANCELLED</div> <div>HOA MEETINGS</div> <div>CDD EVENTS CDD MEETINGS</div>	<div>1</div> <div>10:30-2PM-MAHJONG (DOWNSTAIRS)</div> <div>7PM-LADIES NIGHT SIP AND SWIM</div>	<div>2</div> <div>9AM-ZUMBA NANCY</div> <div>10AM-AQUA TABATA</div> <div>6PM-LADIES POKER (UPSTAIRS)</div>	<div>3</div> <div>5PM-YOGA WITH IRENE (RM BY OFFICE)</div> <div>6PM-TURBO POKER (UP)</div> <div>6:30PM-BINGO</div>	<div>4</div> <div>INDEPENDENCE DAY</div> <div>9AM-ZUMBA TONE W NANCY</div> <div>10AM-AQUA TABATA W NANCY</div> <div>11AM-PINS, NEEDLES &amp; HOOKS</div> <div>12-3PM-4TH OF JULY POOL PARTY</div> <div>12-3PM-COOL BEANS FOOD TRUCK</div> <div>4PM-HAPPY HOUR-BYOB</div>	<div>5</div> <div>6-6:20PM-KIDS PICKLEBALL PLAYTIME</div> <div>6:30PM-LCR (DOWNSTAIRS)</div>
<div>6</div> <div>5:30PM-HAND &amp; FOOT CARDS (UPSTAIRS)</div> <div>6:30PM-DIAMOND PAINTING AND ART (DOWNSTAIRS)</div>	<div>7</div> <div>3PM-LCR 2 (DS)</div> <div>6PM-MONDAY NIGHT TURBO OPEN (UP)</div> <div>7PM-BUNCO 2</div>	<div>8</div> <div>10:30-2PM-MAHJONG (DOWNSTAIRS)</div> <div>6-8PM-ITALIAN NIGHT FOOD TRUCKS</div> <div>SAL'S CUCINA-PIZZA &amp; PASTA, HIPPI CHIX-ITALIAN ICE</div>	<div>9</div> <div>9AM-ZUMBA NANCY</div> <div>10AM-AQUA TABATA</div> <div>6PM-LADIES POKER (UPSTAIRS)</div>	<div>10</div> <div>12-4PM-LADIES CARDS &amp; GAMES (DOWNSTAIRS)</div> <div>5PM-YOGA WITH IRENE (RM BY OFFICE)</div> <div>6PM-TURBO POKER (UPSTAIRS)</div> <div>6:30-BUNCO 4 (DS)</div>	<div>11</div> <div>9AM-ZUMBA TONE W NANCY</div> <div>10AM-AQUA TABATA W NANCY</div> <div>11AM-PINS, NEEDLES &amp; HOOKS (DOWNSTAIRS)</div> <div>4PM-HAPPY HOUR-BYOB</div> <div>6-8PM-FOOD TRUCK FRIDAYS</div> <div>6PM-FAMILY BINGO NIGHT</div>	<div>12</div>
<div>13</div> <div>5:30PM-HAND &amp; FOOT CARDS (UPS)</div> <div>6:30 PM-DIAMOND PAINTING &amp; ART (DOWNSTAIRS)</div>	<div>14</div> <div>3PM-LCR 2 (DOWNSTAIRS)</div> <div>6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS)</div> <div>6:30PM-CRAFT NIGHT</div>	<div>15</div> <div>10:30-2PM-MAHJONG</div> <div>6:15PM-STONE COLD POKER TOURNAMENT (UPSTAIRS)</div>	<div>16</div> <div>9AM-ZUMBA NANCY</div> <div>10AM-AQUA TABATA</div> <div>6PM-LADIES POKER (UPSTAIRS)</div> <div>6:30PM-CDD WORK-SHOP MEETING</div>	<div>17</div> <div>12-4PM-LADIES CARDS &amp; GAMES (DS)</div> <div>5PM-YOGA W IRENE (RM BY OFFICE)</div> <div>6PM-TURBO POKER (UPS)</div> <div>6:30 BUNCO (DOWNSTAIRS)</div> <div>6:30PM-RESERVES READERS (RM BY OFFICE)</div>	<div>18</div> <div>9AM-ZUMBA TONE W NANCY</div> <div>10AM-AQUA TABATA W NANCY</div> <div>11AM-PINS, NEEDLES &amp; HKS(DS)</div> <div>5PM-HAPPY HOUR-BYOB (DS)</div> <div>POTLUCK (DOWNSTAIRS)</div> <div>6-8PM-FOOD TRUCK FRIDAYS</div>	<div>19</div> <div>12-2PM-KIDS POOL PARTY</div> <div>6-6:20PM-KIDS PICKLEBALL PLAYTIME</div> <div>6:30PM-LCR (DS)</div>
<div>20</div> <div>5:30PM-HAND &amp; FOOT CARDS (UPS)</div> <div>6:30PM- DIAMOND PAINTING &amp; ART (DOWNSTAIRS)</div>	<div>21</div> <div>3PM-LCR 2 (DOWNSTAIRS)</div> <div>6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS)</div>	<div>22</div> <div>10:30-2PM-MAHJONG (DOWNSTAIRS)</div>	<div>23</div> <div>9AM-ZUMBA NANCY</div> <div>10AM-AQUA TABATA</div> <div>5PM-SOCIAL COMMITTEE MEETING</div> <div>6PM-LADIES POKER (UPSTAIRS)</div>	<div>24</div> <div>12-4PM-LADIES CARDS &amp; GAMES (DOWNSTAIRS)</div> <div>5PM-YOGA WITH IRENE (RM BY OFFICE)</div> <div>6PM-TURBO POKER (UPSTAIRS)</div>	<div>25</div> <div>9AM-ZUMBA TONE W NANCY</div> <div>10AM-AQUA TABATA W NANCY</div> <div>11AM-PINS, NEEDLES &amp; HOOKS (DOWNSTAIRS)</div> <div>4PM-HAPPY HOUR-BYOB</div> <div>6:30-PAINT NIGHT</div> <div>6-8PM-FOOD TRUCK FRIDAYS</div>	<div>26</div> <div>7PM-PARTY WITH THE RESERVES (DOWNSTAIRS)</div>
<div>27</div> <div>5:30PM-HAND &amp; FOOT CARDS (UPSTAIRS)</div> <div>6:30PM- DIAMOND PAINTING, &amp; ART (DOWNSTAIRS)</div>	<div>28</div> <div>3PM-LCR 2 (DOWNSTAIRS)</div> <div>6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS)</div>	<div>29</div> <div>10:30-2PM-MAHJONG (DOWNSTAIRS)</div>	<div>30</div> <div>9AM-ZUMBA NANCY</div> <div>10AM-AQUA TABATA</div> <div>6PM-LADIES POKER (UPSTAIRS)</div>	<div>31</div> <div>12-4PM-LADIES CARDS &amp; GAMES (DOWNSTAIRS)</div> <div>5PM-YOGA WITH IRENE (RM BY OFFICE)</div> <div>6PM-TURBO POKER (UPSTAIRS)</div>	<div>Pickleball and Bocce Ball are open to all residents on a first-come, first-serve basis. Join others for Pickleball on <b>Mon, Wed &amp; Fri at 8:30 AM</b>, and for Bocce Ball on <b>Mon &amp; Wed at 10:00 AM</b> and <b>Thu at 8:30 AM</b>.</div>	



# Highlights of June & July Events Held



Craft & Paint Night is always a special time



## Calling All Families

Families with children under the age of 18 gathered with the Board of Supervisors Melissa Tabares to discuss and brainstorm potential activities and initiatives they would like to see implemented in the Grand Reserve community.

## for our residents!

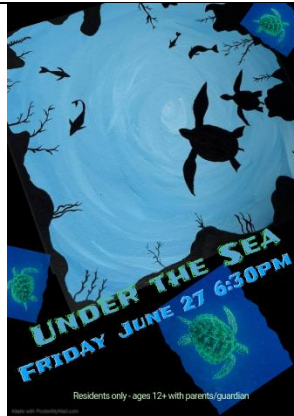
It offers a relaxing break for those looking to unwind, connect with familiar faces, and enjoy a creative evening away from daily routines. Whether you're a regular or joining for the first time, it's a great way to recharge and have fun!



The Kids Pool Party has been rescheduled to take place on the third Saturday of each month, from 12:00 PM to 2:00 PM. This change was made to take advantage of improved weather conditions and to better accommodate family schedules.

Hippie Chxs Frozen Treats will be at our Kids Pool Party and our community.





On Tuesday, July 10, from 6-8pm is Italian Night Food Trucks. Italian dinner with homemade Italian ice for dessert.



# *Amenity Center Maintenance*

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

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

## *Additional Maintenance Items Completed*

- Pro Tech Gas completed the installation of the (2) new grills located on the Pool Deck.
- RMS installed new Mat hangers located inside the Pool Pack Area.
- The COB completed the necessary repairs to the sidewalk in Phases 1.2.
- High Tech completed the needed repairs to the Pickleball Entry system and Panel.
- Yellowstone completed the Trimming of the Palm Trees on the Pool Deck and Entry's
- M&M Pumps completed the installation of the Replacement Pump for the Irrigation Pump Station.
- FPL completed the light repairs to the poles reported from US-1 to the Amenity Center.

## *➤ Administrative items Completed*

- The Deer Run website has been successful throughout the community and will continue to be utilized and updated regularly.
- The overnight parking policy has been very successful and will continue to be enforced.
- Food trucks have been successful in serving the community. We are now able to introduce more variety to the residents.
- Weekend coverage with staff begins Memorial Day weekend and will continue through Labor Day Weekend only.
- Amenity Manager orders/purchases supplies for facility and events regularly.
- The Amenity Manager has started the process of having each potluck and fitness class complete a sign-in sheet to keep track of attendance.
- Monthly Calendars and Newsletters are created and sent out via email blast.
- Potential new residential-run group applications are presented to the Amenity Activities Committee monthly by the staff for approval or denial.
- Received invoices are approved and sent over for payment regularly.





M&M Pumps completed the replacement installation on Pump #1 on the Irrigation Pump Station



RMS installed new Mat Hangers located inside of the Pool Pack Area.



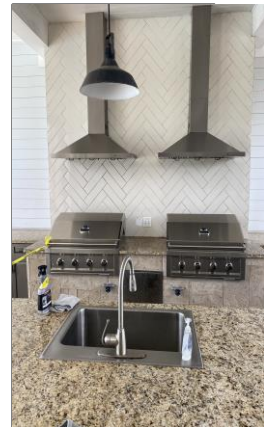
RMS completed the full deep clean of the Indoor Ice Machine



## Completed Projects



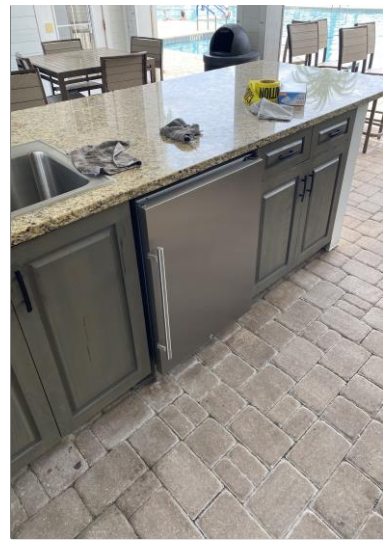
COB completed the repairs to the sidewalk from the US-1 Entry down to the Golf Course Parking lot.



Pro-tech Gas completed the install of (2) new Grills located on the Pool Patio



## Completed Projects



RMS polished all Stainless Steel accessories and appliances on the Pool Patio



RMS patched multiple potholes located throughout Grand Reserve Drive.



## *Conclusion*

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

Kind Regards,

Natalie Clem  
Amenity Manager

Richard Gray  
Manager Of Operations

2.



Raul Hernandez  
Yellowstone Landscape

# DEER RUN AUDIT REPORT

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Wednesday, July 9, 2025

8 Issues Identified

---

## **FERT CHEM**

For June (26th), the turf application consisted of a combination of liquid fertilizer and insecticides. They used micronutrients for color and health maintenance along with potassium for root strength. We also used two insecticides to help prevent any turf damaging insect activity. With the weather we had in June, days of heavy rain and then days without and extreme temperatures we did see some stress patches. The treatment and good mowing have helped maximize the overall health and vigor. For the shrubs we had some insect activity on the Oleanders and Podocarpus' which was treated.

For July we will be doing our inspections and treating for any issues we find.

---

## **OAK PRUNING THROUGHOUT PROPERTY**

All oaks throughout grand reserve Dr as well as amenity center have been raised up.

---

## **MOWING UPDATE**

The entire property will be mowed and ponds will be string trimmed.

---

## **MOWING SCHEDULE**

We are mowing weekly in the month of July

---

## **PRUNING**

Amenity center and both entrances will be pruned next week 7/16.

Team was also onsite July 7th blowing of the amenity center as well as spraying for weeds. since we had heavy storms 4th of July weekend.

---

## **IRRIGATION**

Monthly irrigation inspection have been done and any minor irrigation head repairs have been completed.



**652 GRAND RESERVE DR**

Before



**652 GRAND RESERVE DR**

Woodline behind was cleaned up at no cost

## *ELEVENTH ORDER OF BUSINESS*

*A.*

MINUTES OF MEETING  
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Run Community Development District was held Wednesday, May 28, 2025 at 6:30 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	Supervisor
Melissa Tabares	Supervisor
Gary Masten	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Natalie Clem	RMS
Alison Mossing	RMS
Darrin Mossing	GMS
Matt Biagetti	GMS
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Garner called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Mr. Dean stated the landscape proposals were not in the agenda package and they are not available tonight. The proposed budget is not in the agenda and it is not available for review tonight. The last few years there have been workshops for meetings in April to go over the budget. There are a lot of issues on the irrigation and the letters in the package don't address both directions. One pump motor was just replaced the other one was manufactured in the same place, pretty much the same time and we ought to look at that one. The U.S. 1 fountain has failed; we replaced everything on it six months ago.



Mr. Gates stated the amended agenda was published two days ago with the budget in it.

Mr. Garner stated the workshop on the budget will be July 16<sup>th</sup> at 6:30 p.m. and adopt it in August.

Mr. Oliver stated the budget is in the agenda packet on the website. The proposals are not. You can continue this meeting and table this item so everyone has a chance to look at it. We can get those posted tomorrow.

Mr. Garner stated we will meet again on June 4<sup>th</sup> at 6:30 p.m. to award the contract for landscaping.

A resident asked if possible at the next meeting can we have an extensive review and discussion about the relationship of the CDD and golf course? I met with Dustin a month ago and he explained a lot of stuff to me as an example the CDD owns the ponds.

Mr. Garner stated the pond that the recycled water goes in is the driving range of the golf course and the golf course owns the driving range.

A resident stated that is not what I was told and I would like an extensive discussion.

Mr. Garner stated you may get that tonight; Mr. Masten has done extensive research. The CDD's irrigation system is completely different from the golf course

A resident asked who uses the well when things go down?

Mr. Garner stated us and the golf course.

A resident stated I want the whole thing explained especially with the expansion that is coming of the possible drain of the water system.

Mr. Garner stated we have two engineering reports saying we have the capacity to support them providing the residents utilize it properly and not water your yard in the middle of the day and the days the board has asked them to do it. It is all voluntary. Any other place it would come out of the well and St. Johns River Water Management District would step in and tell you what days and what times you can water. But the City of Bunnell is responsible, St. Johns has nothing to do with it.

A resident asked what is item 5 about?

Mr. Garner responded that is a discussion on the plant replacement because we cut into the preserve.

Residents discussed proposed changes to the amenity policies, proposed committees, disagree with proposed rental policy, heat in the upstairs room, no a/c vents by table, light bulbs

produce heat that adds to uncomfortable condition, staff us able to lower a/c when present, switch bulbs to LED bulbs,

**THIRD ORDER OF BUSINESS****Consideration of Landscape Maintenance Proposals**

This item tabled until June 4, 2025 at 6:30 p.m.

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2025-03 Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date to Adopt**

Mr. Oliver stated you will approve the proposed budget tonight and have the public hearing August 27, 2025. You will have almost 90 days to review it, and you will have a budget workshop on July 16<sup>th</sup>, which will give you plenty of time to fine tune the budget.

The budget in front of you projects no increase in assessments. The resolution approves the proposed budget and sets a public hearing date of August 27, 2025 at 6:30 p.m. at this location.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor Resolution 2025-03 approving the fiscal year 2026 budget and setting a public hearing for August 27, 2025 at 6:30 p.m. was approved.

**FIFTH ORDER OF BUSINESS****Update Regarding SJRWMD Approved Monitoring and Mitigation Plan**

Mr. Oliver stated Rich put together a plan with the engineer. The engineer's job is to take that plan and have it blessed by the water management district. That is not done yet, but he is working on that. Once that is blessed, Rich can start the mitigation planting. Whatever company you pick through the RFP process you will engage them to do that if it is a different company than the incumbent.

**SIXTH ORDER OF BUSINESS****Discussion Items:****A. Lawn Watering Restriction – Education and Enforcement**

Mr. Masten stated the reality is our system can provide enough water for 850 homes, which is the entire neighborhood. The problem is only 100 can use it at one time. We are going

to have to go to a phased system with different people will be asked to water on certain days of the week and certain hours. There is no choice because there is only so much water, there are only so many pipes and only so many pumps. The reality is we have a system given to us and we all share it; we have to be cognizant of the fact that there is only so much water. The pond is refilled by the City of Bunnell every day or every other day, but as has happened in the last year the City of Bunnell's pump fails, they can't refill our pond, the water level drops and we lose our irrigation system. Nothing is going to change those facts so we are going to have to implement a system where everybody voluntarily says my assigned date and time is whatever it is. This system will fall apart, pipes will continue to leak, valves will break, pumps will fail, motors will fail. No one has been able to locate the original irrigation plan.

A resident suggested forming a committee to go door to door and help people set the control.

Mr. Masten stated we can set it up by zones with volunteers.

A resident stated there are a lot of high school kids who are very techie and need volunteer hours and that could be a resource for notification for your committee.

Mr. Masten stated we will put something out within the next week or so for volunteers to meet here and talk through what can be done then go out and knock on doors.

A resident stated if you go door to door, you need to have the schedule already set.

Mr. Garner stated if you are interested in being on the committee, before you leave tonight give Gary your name and phone number.

Ms. Buchanan stated you can certainly have an irrigation policy you can adopt; the challenge is how do you enforce non-compliance. The district has very limited ability to fine and from a practical standpoint it is difficult to collect. I think it is worth having a conversation with the HOA to see if there is something they can do. To the extent that HOA's typically regulate usage of your property within the four corners of your boundaries I would be curious whether they would be inclined to try to assist with the problem. It is worth asking the question.

Mr. Masten stated I will reach out to the HOA, which is still controlled by D.R. Horton and see if there are any ideas or assistance they can give us. They also do not have a system to fine for violations of HOA rules; they can, however, file a lien on your property. I will ask Dustin to come to our next meeting to explain the relationship between what Bunnell give us,

what we do because he is in charge of the infrastructure for the water and sewer plant. I don't know that he will come but I will ask him.

## **B. Amenity Center Policies**

Ms. Mossing stated these are what was remaining of the policies we were discussing, all edits have been incorporated and we are looking for approval.

Mr. Garner stated I want to go by each one.

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, a designated board member and the social committee.

Ms. DeSantis stated we will set it up and make sure it works for Alison and reach out to the community and Melissa will reach out to extended community. There are some applications that have been waiting and they will be presented at that meeting.

2. All CDD sponsored events and private rentals take precedent over approved groups and clubs, residents will be asked to cancel or reschedule their group meeting time. CDD events will be scheduled at least 30 days in advance and notification of any cancellations will be sent out timely.

Mr. Garner moved to no longer allow rentals and Mr. Masten seconded the motion and with two in favor and Mr. Gates, Ms. DeSantis and Ms. Tabares opposed the motion failed.

Ms. DeSantis stated I looked at the rental agreements for the last year and saw how much was collected and the dates and most were Saturday or Sunday afternoons when nothing is going on in the amenity center. I looked around Palm Coast for rental space and found one and their flat rate for five hours is \$1,200. There is no other space to have a baby shower, birthday party, etc.

Mr. Masten moved to raise the rental fee to \$150 with a 30-day notice.

Ms. Buchanan stated if you want to adopt a rate that is higher than what your previously notice, you have to publish it for 28 and 29 days so it will line up with your budget hearing.

Mr. Garner stated we will have a hearing on that in August.

Ms. Buchanan stated while you are doing that notice it makes sense to do more than one thing at a time.

A resident stated rentals should not knock out an established group.

Ms. Clem stated I think it happened one time, most of the rentals are going to be earlier in the day because most of them are baby showers, birthday parties and they want do it early in the day.

Ms. Mossing stated some of the events that are typically requested, such as a birthday party they want it on certain days for the birthday.

Ms. Clem stated most of the parties clean up the room so they get their deposit back.

Mr. Garner stated we have a motion on the floor and a second and the motion is go with \$150 per hour with 30-days notice and it will longer take precedence over any other event on the calendar. He wants to amend the motion.

Ms. Mossing stated the 30-days we talked about in the policies was for any CDD event. If we have a Labor Day party we need to announce that 30-days in advance and give the groups if it interferes with a group, that much notice to reschedule or cancel. He is saying he wants rentals to be booked 30-days in advance as well.

On MOTION by Mr. Gates seconded by Ms. DeSantis with four in favor and Mr. Masten opposed the rental fee was raised to \$100 from \$50 and staff was authorized to notice a rate hearing for a range of rates for August 27, 2025.
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- 3, Pot Lucks shall continue as an established activity at the amenity center, sponsored by a specific group. They will be designated as an open community event sponsored by a group and attended by residents only. Food trucks will continue to be available on Friday evenings to serve the community as well.

Mr. Masten asked can a resident bring a guest to a potluck?

Ms. Mossing stated as it is written it says residents only.

Mr. Masten stated I would like to amend that to say residents and their guests with a limit of four guests.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor # 3 was amended to add additional language to bring the guest limit to 4.

Mr. Garner stated you have the budget coming up and \$20,000 scheduled for special events. It is time we start charging for bingo, craft night, paint night, pizza night for \$5 a head to help absorb the cost that the district is putting out for that.

Ms. Mossing stated we can't charge for bingo.

Ms. Buchanan stated bingo is very regulated by statute and essentially bingo is any sort of game where you play and pay money for the card. That is defined by statute. The game of bingo, which is where you pay money for the card can only be held in certain locations, one of which is not a community development district. If you as a resident want to donate prize, so be it but I don't think we can require the donation. That is the equivalent of payment. We cannot set the expectation that there is a payment required for the card. These violations of gaming laws result in misdemeanors for the first violation and felonies for multiple violations. This is not something you want to ask your staff to do.

Ms. Mossing stated since we are having a rate hearing, we could add a range for events then you can decide later if you want to put it into action and you can say you will charge between \$5 to \$15 per event then decide on that later if you want to implement it. Once we have the hearing, we will then have the ability to charge.

## **SEVENTH ORDER OF BUSINESS**

### **Engineer's Report**

There being none, the next item followed.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Buchanan stated I believe you have received the Capital Conversations from our office, which is a legislative update. The reality is there were a lower number of bills passed this year so the impact to CDDs is not as significant as it might have been in other years. The session isn't over they haven't adopted a budget and there won't be any more legislation that impacts you.

**B. District Manager**

**1. Report on the Number of Registered Voters (994)**

Mr. Oliver stated a copy of the letter from the supervisor of elections indicating that there are 994 registered voters residing within the district was included in the agenda package.

**2. Annual Form 1 Filing & Annual Ethics Training**

Mr. Oliver stated this is a reminder that you will need to update the form 1 prior to the July 1<sup>st</sup> deadline. The annual ethics training needs to be done by December 31<sup>st</sup>.

**C. Operations Manager**

**1. Report**

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

**2. Yellowstone Report**

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

**3. Irrigation Pump System Report**

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

**4. Pump Station**

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

**D. Amenity Manager - Report**

Ms. Clem reviewed the amenity center report and stated we are waiting for one part before we can complete installation of the grills. The chairs around the pool are falling apart, 12 are completely ripped and all the chairs are sagging and the stitching is coming apart. To fix each chair is \$180 but even if we were to fix the ones that are broken we are going to have more that are breaking. I have looked at chairs that are similar and the cheapest I found one for 56 chairs would be \$6,649.72 and they had a good rating. The other one is similar and is about \$500 cheaper but you have to order them in three installments and that is \$6,151.80 and the last

one was \$379 for one or a total of \$12,839,62. The first one sounds more reasonable but I can do more research and look at more chairs if that is what you want me to do.

Mr. Garner stated call Horton and see who their supplier is and see what we get from them.

Ms. Mossing stated this is something to keep in mind for your budget. I recommend riding it out for the rest of the year with your current chairs and prepare for next year.

## **NINTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Additional comments: Social committee meetings will be on the third Wednesday of June, residents are welcome, 6/4 is the continued meeting, 7/16 budget workshop, 8/27 is the final budget, try to regulate use of grills, intricacy of scoring bids, timeline of parking places or no parking places were supposed to be provided, upkeep of park, cost of mulch for trails.

## **TENTH ORDER OF BUSINESS**

### **Public Comments**

Additional comments: Start date of landscaping company.

## **ELEVENTH ORDER OF BUSINESS**

### **Approval of Consent Agenda**

#### **A. Approval of the Minutes of the March 10, 2025 Meeting**

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the minutes of the March 19, 2025 meeting were approved as presented.
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#### **B. Balance Sheet as of April 30, 2025 and Statement of Revenues and Expenses for the Period Ending April 30, 2025**

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the financials were accepted.
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#### **C. Approval of Check Register**

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the consent agenda items were approved.
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**TWELFTH ORDER OF BUSINESS**

**Next Scheduled Meeting – July 23, 2025 at  
6:30 p.m. at the Island Club**

Mr. Garner stated the meeting will be July 16, 2025.

Mr. Oliver stated we are going to continue this meeting to June 4<sup>th</sup> at 6:30 p.m.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the meeting was continued to June 4, 2025 at 6:30 p.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

MINUTES OF MEETING  
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The May 28, 2025 regular meeting of the Board of Supervisors of the Deer Run Community Development District was reconvened Wednesday, June 4, 2025 at 6:30 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	Supervisor
Gary Masten	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel by telephone
Matt Biagetti	GMS
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Garner called the meeting to order and called the roll.

Mr. Oliver stated this is my first continued meeting I have had with this district and a continued meeting is such that on May 28<sup>th</sup> we had a complete meeting, we pulled one item out of the agenda to bring to this continued meeting so we wouldn't have to notice it again. Tonight we handle this item, once you rank the proposals and make a decision to award a contract unless there are some supervisor comments, we will adjourn the meeting. Before you have too much discussion on a board level we will still have public comment if there is any just regarding this item

**SECOND ORDER OF BUSINESS**

**Public Comments**

Mr. Sanchez stated apples to apples oranges to oranges the reason why in case we need to change companies. I reviewed all 11 companies and I don't see any company that offers me a

better product, they are all the same. This is a big community with a lot of stuff around to navigate. At least we have a company that has been doing it for a long time, I don't see any problems with it to change it. The money is the same. If someone can explain the reason, I would say sometimes it is better to have the one you know. Same thing happened when we changed management company, then we rehired the old company and all we did was lose money. Now, we are going to do the same thing and it is going to cost us money.

### **THIRD ORDER OF BUSINESS**

#### **Consideration of Landscape Maintenance Proposals**

Mr. Garner stated I think this was a good drill for the board to go through especially those who never dealt with contracts. I read every proposal at least three times and some of them six. I visited sites these different companies did and saw the product. I made calls then graded them. The one I ranked the highest was priced out of the running. I broke it down to four companies, my first pick was Brightview, second was Down to Earth, then VerdeGo and Yellowstone. I went through the proposals again and went to more sites and ended up with VerdeGo. They are one of the cheapest but what they produce and what the community would get, to me for the dollar that is my opinion.

Mr. Gates stated I had a top three, VerdeGo, Bland then Yellowstone.

Mr. Masten stated I had Yellowstone no. 1 with a score of 94.52, VerdeGo no. 2 with a score of 93, and The Greenery at no. 3 with a score of 92.26.

Ms. DeSantis stated I looked at how many times a week they came, how many workers, the price and I have Brightview with 97, Yellowstone with 96 and VerdeGo with 94.

Mr. Oliver stated can I confirm that everyone scored the pricing points correctly.

The board confirmed they scored the pricing correctly.

Mr. Oliver stated here is what I calculated. Bland 16.54 points, Brightview 19, Corey Enterprises 15, Down to Earth 18, Duval 17.5, The Greenery 16.26, Lawn Crafters 19.5, Ruppert 14, United Land Services 13, VerdeGo 20 and Yellowstone 18.5.

As you have gone through the discussion so far we see that Brightview is actually the top ranked firm and your top threes, two is different VerdeGo got the top vote for 1 and Yellowstone the top vote for 1. You look at the two spots below that. It may be that we need to know what your total scores are for that.

Mr. Garner stated Yellowstone 91, VerdeGo 91 and Brightview 91.

Mr. Gates stated Yellowstone 94, VerdeGo 98 and I didn't pick Brightview but my score for them was 88.

Ms. DeSantis stated Yellowstone 96, VerdeGo 94 and Brightview 97.

After discussion, the board ranked the contractors as follows: Brightview 91, 88, 86.75, 97, 316.75 or 362.75. VerdeGo 91, 98, 93, 94 or 382. Yellowstone 91, 94, 94.52 and 96 or 375.52.

Mr. Oliver stated right now your top two are VerdeGo at 376 and Yellowstone at 375.52.

Mr. Masten stated given the closeness of these I don't think we should round up or down. We are talking about a half point.

Ms. Buchanan stated another option when you have a score this close, the board can talk about the categories and potentially decide to adjust. No one has to adjust, you are entitled to your own scores but if you are faced with scoring one of two options sometimes you can reevaluate your numbers and think this change makes sense given these two choices.

Mr. Gates stated it is so close and I don't a problem with Yellowstone, I would just stick with Yellowstone.

Mr. Oliver stated you heard Katy you can still talk about this. We know for one thing, it is down to two vendors.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the contract was awarded to Yellowstone.
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Ms. Buchanan stated this was publicly noticed so there are protest rights and that means you have to rank all nine. We can't just award, we have to actually have no. 2 and no. 3 and you have given a lot of thought for of the top three and that is great because that is typically where any protest would come from so we will need to figure out a way to rank 4 to 9.

Mr. Oliver stated you could adopt Gary Masten's ranking of all the firms because he ranked all of them.

Ms. Buchanan stated I'm very comfortable with that.

Mr. Oliver asked do we need to read that into the record?

Ms. Buchanan stated yes and our firm will send out notices to each of the firms that proposed.

Mr. Oliver read into the record, the scoring on all the firms as follows: Yellowstone 94.52, VerdeGo 93, Greenery 92.26, - to be filled in

On MOTION by Mr. Garner seconded by Mr. Gates with all in favor the board adopted the rankings on all vendors provided by Gary Masten.
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Mr. Oliver stated it is the incumbent so there is no transition but Katey will prepare the agreement.

Mr. Garner asked can we talk about the park? We aren't going to take any action. How close are we to having the park turned over and what do we need to do to prepare?

Mr. Oliver stated I would have Rich as well as the engineer do a full inspection to make sure you are not accepting a pig in a poke if there were any underlying issues they were concerned about.

Mr. Garner stated my biggest concern is liability. That will be turned over to us before Phase 6 is completed. There are a lot of residents who don't want it. I feel that the board has no option.

Mr. Masten asked what happens if we say we are not taking it?

Mr. Oliver stated I have not run into that. Katey have you run into a case where an improvement was not accepted by a district?

Ms. Buchanan stated no. Most of the time this relates back to agreements between the district and the developer that were entered into at the time the bonds were issued so it is a very old agreement between the district and the developer and there were developer members on the board at the time and that is not unusual. We are going to build a project and we are going to pay for it with bonds and what we don't have in bonds we will pay for it out of pocket and in exchange for all of that the district agrees to take it and be the maintenance responsibility for it. It is called a completion agreement and acquisition agreement and they date back to 2018 when the bonds were issued. If it is not in good condition then I don't think you have to take it. It would just be a bigger conflict if you just don't want it. That is something you would have to look at hiring counsel to evaluate.

Mr. Garner stated whether we want it or not it will eventually be ours. Correct?

Ms. Buchanan stated the reality is if the district said we are not going to take it and Horton said we are going to sue the district to compel you to take it under these agreements or we are going to give it to the HOA that I assume they still control. Then it is still a responsibility of the people in the community. The CDD is the better option out of the two to manage it.

Mr. Oliver stated you would want to inspect it before you accept it.

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

#### **Supervisor's Requests**

Mr. Masten stated so there is a record of it, this is for the benefit of the gentleman in the back of the room complaining about irrigation. I agreed at that meeting to reach out to the head of infrastructure for the City of Bunnell. I spent an hour with him today and he is more than willing to come to a meeting and we targeted the August meeting. If we get a big enough crowd we may have to move it to the chambers of the new Bunnell City Hall. I have the irrigation set up with eight zones and I found out today there are irrigation valves in each of the phases. We might be in a position to turn off a phase. He has the as-builts and he and I will ride around in July and mark these valves.

Mr. Oliver stated that was a very productive hour. Since you are having a budget hearing that night and Justin's presentation we might want to pick an alternate site and start working on that.

Mr. Masten asked should we put out an email blast to try to gauge people's interest because I don't want to move it if we don't have to.

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

#### **Public Comments**

There being none, the next item followed.

#### **SIXTH ORDER OF BUSINESS**

**Next Scheduled Meeting – July 23, 2025 at  
6:30 p.m. at the Island Club**

On MOTION by Ms. DeSantis seconded by Mr. Masten with all in favor the meeting adjourned at 7:19 p.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*



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

***Unaudited Financial Reporting***  
***June 30, 2025***



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**Deer Run**  
**Community Development District**  
**Combined Balance Sheet**  
**June 30, 2025**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Operating Account	\$ 93,866	\$ 8,099	\$ -	\$ -	\$ 101,965
INV-SBA	\$ 451,676	\$ 260,964	\$ -	\$ -	\$ 712,640
<b>Investments:</b>					
<b>Series 2018</b>					
Reserve	\$ -	\$ -	\$ 320,109	\$ -	\$ 320,109
Revenue	\$ -	\$ -	\$ 395,792	\$ -	\$ 395,792
Interest	\$ -	\$ -	\$ 204	\$ -	\$ 204
Prepayment	\$ -	\$ -	\$ 2,030	\$ -	\$ 2,030
Sinking Fund	\$ -	\$ -	\$ 76	\$ -	\$ 76
Construction	\$ -	\$ -	\$ -	\$ 24,926	\$ 24,926
Due from General Fund	\$ -	\$ -	\$ 60,465	\$ -	\$ 60,465
Due from Other	\$ 100	\$ -	\$ -	\$ -	\$ 100
Due from Golf Course	\$ -	\$ -	\$ -	\$ -	\$ -
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Assets</b>	<b>\$ 545,642</b>	<b>\$ 269,063</b>	<b>\$ 778,677</b>	<b>\$ 24,927</b>	<b>\$ 1,618,309</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 2,738	\$ -	\$ -	\$ -	\$ 2,738
Accrued Expense Payable	\$ 9,997	\$ -	\$ -	\$ -	\$ 9,997
Deferred Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	\$ 61,752	\$ -	\$ -	\$ -	\$ 61,752
Due to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other	\$ 45	\$ -	\$ -	\$ -	\$ 45
FICA Payable	\$ 1,352	\$ -	\$ -	\$ -	\$ 1,352
<b>Total Liabilities</b>	<b>\$ 75,884</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,884</b>
<b>Fund Balance:</b>					
Restricted for:					
Debt Service - Series 2008	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service - Series 2018	\$ -	\$ -	\$ 778,677	\$ -	\$ 778,677
Capital Projects - Series 2008	\$ -	\$ -	\$ -	\$ 0	\$ 0
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 24,926	\$ 24,926
Assigned for:					
Capital Reserves	\$ -	\$ 269,063	\$ -	\$ -	\$ 269,063
Unassigned	\$ 469,758	\$ -	\$ -	\$ -	\$ 469,758
<b>Total Fund Balances</b>	<b>\$ 469,758</b>	<b>\$ 269,063</b>	<b>\$ 778,677</b>	<b>\$ 24,927</b>	<b>\$ 1,542,425</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 545,642</b>	<b>\$ 269,063</b>	<b>\$ 778,677</b>	<b>\$ 24,927</b>	<b>\$ 1,618,309</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance

**Revenues:**

Assessments	\$ 1,006,746	\$ 1,006,746	\$ 1,008,950	\$ 2,204
Golf Course Lake Maintenance Contribution	\$ 4,642	\$ 3,480	\$ 3,480	\$ -
Rental Income	\$ 500	\$ 500	\$ 2,175	\$ 1,675
Miscellaneous Income	\$ -	\$ -	\$ 275	\$ 275
Interest - SBA	\$ -	\$ -	\$ 10,330	\$ 10,330
<b>Total Revenues</b>	<b>\$ 1,011,888</b>	<b>\$ 1,010,726</b>	<b>\$1,025,209</b>	<b>\$ 14,484</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 8,000	\$ 7,000	\$ 7,000	\$ -
FICA Expense	\$ 612	\$ 536	\$ 536	\$ -
Engineering	\$ 17,000	\$ 12,750	\$ 9,985	\$ 2,765
Dissemination	\$ 2,500	\$ 1,875	\$ 2,975	\$ (1,100)
Attorney	\$ 25,000	\$ 18,750	\$ 11,700	\$ 7,050
Annual Audit	\$ 4,200	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,500	\$ 2,625	\$ -	\$ 2,625
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll Services	\$ 2,625	\$ 2,625	\$ 2,625	\$ -
Management Fees	\$ 38,311	\$ 28,733	\$ 28,733	\$ 0
Information Technology	\$ 1,219	\$ 914	\$ 914	\$ 0
Website Maintance	\$ 694	\$ 521	\$ 520	\$ 0
Telephone	\$ 168	\$ 126	\$ 187	\$ (61)
Postage	\$ 850	\$ 638	\$ 796	\$ (159)
Insurance	\$ 8,518	\$ 8,518	\$ 7,533	\$ 985
Printing & Binding	\$ 800	\$ 600	\$ 476	\$ 124
Travel Per Diem	\$ 250	\$ 188	\$ -	\$ 188
Legal Advertising	\$ 2,000	\$ 1,500	\$ 233	\$ 1,267
Other Current Charges	\$ 2,500	\$ 1,875	\$ 1,400	\$ 475
Office Supplies	\$ 100	\$ 75	\$ 5	\$ 70
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 119,472</b>	<b>\$ 90,473</b>	<b>\$ 76,245</b>	<b>\$ 14,228</b>

**Operations & Maintenance**

**Field Expenditures**

Field Management	\$ 35,089	\$ 26,317	\$ 26,317	\$ 0
Electric	\$ 103,789	\$ 77,841	\$ 59,514	\$ 18,327
Water & Sewer	\$ 18,400	\$ 13,800	\$ 11,029	\$ 2,771
Landscape Maintenance	\$ 164,000	\$ 123,000	\$ 99,599	\$ 23,401
Landscape Contingency	\$ 3,000	\$ 2,250	\$ 3,780	\$ (1,530)
Mulch	\$ 5,250	\$ 3,938	\$ -	\$ 3,938
Tree Pruning	\$ 4,725	\$ 3,544	\$ 3,022	\$ 522
Lake Maintenance and Repairs	\$ 25,700	\$ 19,275	\$ 19,440	\$ (165)
Irrigation Repairs	\$ 21,420	\$ 16,065	\$ 7,525	\$ 8,540
Sidewalk Repair	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Street Repair	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Contingency	\$ 2,500	\$ 1,875	\$ 500	\$ 1,375
<b>Subtotal Field Expenditures</b>	<b>\$ 391,373</b>	<b>\$ 293,529</b>	<b>\$ 230,726</b>	<b>\$ 62,803</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b>Amenity Expenditures</b>				
Amenities Management	\$ 78,517	\$ 58,888	\$ 60,879	\$ (1,991)
Facilities Assistant	\$ 20,983	\$ 15,737	\$ 14,482	\$ 1,256
Property Insurance	\$ 40,000	\$ 40,000	\$ 34,450	\$ 5,550
Pool Maintenance	\$ 12,000	\$ 9,000	\$ 16,200	\$ (7,200)
Pool Chemicals	\$ 20,000	\$ 15,000	\$ 14,457	\$ 543
Janitorial Services	\$ 16,425	\$ 12,319	\$ 11,247	\$ 1,072
Pest Control	\$ 1,155	\$ 866	\$ 871	\$ (5)
Facilities Maintenance	\$ 19,250	\$ 14,438	\$ 16,210	\$ (1,772)
Cable, Internet & Telephone Services	\$ 5,963	\$ 4,472	\$ 3,627	\$ 845
Electric - Amenities	\$ 17,600	\$ 13,200	\$ 12,097	\$ 1,103
Water & Sewer - Amenities	\$ 55,930	\$ 41,948	\$ 36,016	\$ 5,931
Gas Service	\$ 1,045	\$ 784	\$ 545	\$ 239
Security Monitoring	\$ 1,500	\$ 1,125	\$ 3,788	\$ (2,663)
Access Cards	\$ 500	\$ 375	\$ 962	\$ (587)
Operating Supplies	\$ 3,150	\$ 2,363	\$ 2,069	\$ 294
Amenity Repairs & Maintenance	\$ 20,680	\$ 15,510	\$ 13,850	\$ 1,660
Pool Repairs & Maintenance	\$ 11,000	\$ 8,250	\$ 9,947	\$ (1,697)
Special Events	\$ 17,500	\$ 13,125	\$ 11,885	\$ 1,240
Holiday Décor	\$ 2,000	\$ 1,500	\$ 1,539	\$ (39)
Fitness Center Repairs & Maintenance	\$ 1,500	\$ 1,125	\$ 730	\$ 395
Office Supplies	\$ 2,500	\$ 1,875	\$ 1,121	\$ 754
Elevator Maintenance	\$ 2,000	\$ 1,500	\$ 375	\$ 1,125
Contingency	\$ 1,000	\$ 750	\$ 250	\$ 500
Capital Project/Transfer Out	\$ 148,845	\$ 148,845	\$ 148,845	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 501,043</b>	<b>\$ 422,994</b>	<b>\$ 416,443</b>	<b>\$ 6,551</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 892,416</b>	<b>\$ 716,523</b>	<b>\$ 647,169</b>	<b>\$ 69,354</b>
<b>Total Expenditures</b>	<b>\$ 1,011,888</b>	<b>\$ 806,996</b>	<b>\$ 723,414</b>	<b>\$ 83,582</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (0)</b>		<b>\$ 301,796</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 167,963</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 469,758</b>	

**Deer Run**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 47,514	\$ (47,514)
Miscellaneous Expenses	\$ -	\$ -	\$ 4,644	\$ (4,644)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 52,158</b>	<b>\$ (47,514)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (52,158)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In	\$ 148,845	\$ 148,845	\$ 148,845	\$ -
Interest - SBA	\$ 1,000	\$ 583	\$ 6,284	\$ 5,701
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 149,845</b>	<b>\$ 149,428</b>	<b>\$ 155,129</b>	<b>\$ 5,701</b>
<b>Net Change in Fund Balance</b>	<b>\$ 149,845</b>		<b>\$ 102,971</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 42,132</b>		<b>\$ 166,092</b>	
<b>Fund Balance - Ending</b>	<b>\$ 191,977</b>		<b>\$ 269,063</b>	

**Deer Run**  
**Community Development District**  
**Debt Service Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b>Revenues:</b>				
Assessments	\$ 636,575	\$ 636,575	\$ 650,155	\$ 13,580
Assessments - Direct	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ 17,412	\$ 17,412
Interest	\$ 13,000	\$ 9,750	\$ 22,649	\$ 12,899
<b>Total Revenues</b>	<b>\$ 649,575</b>	<b>\$ 646,325</b>	<b>\$ 690,215</b>	<b>\$ 43,890</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 210,233	\$ 210,233	\$ 209,960	\$ 273
Special Call - 2/1	\$ -	\$ -	\$ 10,000	\$ (10,000)
Principal - 5/1	\$ 220,000	\$ 220,000	\$ 220,000	\$ -
Interest - 5/1	\$ 210,233	\$ 210,233	\$ 209,690	\$ 543
Special Call - 5/1	\$ -	\$ -	\$ 10,000	\$ (10,000)
Interest - 8/1	\$ -	\$ -	\$ -	\$ -
Special Call - 8/1	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 640,466</b>	<b>\$ 640,466</b>	<b>\$ 659,650</b>	<b>\$ (19,184)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 9,109</b>		<b>\$ 30,565</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 378,368</b>		<b>\$ 748,111</b>	
<b>Fund Balance - Ending</b>	<b>\$ 387,476</b>		<b>\$ 778,677</b>	

**Deer Run**  
**Community Development District**  
**Capital Projects Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2025**

	Adopted		Prorated Budget		Actual		
	Budget		Thru 06/30/25		Thru 06/30/25		Variance
<b><u>Revenues</u></b>							
Interest	\$	-	\$	-	\$	768	\$ 768
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>768</b>	<b>\$ 768</b>
<b><u>Expenditures:</u></b>							
Capital Outlay	\$	-	\$	-	\$	-	\$ -
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>768</b>	
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>24,159</b>	
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>24,926</b>	



**Deer Run**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments	\$ -	\$ 75,266	\$ 105,190	\$ 508,654	\$ 22,952	\$ 7,940	\$ 9,814	\$ 4,682	\$ 1,395	\$ -	\$ -	\$ -	\$ 735,892
Assessments - Direct	\$ -	\$ 68,264	\$ 68,264	\$ -	\$ 68,264	\$ -	\$ -	\$ 68,264	\$ -	\$ -	\$ -	\$ -	\$ 273,058
Golf Course Lake Maintenance Contribution	\$ -	\$ -	\$ -	\$ 1,160	\$ 1,160	\$ -	\$ -	\$ 1,160	\$ -	\$ -	\$ -	\$ -	\$ 3,480
Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 875	\$ -	\$ 750	\$ 550	\$ -	\$ -	\$ -	\$ 2,175
Misc Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225	\$ 50	\$ -	\$ -	\$ -	\$ 275
Interest - SBA	\$ 431	\$ 367	\$ 368	\$ 409	\$ 1,715	\$ 1,893	\$ 1,787	\$ 1,706	\$ 1,653	\$ -	\$ -	\$ -	\$ 10,330
<b>Total Revenues</b>	<b>\$ 431</b>	<b>\$ 143,898</b>	<b>\$ 173,823</b>	<b>\$ 510,223</b>	<b>\$ 94,091</b>	<b>\$ 10,708</b>	<b>\$ 11,601</b>	<b>\$ 76,788</b>	<b>\$ 3,647</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,025,209</b>

<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ 1,200	\$ -	\$ 800	\$ 200	\$ 1,000	\$ -	\$ 2,000	\$ 800	\$ -	\$ -	\$ -	\$ 7,000
FICA Expense	\$ 77	\$ 92	\$ -	\$ 61	\$ 15	\$ 77	\$ -	\$ 153	\$ 61	\$ -	\$ -	\$ -	\$ 536
Engineering	\$ 1,500	\$ 300	\$ 300	\$ 2,600	\$ -	\$ 400	\$ 748	\$ 4,138	\$ -	\$ -	\$ -	\$ -	\$ 9,985
Dissemination	\$ 1,208	\$ 208	\$ 208	\$ 308	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ -	\$ -	\$ -	\$ 2,975
Attorney	\$ 3,331	\$ 3,132	\$ 1,388	\$ 1,618	\$ 2,231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,700
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Assessment Roll Services	\$ 2,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,625
Management Fees	\$ 3,193	\$ 3,193	\$ 3,193	\$ 3,193	\$ 3,193	\$ 3,193	\$ 3,193	\$ 3,193	\$ 3,193	\$ -	\$ -	\$ -	\$ 28,733
Information Technology	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ -	\$ -	\$ -	\$ 914
Website Maintenance	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ -	\$ -	\$ -	\$ 520
Telephone	\$ 2	\$ -	\$ 17	\$ 9	\$ -	\$ 93	\$ 8	\$ 44	\$ 14	\$ -	\$ -	\$ -	\$ 187
Postage	\$ 64	\$ 91	\$ 35	\$ 49	\$ 178	\$ 12	\$ 175	\$ 136	\$ 56	\$ -	\$ -	\$ -	\$ 796
Insurance	\$ 7,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,533
Printing & Binding	\$ 45	\$ 8	\$ 44	\$ 38	\$ 165	\$ 11	\$ 44	\$ 15	\$ 106	\$ -	\$ -	\$ -	\$ 476
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 25	\$ 25	\$ -	\$ 25	\$ 30	\$ 25	\$ 75	\$ 26	\$ -	\$ -	\$ -	\$ -	\$ 233
Other Current Charges	\$ 157	\$ 178	\$ 174	\$ 157	\$ 61	\$ 96	\$ 154	\$ 257	\$ 167	\$ -	\$ -	\$ -	\$ 1,400
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 21,095</b>	<b>\$ 9,036</b>	<b>\$ 5,519</b>	<b>\$ 9,020</b>	<b>\$ 6,442</b>	<b>\$ 5,274</b>	<b>\$ 4,765</b>	<b>\$ 10,329</b>	<b>\$ 4,764</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 76,245</b>

<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Field Management	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ -	\$ -	\$ -	\$ 26,317
Electric	\$ 5,805	\$ 6,792	\$ 6,770	\$ 6,844	\$ 6,679	\$ 6,773	\$ 6,800	\$ 7,166	\$ 5,887	\$ -	\$ -	\$ -	\$ 59,514
Water & Sewer	\$ 1,438	\$ 1,265	\$ 1,528	\$ 1,123	\$ 1,182	\$ 924	\$ 1,005	\$ 1,036	\$ 1,527	\$ -	\$ -	\$ -	\$ 11,029
Landscape Maintenance	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ -	\$ -	\$ -	\$ 99,599
Landscape Contingency	\$ 2,700	\$ 1,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,780
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Pruning	\$ 1,255	\$ -	\$ -	\$ 1,767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,022
Lake Maintenance and Repairs	\$ 2,039	\$ 2,039	\$ 3,129	\$ 2,039	\$ 2,039	\$ 2,039	\$ 2,039	\$ 2,039	\$ 2,039	\$ -	\$ -	\$ -	\$ 19,440
Irrigation Repairs	\$ 3,725	\$ -	\$ -	\$ -	\$ -	\$ 3,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,525
Sudewalk Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
<b>Subtotal Field Expenditures</b>	<b>\$ 30,953</b>	<b>\$ 25,167</b>	<b>\$ 25,917</b>	<b>\$ 25,764</b>	<b>\$ 23,890</b>	<b>\$ 27,526</b>	<b>\$ 23,834</b>	<b>\$ 24,231</b>	<b>\$ 23,443</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 230,726</b>

**Deer Run**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Expenditures</b>													
Amenities Management	\$ 6,875	\$ 6,875	\$ 6,875	\$ 6,875	\$ 6,875	\$ 6,875	\$ 6,543	\$ 6,543	\$ 6,543	\$ -	\$ -	\$ -	60,879
Facilities Assistant	\$ 2,056	\$ 179	\$ 270	\$ 1,309	\$ 1,274	\$ 1,937	\$ 1,706	\$ 5,752	\$ -	\$ -	\$ -	\$ -	14,482
Property Insurance	\$ 34,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34,450
Pool Maintenance	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ -	\$ -	\$ -	16,200
Pool Chemicals	\$ 1,557	\$ 1,485	\$ 1,485	\$ 1,602	\$ 1,602	\$ 1,612	\$ 1,602	\$ 1,671	\$ 1,843	\$ -	\$ -	\$ -	14,457
Janitorial Services	\$ 1,100	\$ 1,100	\$ 1,547	\$ 1,200	\$ 1,200	\$ 1,500	\$ 1,200	\$ 1,200	\$ 1,200	\$ -	\$ -	\$ -	11,247
Pest Control	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ -	\$ -	\$ -	871
Facilities Maintenance	\$ 1,330	\$ 743	\$ 6,399	\$ 1,425	\$ 1,995	\$ 1,800	\$ 1,306	\$ 1,213	\$ -	\$ -	\$ -	\$ -	16,210
Cable, Internet & Telephone Services	\$ 400	\$ 400	\$ 400	\$ 401	\$ 401	\$ 406	\$ 406	\$ 406	\$ 406	\$ -	\$ -	\$ -	3,627
Electric - Amenities	\$ 1,378	\$ 1,386	\$ 1,255	\$ 1,229	\$ 1,303	\$ 1,268	\$ 1,224	\$ 1,549	\$ 1,505	\$ -	\$ -	\$ -	12,097
Water & Sewer - Amenities	\$ 3,829	\$ 2,287	\$ 4,179	\$ 3,650	\$ 4,627	\$ 3,516	\$ 3,803	\$ 4,192	\$ 5,931	\$ -	\$ -	\$ -	36,016
Gas Service	\$ 57	\$ 71	\$ 48	\$ 64	\$ 56	\$ 52	\$ 65	\$ 69	\$ 62	\$ -	\$ -	\$ -	545
Security Monitoring	\$ -	\$ 617	\$ 1,788	\$ 10	\$ 248	\$ -	\$ -	\$ 805	\$ 321	\$ -	\$ -	\$ -	3,788
Access Cards	\$ -	\$ 715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248	\$ -	\$ -	\$ -	962
Operating Supplies	\$ 269	\$ 250	\$ 242	\$ 126	\$ 53	\$ 322	\$ 561	\$ 247	\$ -	\$ -	\$ -	\$ -	2,069
Amenity Repairs & Maintenance	\$ 1,330	\$ 1,200	\$ 1,000	\$ 473	\$ 1,043	\$ 2,415	\$ 236	\$ 6,153	\$ -	\$ -	\$ -	\$ -	13,850
Pool Repairs & Maintenance	\$ 836	\$ 200	\$ -	\$ -	\$ 500	\$ 6,657	\$ 23	\$ 1,731	\$ -	\$ -	\$ -	\$ -	9,947
Special Events	\$ 1,249	\$ 1,159	\$ 979	\$ 2,857	\$ 875	\$ 947	\$ 1,028	\$ 1,929	\$ 862	\$ -	\$ -	\$ -	11,885
Holiday Décor	\$ -	\$ 250	\$ 1,289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,539
Fitness Center Repairs & Maintenance	\$ -	\$ 150	\$ 175	\$ -	\$ -	\$ 405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	730
Office Supplies	\$ 208	\$ 500	\$ -	\$ 118	\$ 40	\$ 120	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	1,121
Elevator Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	375
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	250
Capital Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148,845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	148,845
<b>Subtotal Amenity Expenditures</b>	<b>\$ 58,822</b>	<b>\$ 21,464</b>	<b>\$ 29,826</b>	<b>\$ 23,235</b>	<b>\$ 24,362</b>	<b>\$ 180,573</b>	<b>\$ 21,735</b>	<b>\$ 35,358</b>	<b>\$ 21,069</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>416,443</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 89,774</b>	<b>\$ 46,631</b>	<b>\$ 55,743</b>	<b>\$ 48,999</b>	<b>\$ 48,252</b>	<b>\$ 208,099</b>	<b>\$ 45,569</b>	<b>\$ 59,589</b>	<b>\$ 44,512</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>647,169</b>
<b>Total Expenditures</b>	<b>\$ 110,870</b>	<b>\$ 55,667</b>	<b>\$ 61,263</b>	<b>\$ 58,019</b>	<b>\$ 54,694</b>	<b>\$ 213,373</b>	<b>\$ 50,334</b>	<b>\$ 69,918</b>	<b>\$ 49,276</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>723,414</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (110,439)</b>	<b>\$ 88,230</b>	<b>\$ 112,560</b>	<b>\$ 452,205</b>	<b>\$ 39,397</b>	<b>\$ (202,665)</b>	<b>\$ (38,733)</b>	<b>\$ 6,869</b>	<b>\$ (45,629)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>301,796</b>

# Deer Run

## Community Development District

### Long Term Debt Report

Series 2018, Special Assessment Revenue and Refunding Bonds		
Interest Rate:	5.40%, 5.50%	
Maturity Date:	5/1/2044	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$318,288	
Reserve Fund Balance	\$320,109	
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)
Less: Principal Payment - 05/01/25		(\$220,000)
Less: Special Call - 05/01/25		(\$10,000)
<b>Current Bonds Outstanding</b>		<b>\$7,485,000</b>

**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
3/5/25	68736	01/22/25-02/26/25	\$ 12,894.02	\$ 254.63	\$ 162.76	\$ -	\$ 12,476.63	\$ 7,939.94	\$ 4,536.69	\$ 12,476.63
3/28/25	68783	02/26/25-03/25/25	\$ 15,735.83	\$ 314.72	\$ -	\$ -	\$ 15,421.11	\$ 9,813.77	\$ 5,607.34	\$ 15,421.11
4/29/25	68939	03/26/25-04/25/25	\$ 7,506.87	\$ 150.14	\$ -	\$ -	\$ 7,356.73	\$ 4,681.71	\$ 2,675.02	\$ 7,356.73
6/3/25	69144	4/26/25-05/31/25	\$ 2,236.44	\$ 44.73	\$ -	\$ -	\$ 2,191.71	\$ 1,394.77	\$ 796.94	\$ 2,191.71
TOTAL			\$ 1,223,193.39	\$ 23,406.41	\$ 46,860.22	\$ -	\$ 1,152,926.76	\$ 735,892.06	\$ 417,034.70	\$ 1,152,926.76

<b>100%</b>	<b>Gross Percent Collected</b>
<b>\$ -</b>	<b>Balance Remaining to Collect</b>

**DIRECT ASSESSMENTS**

DR Horton						
Net Assessments				\$ 506,177.92	\$ 273,057.92	\$ 233,120.00
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2018
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
5/7/25	5/1/25	2065667	\$ 126,544.48	\$ 126,544.48	\$ 68,264.48	\$ 58,280.00
			\$ 506,177.92	\$ 506,177.92	\$ 273,057.92	\$ 233,120.00

*C.*

# Deer Run Community Development District

## Summary of Check Register

May 01, 2025 through June 30, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	5/7/25	2299-2307	\$ 17,367.80
	5/22/25	2308-2314	\$ 16,025.76
	6/4/25	2315-2326	\$ 27,631.79
	6/25/25	2327-2333	\$ 33,779.91
Payroll			
	5/30/25	50254 B. DeSantis	\$ 184.70
	5/30/25	50255 F. Gates	\$ 184.70
	5/30/25	50256 G. Garner	\$ 184.70
	5/30/25	50257 G. Masten	\$ -
	5/30/25	50258 M. Tabares	\$ 184.70
	6/4/25	50259 B. DeSantis	\$ 184.70
	6/4/25	50260 F. Gates	\$ 184.70
	6/4/25	50261 G. Garner	\$ 184.70
	6/4/25	50262 G. Masten	\$ -
Total Amount			\$ 96,098.16

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/08/25	PAGE	1
*** CHECK DATES 05/01/2025 - 06/30/2025 ***		DEER RUN CDD - GENERAL FUND													
		BANK A DEER RUN CDD													
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME			STATUS	AMOUNT	....CHECK.....			
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS				AMOUNT	#		
5/07/25	00110	5/01/25	3571	202505	320-53800-55000				*		1,500.00				
		PATCH EXPANSION JOINT					C BUSS ENTERPRISES INC					1,500.00	002299		
5/07/25	00043	4/16/25	22444973	202503	310-51300-31100				*		400.00				
		ENGINEER SVCS MAR25					DEWBERRY ENGINEERS INC.					400.00	002300		
5/07/25	00027	5/01/25	18005031	202504	320-53800-43000				*		902.00				
		PREMIUM LIGHTING APR25					FLORIDA POWER & LIGHT COMPANY					902.00	002301		
5/07/25	00066	4/24/25	76478225	202504	320-53800-48400				*		96.77				
		PEST CONTROL APR25					FLORIDA PEST CONTROL & CHEMICAL CO					96.77	002302		
5/07/25	00082	4/28/25	181	202504	320-53800-48300				*		300.00				
		CLEANING 4/21								*		300.00			
		5/04/25	182	202504	320-53800-48300										
		CLEANING 4/28					J&G COMMERCIAL CLEANING SERVICE LLC					600.00	002303		
5/07/25	00119	3/26/25	6189	202503	320-53800-55000				*		350.00				
		INSTALL FOUNTAIN HEADS								*		202.99			
		3/31/25	6215	202503	320-53800-55000										
		BAD GASKET REPAIR					PINCH A PENNY #196					552.99	002304		
5/07/25	00059	5/01/25	11129561	202505	320-53800-48100				*		1,601.51				
		WATER MANAGEMENT MAY25					POOLSURE					1,601.51	002305		
5/07/25	00101	4/18/25	59255028	202504	320-53800-50000				*		648.00				
		QRTLY MAINT APR25					SUNSHINE STATE HEATING & AIR					648.00	002306		
5/07/25	00042	5/01/25	897078	202505	320-53800-46000				*		11,066.53				
		MAY LANDSCAPE MAINTENANCE					YELLOWSTONE LANDSCAPE					11,066.53	002307		
5/22/25	00044	4/29/25	04292025	202504	300-20700-10200				*		150.14				
		COMMISSIONS THRU 4/29/25					FLAGLER COUNTY TAX COLLECTOR					150.14	002308		
5/22/25	00066	5/13/25	77840801	202505	320-53800-48400				*		96.77				
		PEST CONTROL MAY25					FLORIDA PEST CONTROL & CHEMICAL CO					96.77	002309		
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DRUN DEER RUN AMOSSING															

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 7/08/25		PAGE 2		
*** CHECK DATES 05/01/2025 - 06/30/2025 ***		DEER RUN CDD - GENERAL FUND									
		BANK A DEER RUN CDD									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS		VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #		
5/22/25	00107	4/02/25	00070918	202504	310-51300-48000		*	44.78			
			NTC OF PUB MEET 4/3/25								
		4/02/25	00070918	202504	310-51300-48000		*	30.60			
			NTC OF WORKSHOP 4/30/25								
GANNETT MEDIA CORP								75.38	002310		
5/22/25	00118	5/01/25	5	202505	310-51300-34000		*	3,192.58			
			MAY MANAGEMENT FEES								
		5/01/25	5	202505	310-51300-35200		*	57.83			
			MAY WEBSITE ADMIN								
		5/01/25	5	202505	310-51300-35100		*	101.58			
			MAY INFO TECH								
		5/01/25	5	202505	310-51300-31300		*	208.33			
			MAY DISSEM AGENT SERVICES								
		5/01/25	5	202505	310-51300-51000		*	.30			
			OFFICE SUPPLIES								
		5/01/25	5	202505	310-51300-42000		*	135.83			
			POSTAGE								
		5/01/25	5	202505	310-51300-42500		*	15.00			
			COPIES								
		5/01/25	5	202505	310-51300-41000		*	44.03			
			TELEPHONE								
GOVERNMENTAL MANAGEMENT SERVICES								3,755.48	002311		
5/22/25	00082	5/11/25	183	202505	320-53800-48300		*	300.00			
			CLEANING 5/5								
		5/18/25	184	202505	320-53800-48300		*	300.00			
			CLEANING 5/12								
J&G COMMERCIAL CLEANING SERVICE LLC								600.00	002312		
5/22/25	00093	3/18/25	709S3-20	202503	320-53800-56000		*	175.00			
			GYM EQUIPMENT MAINT								
LLOYDS EXERCISE EQUIPMENT								175.00	002313		
5/22/25	00056	4/30/25	266	202504	320-53800-12110		*	1,705.83			
			APR ASSISTANT MANAGER								
		5/01/25	265	202505	320-53800-12100		*	6,543.08			
			MAY FACILITY MANAGEMENT								
		5/01/25	265	202505	320-53800-12000		*	2,924.08			
			MAY FIELD MANAGEMENT								
RIVERSIDE MANAGEMENT SERVICES, INC								11,172.99	002314		
6/04/25	00110	4/25/25	3465	202505	320-53800-48000		*	1,800.00			
			MAY POOL SERVICE								
		4/25/25	3465	202505	320-53800-48100		*	69.75			
			TRICHLOR & SAFETY ROPES								
C BUSS ENTERPRISES INC								1,869.75	002315		
DRUN DEER RUN					AMOSSING						



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/04/25	00043	5/21/25 22449318	202504 310-51300-31100 ENGINEER SVCS APR25	DEWBERRY ENGINEERS INC.	*	747.50	747.50 002316
6/04/25	00027	6/01/25 18005068	202505 320-53800-43000 PREMIUM LIGHTING MAY25	FLORIDA POWER & LIGHT COMPANY	*	902.00	902.00 002317
6/04/25	00107	5/21/25 00071447	202505 310-51300-48000 NTC OF MEETING 5/28/25	GANNETT MEDIA CORP	*	26.38	26.38 002318
6/04/25	00118	6/01/25 6	202506 310-51300-34000 JUN MANAGEMENT FEES		*	3,192.58	
		6/01/25 6	202506 310-51300-35200 JUN WEBSITE ADMIN		*	57.83	
		6/01/25 6	202506 310-51300-35100 JUN INFO TECH		*	101.58	
		6/01/25 6	202506 310-51300-31300 JUN DISSEM AGENT SERVICES		*	208.33	
		6/01/25 6	202506 310-51300-51000 OFFICE SUPPLIES		*	.45	
		6/01/25 6	202506 310-51300-42000 POSTAGE		*	55.77	
		6/01/25 6	202506 310-51300-42500 COPIES		*	105.75	
		6/01/25 6	202506 310-51300-41000 TELEPHONE		*	13.92	
			GOVERNMENTAL MANAGEMENT SERVICES				3,736.21 002319
6/04/25	00092	5/29/25 424814	202505 320-53800-51000 ACCESS INSTALLATION		*	805.00	
		6/01/25 424932	202506 320-53800-51000 SERVICE CALL		*	320.92	
			HI-TECH SYSTEM ASSOCIATES INC				1,125.92 002320
6/04/25	00082	5/26/25 185	202505 320-53800-48300 CLEANING 5/19		*	300.00	
		6/02/25 186	202505 320-53800-48300 CLEANING 5/26		*	300.00	
			J&G COMMERCIAL CLEANING SERVICE LLC				600.00 002321
6/04/25	00072	5/19/25 TAJ16898	202502 330-57200-49200 MAINTENANCE 2/10/25	OTIS ELEVATOR COMPANY	*	375.00	375.00 002322
			DRUN DEER RUN AMOSSING				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/04/25	00059	6/01/25 11129561	202506 320-53800-48100		*	1,601.51	
			WATER MANAGEMENT JUN25				
				POOLSURE			1,601.51 002323
6/04/25	00056	5/16/25 267	202504 320-53800-50000		*	658.00	
			APR FACILITIES MAINT				
		5/16/25 267	202504 320-53800-54000		*	236.39	
			APR REPAIRS & MAINT				
		5/16/25 267	202504 320-53800-55000		*	22.99	
			APR POOL REPAIRS & MAINT				
		5/16/25 267	202504 320-53800-57000		*	134.71	
			APR OFFICE SUPPLIES				
		5/16/25 267	202504 320-53800-53000		*	560.94	
			APR OPERATING SUPPLIES				
		5/16/25 268	202505 320-53800-59000		*	1,929.03	
			EVENT SUPPLIES 5/5/25				
				RIVERSIDE MANAGEMENT SERVICES, INC			3,542.06 002324
6/04/25	00042	6/01/25 918949	202506 320-53800-46000		*	11,066.53	
			JUN LANDSCAPE MAINTENANCE				
				YELLOWSTONE LANDSCAPE			11,066.53 002325
6/04/25	00102	5/10/25 990724	202505 320-53800-47000		*	2,038.93	
			LAKE MAINTENANCE MAY25				
				J & J AQUATICS SPECIALIST LLC			2,038.93 002326
6/25/25	00043	6/23/25 22451364	202505 310-51300-31100		*	4,137.50	
			ENGINEER SVCS MAY25				
				DEWBERRY ENGINEERS INC.			4,137.50 002327
6/25/25	00092	6/20/25 425545	202506 320-53800-52000		*	247.50	
			PROXY CARDS				
				HI-TECH SYSTEM ASSOCIATES INC			247.50 002328
6/25/25	00102	6/10/25 990772	202506 320-53800-47000		*	2,038.93	
			LAKE MAINTENANCE JUN25				
				J & J AQUATICS SPECIALIST LLC			2,038.93 002329
6/25/25	00082	6/10/25 187	202506 320-53800-48300		*	300.00	
			CLEANING 6/2				
		6/22/25 189	202506 320-53800-48300		*	300.00	
			CLEANING 6/16				
				J&G COMMERCIAL CLEANING SERVICE LLC			600.00 002330
6/25/25	00085	6/05/25 3579380	202502 310-51300-31500		*	2,231.00	
			GENERAL COUNSEL FEB25				
				KUTAK ROCK LLP			2,231.00 002331
				DRUN DEER RUN			
				AMOSSING			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/25/25	00056	5/31/25 269	202505 320-53800-12110		*	5,752.18	
			MAY FACILITY ATTENDANT				
		6/01/25 270	202506 320-53800-12100		*	6,543.08	
			JUN FACILITY MANAGEMENT				
		6/01/25 270	202506 320-53800-12000		*	2,924.08	
			JUN FIELD MANAGEMENT				
		6/18/25 271	202506 320-53800-59000		*	862.21	
			SPECIAL EVENT SUPP - 6/5				
		6/18/25 272	202505 320-53800-54000		*	6,153.30	
			MAY AMENITY REPAIR & MAIN				
		6/18/25 272	202505 320-53800-53000		*	246.51	
			MAY OPERATING SUPPLIES				
		6/18/25 272	202505 320-53800-55000		*	231.08	
			MAY POOL REPAIRS				
		6/18/25 272	202505 320-53800-50000		*	1,212.54	
			MAY FACILITIES MAINT				
RIVERSIDE MANAGEMENT SERVICES, INC						23,924.98	002332
6/25/25	00101	2/14/25 58665050	202502 320-53800-50000		*	600.00	
			EXHAUST VENT COVER INSTAL				
SUNSHINE STATE HEATING & AIR						600.00	002333
TOTAL FOR BANK A						94,805.26	
TOTAL FOR REGISTER						94,805.26	

DRUN DEER RUN AMOSSING

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50254	13	BARBARA A DESANTIS	184.70	5/30/2025
50255	12	FRANKLIN D GATES	184.70	5/30/2025
50256	10	GARY D GARNER	184.70	5/30/2025
50257	15	GARY R MASTEN	.00	5/30/2025
50258	14	MELISSA TABARES	184.70	5/30/2025
TOTAL FOR REGISTER			738.80	

PR300R                      PAYROLL CHECK REGISTER                      RUN 6/10/25    PAGE    1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50259	13	BARBARA A DESANTIS	184.70	6/10/2025
50260	12	FRANKLIN D GATES	184.70	6/10/2025
50261	10	GARY D GARNER	184.70	6/10/2025
50262	15	GARY R MASTEN	.00	6/10/2025
TOTAL FOR REGISTER			554.10	

DRUN DEER RUN                      SRICE

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

Approved  
Pool Repairs & Maintenance  
001.320.53800.55000  
Rich Gray  
  
Patch Expansion Joint

Invoice details  
Invoice no.: 3571  
Terms: Due on receipt  
Invoice date: 05/01/2025  
Due date: 05/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL REPAIR	DIVE AND PATCH UNDERWATER EXPANSION JOINT	1	\$1,500.00	\$1,500.00

Total \$1,500.00

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

**Invoice**

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



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

April 16, 2025  
Project No: 50184160.000  
Invoice No: 22444973  
Due Date: May 16, 2025  
Project Manager PETER ARMANS

Project 50184160.000 Deer Run CDD FY 2025 Gen Eng

**Professional Services from March 01, 2025 to March 28, 2025**

Phase T001 GENERAL ENGINEERING

**Professional Personnel**

	Hours	Rate	Amount
ENGINEER V	2.00	200.00	400.00
Totals	2.00		400.00
<b>Total Labor</b>			<b>400.00</b>
<b>Total this Phase</b>			<b>400.00</b>

0013105130031100  
Engineer svcs mar25

**Total Invoice Amount Due** 400.00

# Billing Backup

002 - Dewberry Engineers Inc.	Invoice 22444973 Dated 4/16/2025	Monday, April 14, 2025 3:42:09 PM
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Project	50184160.000	Deer Run CDD FY 2025 Gen Eng
Phase	T001	GENERAL ENGINEERING

## Professional Personnel

			Hours	Rate	Amount	
ENGINEER V						
ARMANS, PETER	3/14/2025		.50	200.00	100.00	
ARMANS, PETER	3/17/2025		.50	200.00	100.00	
<b>SJRWMD Coordination</b>						
ARMANS, PETER	3/18/2025		1.00	200.00	200.00	
<b>Revise Plan for SJRWMD</b>						
Totals			2.00		400.00	
<b>Total Labor</b>						<b>400.00</b>
					<b>Total this Phase</b>	<b>400.00</b>
					<b>Total this Project</b>	<b>400.00</b>
					<b>Total this Report</b>	<b>400.00</b>



PAYMENT COUPON

/4115006401063000160342180050313950000090200

1800503139 1 of 1

4,1,1500,640106,3000160342,1800503139,5,0000090200

Please mail this portion with your check

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

Cust. No.: <b>3000160342</b>	Inv. No.: <b>1800503139</b>
This Month's Charges	Amount Due
Past Due After	This Invoice
05/31/2025	\$ 902.00

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

0013205380043000  
Premium lighting apr25

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:** 1800503139

**Invoice Date:** 05/01/2025

4,1,1500,640106,3000160342,1800503139,5,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 3000160342 Invoice No: 1800503139

Description	Amount
PREMIUMLIGHTING	902.00
<b>For Inquiries Contact:</b> PREMIUM LIGHTING	<b>Total Amount Due \$902.00</b> This Month's Charges Past Due After 05/31/2025



**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**



**FLORIDA  
PEST CONTROL**

A Rentokil Company

PO Box 13848  
Reading, PA 19612-3848

approved by NC on 5/5/2025

48400

**PAYMENT REQUESTED FROM:**

908 1 MB 0.622 5 Return Service Requested

Deer Run Cdd



6200 Lee Vista Blvd Suite 300

ATTN INDIRA ARAUJO

Orlando, FL 32822-5149



**Invoice number:**

76478225

**Due date:**

5/24/2025

**Total due:**

\$96.77

**Bill To number:**

2692782

**Invoice date:**

4/24/2025



## Invoice Summary

Thank you for trusting FLORIDA PEST CONTROL to protect your business. A summary of your services is listed below along with the total amount due. Pay by phone by calling 386-673-0405

Page 1 of 1

### INVOICE DETAILS

**PEST CONTROL MAINTENANCE**

96.77

Deer Run Cdd

501 GRAND RESERVE DR

BUNNELL, FL ON 4/24/2025

**SUBTOTAL:**

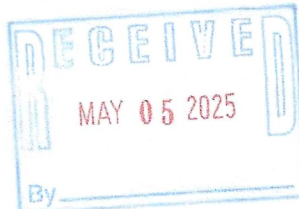
\$96.77

0013205380048400

pest control apr25

**TOTAL DUE:**

\$96.77



Payment Receipt. Please Return with Payment Remittance

**Amount due: \$96.77**

**Payment due: 5/24/2025**

To pay by phone call 386-673-0405.

**Customer name:**

DEER RUN CDD

**Bill To number:**

2692782

**Invoice number:**

76478225

approved by NC on 4/29/2025  
48300

**Invoice**  
181

4/28/2025  
NET 15

**Dear Run Amenity Center**  
Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 4/21	300.00
<b>Total Due:</b>	<b>300.00</b>

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

Thank you,

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

0013205380048300  
cleaning 4/21



approved by NC on 5/5/2025  
48300

**Invoice**

182

5/4/2025

NET 15

**Dear Run Amenity Center**  
Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 4/28	300.00
<b>Total Due:</b>	<b>300.00</b>

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

Thank you,

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

0013205380048300  
cleaning 4/28



PINCH A PENNY #196  
5200 E. Highway 100 Ste. 103A  
Palm Coast, FL 32164  
(386) 437--8748  
store196@pinchapenny.com



## INVOICE

Deer Run CDD 475 West Town Place, St augustine  
STE114 FL 32092  
101 Grand Reserve Dr

Bunnell FL 32110

Invoice Date: 03/26/25

Client Code 2705

Invoice # 6189

Item	Description	Serial Number	Quantity	Amount
Department	Misc Item		3	\$150.00
Department	PS LABOR	N/A	1	\$200.00

Approved  
Pool Repairs & Maintenance  
001.320.53800.55000  
Rich Gray

9-10am  
install fountian heads on Hwy 100 entrance

Sub Total \$350.00

Sales Tax \$10.50

**Total \$360.50**

To ensure proper credit to your account, indicate amount paid and check number on slip, then detach and mail slip with your payment.

Client Info:

Deer Run CDD 475 West Town Place, St augustine  
STE114 FL 32092

101 Grand Reserve Dr

Bunnell FL 32110

Invoice Date	Client Code	Amount Due
03/26/25	2705	\$360.50

Sales Tax

Amount Paid

Check #

Thank You! We Greatly Appreciate Your Business!!

PINCH A PENNY #196  
5200 E. Highway 100 Ste. 103A  
Palm Coast, FL 32164





PINCH A PENNY #196  
5200 E. Highway 100 Ste. 103A  
Palm Coast, FL 32164  
(386) 437--8748  
store196@pinchapenny.com



## INVOICE

Deer Run CDD 475 West Town Place, St augustine  
STE114 FL 32092  
101 Grand Reserve Dr

Bunnell FL 32110

Invoice Date: 03/31/25

Client Code 2705

Invoice # 6215

Item	Description	Serial Number	Quantity	Amount
Department	PS LABOR		1	\$180.00
Department	O-RING HAY EXTRE BODY CCX1000G		1	\$22.99

Approved  
Pool Repairs & Maintenance  
001.320.53800.55000  
Rich Gray

Gasket was bad on the main seal plate grand reserve club house

Sub Total \$202.99

Sales Tax \$1.61

**Total \$204.60**

To ensure proper credit to your account, indicate amount paid and check number on slip, then detach and mail slip with your payment.

Client Info:

Deer Run CDD 475 West Town Place, St augustine  
STE114 FL 32092

101 Grand Reserve Dr

Bunnell FL 32110

Invoice Date	Client Code	Amount Due
03/31/25	2705	\$204.60

Sales Tax

Amount Paid

Check #

Thank You! We Greatly Appreciate Your Business!!

PINCH A PENNY #196  
5200 E. Highway 100 Ste. 103A  
Palm Coast, FL 32164





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

# Invoice

Date  
Invoice#

5/1/2025  
111295613009

Terms	Net 20
Due Date	5/21/2025
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

Approved  
Pool Chemicals  
001.320.53800.48100  
Rich Gray  
Water Management may25

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

[Click Here to Pay Now](#)



111295613009

approved by NC on 4/30/2025  
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

Invoice 59255028  
Invoice Date 4/18/2025  
Completed Date 4/18/2025  
Customer PO  
Payment Term Due Upon Receipt  
Due Date 4/18/2025

**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**

Task #	Description	Quantity	Your Price	Your Total
PB-0901-x	Commercial Maintenance Quarterly Billing	1.00	\$0.00	\$0.00
ER108	Electrical circuit repair - 1 year warranty or LIFETIME WARRANTY for Always Sunny club members***	1.00	\$324.00	\$324.00
ER108	Electrical circuit repair - 1 year warranty or LIFETIME WARRANTY for Always Sunny club members***	1.00	\$324.00	\$324.00
				<b>Member Savings</b> \$162.00
				<b>Sub-Total</b> \$648.00
				<b>Tax</b> \$0.00
				<b>Total Due</b> \$648.00
				<b>Balance Due</b> \$648.00

0013205380050000  
Qrtly Maint Apr25

Thank you for choosing Sunshine State Heating and Air Conditioning

This amount of \$648.00 is agreed and acknowledged. Payment is due upon receipt. A service fee of 5% will be charged for any payment received after 30 days.

4/18/2025

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.

4/18/2025





## INVOICE

INVOICE #	INVOICE DATE
897078	5/1/2025
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:** May 31, 2025

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

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

Approved  
001.320.53800.46000  
Landscape Maintenance  
Rich Gray

**Invoice Total** **\$11,066.53**

May Landscape Maintenance

IN COMMERCIAL LANDSCAPING

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

**SHELLY EDMONSON  
FLAGLER COUNTY TAX COLLECTOR**

April 29, 2025

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

#8

Remitted Prior Distribution	1,160,576.90
Remitting Current Distribution	<u>7,506.87</u>

<b>TOTAL COLLECTIONS REMITTED</b>	<b><u>1,168,083.77</u></b>
-----------------------------------	----------------------------

Total Commissions Receivable	23,361.68
Less Received Prior Billing	<u>23,211.54</u>

<b>COMMISSIONS NOW DUE</b>	<b>150.14</b>
----------------------------	---------------

0013002070010200  
commissions thru 4/29/25

# Distribution Details

Funding Agency: DEER RUN CDD (XLL)

Date: 03/26/2025 - 04/25/2025

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	Tax Due	\$5,340.56
		2024	Real Estate - Installment	Delinquency Interest	\$9.89
		2024	Real Estate - Installment	Tax Due	\$2,156.42
				Total	\$7,506.87
DEER RUN CDD (XLL)					
Check #68939				Check Total	\$7,506.87



**FLORIDA  
PEST CONTROL**

A Rentoldi Company

PO Box 13848  
Reading, PA 19612-3848

approved by NC on 5/20/2025  
48400

## SERVICE INVOICE

Invoice number:

77840801

Due date:

6/12/2025

Total due:

\$96.77

Bill To number:

2692782

Invoice date:

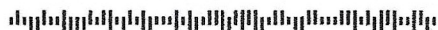
5/13/2025

### PAYMENT REQUESTED FROM:

914 1 MB 0.622 5 Return Service Requested

Deer Run Cdd

6200 Lee Vista Blvd Suite 300  
ATTN INDHIRA ARAUJO  
Orlando, FL 32822-5149



## Invoice

Thank you for trusting FLORIDA PEST CONTROL to protect your business. A summary of your services is listed below along with the total amount due. Pay by phone by calling 386-673-0405

Page 1 of 1

### INVOICE DETAILS

#### PEST CONTROL MAINTENANCE

96.77

Deer Run Cdd

501 GRAND RESERVE DR

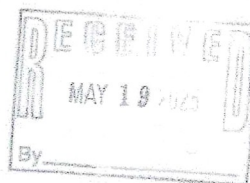
BUNNELL, FL ON 5/13/2025

**SUBTOTAL:** \$96.77

**TOTAL DUE:** \$96.77

0013205380048400

pest control may25



Payment Receipt. Please Return with Payment Remittance

**Amount due: \$96.77**

**Payment due: 6/12/2025**

To pay by phone call 386-673-0405.

Customer name:

DEER RUN CDD

Bill To number:

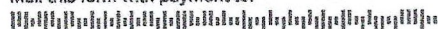
2692782

Invoice number:

77840801



Mail this form with payment to:



FLORIDA PEST CONTROL


PO BOX 740608

CINCINNATI OH 45274-0608

0026927820000000000077840801000009677202506120003



ACCOUNT NAME		ACCOUNT #	INV DATE
Deer Run Comm Dev Dist		464637	04/30/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007091848	Apr 1- Apr 30, 2025	\$75.38	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$75.38	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: MAY 31, 2025
Deer Run Comm Dev Dist 219 E. Livingston St. Orlando, FL 32801-1508 	<b>Legal Entity:</b> Gannett Media Corp. <b>Terms and Conditions:</b> 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. <b>All funds payable in US dollars.</b>

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
4/1/25	Balance Forward	\$25.46
4/15/25	PAYMENT - THANK YOU	-\$25.46

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
4/2/25	11161803	DTB Flagler/ Palm Coast News Tribune	Landscape RFP	Landscape RFP	\$44.78
4/23/25-4/30/25	11240493	DTB Flagler/ Palm Coast News Tribune	04.30.25 Workshop		\$30.60

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	\$75.38
Service Fee 3.99%	\$3.01
*Cash/Check/ACH Discount	-\$3.01
*Payment Amount by Cash/Check/ACH	\$75.38
Payment Amount by Credit Card	\$78.39

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

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Deer Run Comm Dev Dist		464637		0007091848		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$75.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.38
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$78.39
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

000046463700000000000000070918480000753867174

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

PO Box 631244 Cincinnati, OH 45263-1244

**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 Bids & Proposals, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

04/02/2025

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 04/02/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$44.78	
Tax Amount:	\$0.00	
Payment Cost:	\$44.78	
Order No:	11161803	# of Copies:
Customer No:	464637	1
PO #:	Landscape RFP	

**THIS IS NOT AN INVOICE!**

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

**DEER RUN COMMUNITY  
DEVELOPMENT**

**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](mailto: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](mailto:joliver@gmsnf.com) and Sarah Sweeting at [ssweeting@gmsnf.com](mailto:ssweeting@gmsnf.com). Questions must be submitted on or before 5:00 p.m., on Thursday, April 17, 2025 (EDT).

PC11161803 4/2/25

KAITLYN FELTY  
Notary Public  
State of Wisconsin

**AFFIDAVIT OF PUBLICATION**

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

04/23/2025, 04/30/2025

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 04/30/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$30.60

Tax Amount: \$0.00

Payment Cost: \$30.60

Order No: 11240493

Customer No: 464637

PO #:

# of Copies:

1

**THIS IS NOT AN INVOICE!**

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

KAITLYN FELTY  
Notary Public  
State of Wisconsin

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

A public workshop of one or more members of the Board of Supervisors of the Deer Run Community Development District will be held on **Wednesday, April 30, 2025, at 6:00 p.m.**, located at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110. This workshop is will be held to discuss the District amenity policies. No final action will be taken at this Workshop. The Workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts.

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

James Oliver  
District Manager  
11240493 4/23/2025 11

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 5  
**Invoice Date:** 5/1/25  
**Due Date:** 5/1/25  
**Case:**  
**P.O. Number:**

**Bill To:**

Deer Run CDD

Description	Hours/Qty	Rate	Amount
Management Fees - May 2025		3,192.58	3,192.58
Website Administration - May 2025		57.83	57.83
Information Technology - May 2025		101.58	101.58
Dissemination Agent Services - May 2025		208.33	208.33
Office Supplies		0.30	0.30
Postage		135.83	135.83
Copies		15.00	15.00
Telephone		44.03	44.03
0013105130034000			
0013105130035200			
0013105130035100			
0013105130031300			
0013105130051000			
0013105130042000			
0013105130042500			
0013105130041000			
<b>Total</b>			<b>\$3,755.48</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,755.48</b>



approved by NC on 5/12/2025  
48300

**Invoice**

183

5/11/2025

NET 15

**Dear Run Amenity Center**

Attn: Natalie

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

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

Thank you,

*Jason & Gretchen Sandoval*

*Owners*

*J&G Commercial Cleaning Services LLC*

*386-986-7445*

*22 Prince Anthony Ln.*

*Palm Coast FL, 32164*

0013205380048300

Cleaning 5/5



approved by NC on 5/19/2025

**Invoice**

184

48300

5/18/2025

NET 15

**Dear Run Amenity Center**

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 5/12	300.00
<b>Total Due:</b>	<b>300.00</b>

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

Thank you,

*Jason & Gretchen Sandoval*

*Owners*

*J&G Commercial Cleaning Services LLC*

*386-986-7445*

*22 Prince Anthony Ln.*

*Palm Coast FL, 32164*

0013205380048300

Cleaning 5/12



# Scheduled Service Invoice

approved by NC on 5/15/2025

56000

PO Box 290723

Port Orange, FL 32129

386-322-3213



Customer Bill To:

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

Service Date	Invoice #	P.O. No.	Terms
3/18/25	709S3-2025		Due on receipt

Unit	Tech Notes	Amount
	Your Scheduled Service is set for 4x per year (circle one) : 1st, 2nd, 3rd, 4th Visit.	175.00
2 Spirit CT800 Treadmills	adjusted walkbelts checked and tested	
2 Spirit CE800 Ellipticals	checked and tested	
1 Spirit CR800 Recumbent Bike	checked and tested	
1 Inspire Functional Trainer	checked hardware / lubed guide rods 1st right cable damaged and needs replaced. This is a safety issue	
1 Inspire Adjustable Bench	checked hardware	
3 Paramount Dual Circuits	checked hardware / lubed guide rods	

See check-sheet on reverse for routine maintenance descriptions

Date 3/18/2025

Signature

*[Signature]*

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

0013205380056000

Gym Equipment Maint



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

# Invoice

**Invoice #:** 265  
**Invoice Date:** 5/1/2025  
**Due Date:** 5/1/2025  
**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 - May 2025		6,543.08	6,543.08
1.320.53800.1200 - Field Management - Deer Run - May 2025		2,924.08	2,924.08
<div>Alison Moring 5-7-25</div>			

<b>Total</b>	<b>\$9,467.16</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$9,467.16</b>

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

# Invoice

**Invoice #:** 266  
**Invoice Date:** 4/30/2025  
**Due Date:** 4/30/2025  
**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 April 2025	62.03	27.50	1,705.83
0013205380012110			
<i>Alison Moxing</i> 5-7-25			

**Total** \$1,705.83

**Payments/Credits** \$0.00

**Balance Due** \$1,705.83

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
62.03	Assistant Manager	\$ 27.50	\$ 1,705.83

Covers Period: April 2025

GL # 001.320.53800.12110

TOTAL DUE:

\$ 1,705.83

RMS

DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
AMENITY ASSISTANT BILLABLE HOURS  
FOR THE MONTH OF APRIL 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/3/25	3.65	C.P.	Assisted with planning, completed daily checklist
4/7/25	5.73	C.P.	Assisted with planning, completed daily checklist
4/9/25	3.4	C.P.	Teen Night - set up, assist and clean up
4/10/25	8	C.P.	Assisted with planning, completed daily checklist
4/11/25	2.32	C.P.	Family Bingo - set up, assist and clean up
4/12/25	6.35	C.P.	Easter Bash - set up, assist and clean up
4/12/25	5.15	P.B.	Easter Bash - set up, assist and clean up
4/14/25	8	C.P.	Assisted with planning, completed daily checklist, Craft Night - set up, assist and clean up
4/15/25	4.22	C.P.	Assisted with planning, completed daily checklist
4/23/25	4.98	C.P.	Assisted with planning, completed daily checklist
4/25/25	5.43	C.P.	Assisted with planning, completed daily checklist
4/25/25	4.8	C.P.	Paint Night - set up, assist and clean up

---

---

62.03

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.: 3465  
Terms: Net 30  
Invoice date: 04/25/2025  
Due date: 05/25/2025

0013205380048000  
0013205380048100  
May Pool Service  
Trichlor & Safety Ropes

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: MAY	1	\$1,800.00	\$1,800.00
2.	TRICHLOR	PER LB	5	\$7.95	\$39.75
3.	SAFETY ROPE-S	30' LIFE LINE	1	\$30.00	\$30.00

Total \$1,869.75

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

Overdue 05/25/2025



**Invoice**

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



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

May 21, 2025  
Project No: 50184160.000  
Invoice No: 22449318  
Due Date: June 20, 2025  
Project Manager Joey Duncan

**Comments**

Project 50184160.000 Deer Run CDD FY 2025 Gen Eng

**Professional Services from March 29, 2025 to April 25, 2025**

Phase T001 GENERAL ENGINEERING

**Professional Personnel**

	Hours	Rate	Amount	
ENGINEER I	.50	115.00	57.50	
ENGINEER V	1.00	200.00	200.00	
PROFESSIONAL VII	2.00	245.00	490.00	
Totals	3.50		747.50	
Total Labor				747.50
		Total this Phase		747.50
		Total Invoice Amount Due		<u>747.50</u>

0013105130031100  
Engineer svcs apr25

# Billing Backup

Monday, May 19, 2025

002 - Dewberry Engineers Inc.

Invoice 22449318 Dated 05/21/2025

1:05:37 PM

Project	50184160.000	Deer Run CDD FY 2025 Gen Eng
Phase	T001	GENERAL ENGINEERING

## Professional Personnel

			Hours	Rate	Amount	
ENGINEER I						
Arrington, Bartley	03/31/2025		.50	115.00	57.50	
<b>Drainage Issue</b>						
ENGINEER V						
ARMANS, PETER	04/05/2025		.50	200.00	100.00	
<b>Speed Hump analysis on Sand Wedge Ln</b>						
ARMANS, PETER	04/07/2025		.50	200.00	100.00	
<b>Compliance Communication</b>						
PROFESSIONAL VII						
GOUGH, NICOLE	04/02/2025		1.00	245.00	245.00	
<b>compliance coord SJR</b>						
GOUGH, NICOLE	04/03/2025		.50	245.00	122.50	
GOUGH, NICOLE	04/10/2025		.50	245.00	122.50	
<b>SJR coord</b>						
Totals			3.50		747.50	
<b>Total Labor</b>						<b>747.50</b>
<b>Total this Phase</b>						<b>747.50</b>
<b>Total this Project</b>						<b>747.50</b>
<b>Total this Report</b>						<b>747.50</b>

PAYMENT COUPON

1800506810 1 of 1

/4115006401063000160342180050681080000090200

4,1,1500,640106,3000160342,1800506810,8,0000090200

Please mail this portion with your check

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

Cust. No.: <b>3000160342</b>	Inv. No.: <b>1800506810</b>
This Month's Charges Past Due After 07/01/2025	Amount Due This Invoice \$ 902.00

0013205380043000  
Premium Lighting May25

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:** 1800506810

**Invoice Date:** 06/01/2025

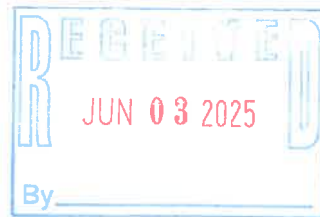
4,1,1500,640106,3000160342,1800506810,8,0000090200

Please retain this portion for your records

**CURRENT CHARGES AND CREDITS**

Customer No: 3000160342 Invoice No: 1800506810

Description	Amount
PREMIUMLIGHTING	902.00
<b>For Inquiries Contact:</b> PREMIUM LIGHTING	<b>Total Amount Due \$902.00</b> This Month's Charges Past Due After 07/01/2025



**Wire & ACH Payments**

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

**Check Payments**

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

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



ACCOUNT NAME		ACCOUNT #	INV DATE
Deer Run Comm Dev Dist		464637	05/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007144709	May 1- May 31, 2025	\$26.38	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$26.38	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: JUNE 30, 2025
DEER RUN COMM DEV DIST 219 EAST LIVINGSTON STREET ORLANDO, FL 32801	<b>Legal Entity:</b> Gannett Media Corp. <b>Terms and Conditions:</b> 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. <b>All funds payable in US dollars.</b>

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

**FEDERAL ID** 47-2390983

**Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to [abgspecial@gannett.com](mailto:abgspecial@gannett.com).**

Date	Description	Amount
5/1/25	Balance Forward	\$75.38
5/28/25	PAYMENT - THANK YOU	-\$75.38

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/21/25	11224576	DTB Flagler/ Palm Coast News Tribune	Please Publish / Deer Run - May Meeting		\$26.38

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	\$26.38
Service Fee 3.99%	\$1.05
*Cash/Check/ACH Discount	-\$1.05
*Payment Amount by Cash/Check/ACH	\$26.38
Payment Amount by Credit Card	\$27.43

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

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Deer Run Comm Dev Dist		464637		0007144709		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$26.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26.38
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$27.43
				To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a>		

00004646370000000000000071447090000263867179

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

PO Box 631244 Cincinnati, OH 45263-1244

**AFFIDAVIT OF PUBLICATION**

Katelyn Beach  
DEER RUN COMM DEV DIST  
219 EAST LIVINGSTON STREET  
ORLANDO FL 32801

STATE OF WISCONSIN, COUNTY OF BROWN

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

05/21/2025

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 05/21/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$26.38  
Tax Amount: \$0.00  
Payment Cost: \$26.38  
Order No: 11224576  
Customer No: 464637  
PO #:

# of Copies:  
1

**THIS IS NOT AN INVOICE!**

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

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

The meeting of the Board of Supervisors (the "Board") of the Deer Run Community Development District is scheduled to be held on Wednesday, May 28, 2025 at 6:30 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#11224576 5/21/25 11

KAITLYN FELTY  
Notary Public  
State of Wisconsin

**Governmental Management Services, LLC**

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

**Invoice****Invoice #:** 6**Invoice Date:** 6/1/25**Due Date:** 6/1/25**Case:****P.O. Number:****Bill To:**

Deer Run CDD  
9145 Narcoossee Rd  
Suite A206  
Orlando FL 32827

Description	Hours/Qty	Rate	Amount
Management Fees - June 2025		3,192.58	3,192.58
Website Administration - June 2025		57.83	57.83
Information Technology - June 2025		101.58	101.58
Dissemination Agent Services - June 2025		208.33	208.33
Office Supplies		0.45	0.45
Postage		55.77	55.77
Copies		105.75	105.75
Telephone		13.92	13.92
0013105130034000			
0013105130035200			
0013105130035100			
0013105130031300			
0013105130051000			
0013105130042000			
0013105130042500			
0013105130041000			

**Total** \$3,736.21**Payments/Credits** \$0.00**Balance Due** \$3,736.21

approved by NC on 6/2/2025  
51000



Tallahassee, FL 32308  
2498 Centerville Rd.

## Invoice

**Bill to:**

Deer Run at Grand Reserve  
475 West Town Place  
Suite 114  
Saint Augustine, FL 32092

[Click Here to Pay Online!](#)

**Invoice #:** 424814  
**Invoice Date:** 05/29/2025  
**Completed:** 05/29/2025  
**Terms:** Due On Receipt  
**Bid#:** 0  
**Job:** 9442-1  
475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr, Bunnell, FL</i>			
Installation	3.00	\$95.00	285.00
ADC-AC-FPV4	1.00	\$300.00	300.00
adc-ac-f8p	1.00	\$100.00	100.00
ADC-AC-B100	1.00	\$120.00	120.00
Sales Tax			0.00

0013205380051000  
Access Installation

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**

<b>Total</b>	\$805.00
<b>Payments</b>	\$0.00
<b>Balance Due</b>	<b>\$805.00</b>





Tallahassee, FL 32308  
2498 Centerville Rd.

approved by NC on 6/2/2025  
51000

## Invoice

Invoice #: 424932  
Invoice Date: 06/01/2025  
Completed: 06/02/2025  
Terms: Due on Aging Date  
Bid#:

**Bill to:**

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

475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
1-11885-CCTV-1 - CCTV System - Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr, Bunnell, FL	1.00	\$20.00	20.00
Hi-Tech Commercial Video 4	1.00	\$20.00	20.00
7421520 - Access Control System - Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr, Bunnell, FL	1.00	\$79.99	79.99
Hi-Tech Commercial Access 1	1.00	\$79.99	79.99
HT Comm Access 8	1.00	\$79.99	79.99
AS50-0181 - Fire System - Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr, Bunnell, FL	1.00	\$59.99	59.99
HT Napco Fire	1.00	\$75.00	75.00
Fire Alarm Inspection	1.00	\$75.00	75.00
AS50-0183 - Security System - Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr, Bunnell, FL	1.00	\$59.99	59.99
Hi-Tech Commercial Interactive Plus	1.00	\$5.95	5.95
Hi-Touch Ultimate Service Plan	1.00	\$5.95	5.95
Sales Tax			0.00

0013205380051000  
Service Call

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

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

Total	\$320.92
Payments	\$0.00
Balance Due	\$320.92



approved by NC on 6/4/2025

**Invoice**  
185

48300

5/26/2025  
NET 15

**Dear Run Amenity Center**  
Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 5/19	300.00
<b>Total Due:</b>	<b>300.00</b>

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

Thank you,

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



approved by NC 6/2/2025  
48300

**Invoice**

186

6/2/2025

NET 15

**Dear Run Amenity Center**

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 5/26	300.00
<b>Total Due:</b>	<b>300.00</b>

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

Thank you,

*Jason & Gretchen Sandoval*

*Owners*

*J&G Commercial Cleaning Services LLC*

*386-986-7445*

*22 Prince Anthony Ln.*

*Palm Coast FL, 32164*

0013205380043800

Cleaning 5/26



# OTIS

11760 U.S. Hwy 1  
West Tower, Suite 103  
Palm Beach Gardens, FL 33408

CUSTOMER NO.	DATE	INVOICE NO.
59688227	05/19/25	TAJ16898001

AMOUNT DUE
375.00

## INVOICE

PAYMENT DUE UPON RECEIPT

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

DEER RUN  
NARCOOSSEE ROAD  
6200 LEE VISTA BLVD SUITE 300  
ORLANDO FL  
32822

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

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

INVOICE

DETACH RETURN DOCUMENT ALONG PERFORATION

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

BUILDING REFERENCE  
GRAND RESERVE AMENITY CEN  
501 GRAND RESERVE DR

CUSTOMER NO.  
59688227

DATE  
05/19/25

INVOICE NO.  
TAJ16898001

BUNNELL  
32110

FL

DATE OF SERVICE:

02/10/25

1, HYDRAULIC ELEVATOR, 2025, REQUIRED TEST  
WITNESSING AND QEI INSPECTION ;

0013305720049200  
Maintenance 2/10/25

SUBTOTAL	375.00
TAX	.00
FREIGHT	.00
<b>TOTAL AMOUNT DUE</b>	<b>375.00</b>

ANY QUESTIONS CONCERNING THIS INVOICE, CONTACT OTIS

AT: (844-636-6847)

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.  
OVERDUE PAYMENTS SHALL BEAR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS. A PROCESSING FEE WILL BE APPLIED TO CREDIT CARD PAYMENTS.

approved by NC on 5/20/2025



48100

# Invoice

Date  
Invoice#

6/1/2025  
111295613343

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

Terms	Net 20
Due Date	6/21/2025
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

0013205380048100  
water management jun25

**Subtotal** \$1,601.51

**Tax** \$0.00

**Total** \$1,601.51

**Amount Paid/Credit Applied** \$0.00

**Balance Due** \$1,601.51

[Click Here to Pay Now](#)



111295613343



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

# Invoice

Invoice #: 267  
Invoice Date: 5/16/2025  
Due Date: 5/16/2025  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance April1 - April 30, 2025	16.45	40.00	658.00
Maintenance Supplies		955.03	955.03
Approved			
Facilities Maintenance 001.320.53800.50000-\$658.00			
Amenity Repairs & Maintenance 001.320.53800.54000-\$236.39			
Pool Repairs & Maintenance 001.320.53800.55000-\$22.99			
Office Supplies 001.320.53800.57000-\$134.71			
Operating Supplies 001.320.53800.53000-\$560.94			
Rich Gray			
<i>Alison Moring</i> 5-23-25			

<b>Total</b>	<b>\$1,613.03</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,613.03</b>

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF APRIL 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/10/25	8.25	M.C.	Finished drywall patching job, emptied art closet and reorganized and put everything back, made it easier to keep organized, straightened and organized pool deck chairs, tables and umbrellas, removed debris around pool deck, courts, amenity center and parking lot, checked and changed trash receptacles
4/17/25	8.2	M.C.	Straightened and organized pool deck chairs, tables and umbrellas, removed debris from amenity center and around community, installed hooks for paint aprons, finished organizing paint closet, checked and changed all trash receptacles
<b>TOTAL</b>	<u>16.45</u>		
<b>MILES</b>	<u>0</u>		

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

## Period Ending 5/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	3/27/25	Trifold Paper Towels	52.52	N.C.
	3/29/25	HP Instant Ink	99.66	N.C.
	3/31/25	Amazon Prime Membership	17.24	N.C.
	4/1/25	Lysol Disinfectant Wipes	17.22	N.C.
	4/1/25	C Batteries	21.70	N.C.
	4/1/25	D Batteries	19.38	N.C.
	4/7/25	Window Sign Holder	13.44	N.C.
	4/7/25	Wire Cutter	5.74	N.C.
	4/9/25	Laminated Sheets	21.61	N.C.
	4/10/25	Hand Soap	17.11	N.C.
	4/11/25	Pool Thermometer	22.99	N.C.
	4/14/25	Water Delivery	15.92	N.C.
	4/18/25	Trifold Paper Towels	84.41	N.C.
	4/18/25	Coffee Cups	196.57	N.C.
	4/18/25	Large Clock	91.98	N.C.
	4/20/25	Sign Up Genius	34.49	N.C.
	4/21/25	Constant Contact Monthly Fee	88.65	N.C.
	4/23/25	Patio Umbrella	134.41	N.C.
		<b>TOTAL</b>	<b>\$955.03</b>	

**Riverside Management Services, Inc**

475 West Town Place

Suite 114

St. Augustine, FL 32092

**Invoice****Invoice #:** 268**Invoice Date:** 5/16/2025**Due Date:** 5/16/2025**Case:****P.O. Number:****Bill To:**

Deer Run CDD

9145 Narcoosee Rd.

Suite A206

Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
Special Events Supplies - Special Events ending 5/5/25 <i>Special Events</i> <i>1.320.53800.59000</i>		1,929.03	1,929.03
<i>Alison Mossing</i> <i>5-23-25</i>			

**Total** \$1,929.03**Payments/Credits** \$0.00**Balance Due** \$1,929.03



**SPECIAL EVENTS**

Period Ending 5/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN					
	3/28/25	March Paint Night	Table Covers	11.68	N.C.
	3/28/25	March Paint Night	Paint	24.46	N.C.
	4/1/25	Easter Bash	Easter Face Yard Sign	31.65	N.C.
	4/1/25	Easter Bash	Easter Eggs	397.70	N.C.
	4/1/25	Easter Bash	Easter Craft	72.37	N.C.
	4/1/25	Easter Bash	Easter Medals	30.23	N.C.
	4/3/25	Bingo Night	Bingo Prizes	46.00	N.C.
	4/3/25	Adult and Family Bingo	Candy	27.43	N.C.
	4/3/25	Adult and Family Bingo	Bingo Prizes	115.00	N.C.
	4/3/25	Easter Bash	Easter Baskets	5.75	N.C.
	4/3/25	Adult and Family Bingo	Containers for Candy	23.00	N.C.
	4/3/25	Easter Bash	Grass Stuffing for Baskets	6.90	N.C.
	4/3/25	Adult and Family Bingo	Bingo Prizes	195.50	N.C.
	4/4/25	Craft Night April	Wood Panel Boards	55.03	N.C.
	4/4/25	Craft Night April	Sea Shells	80.45	N.C.
	4/4/25	Craft Night April	Sea Shells	36.78	N.C.
	4/9/25	Teen Night	Prizes for Teen Night	46.00	N.C.
	4/9/25	Easter Bash	Drinks	18.38	N.C.
	4/9/25	Teen Night	Candy	12.56	N.C.
	4/9/25	Teen Night	Strawberries/Fruit	13.78	N.C.
	4/9/25	Teen Night	Cake Cups	8.59	N.C.
	4/9/25	Teen Night	Whip Cream	6.08	N.C.
	4/9/25	Teen Night	Games	37.80	N.C.
	4/10/25	Family Bingo	Candy	18.95	N.C.
	4/10/25	Easter Bash	Easter Decorations	36.16	N.C.
	4/10/25	Easter Bash	Easter Paper Plates and Napkins	33.03	N.C.
	4/11/25	Easter Bash	Table Covers	13.85	N.C.
	4/11/25	Easter Bash	Plastic Utencils	3.07	N.C.
	4/11/25	Easter Bash	Easter Prizes	46.00	N.C.
	4/11/25	Easter Bash	Bottled Water	4.13	N.C.
	4/11/25	Easter Bash	Juice	18.35	N.C.
	4/11/25	Family Bingo	Bingo Prizes	46.00	N.C.
	4/11/25	Family Bingo	Bingo Prizes	46.00	N.C.
	4/11/25	Family Bingo	Bingo Prizes	46.00	N.C.
	4/11/25	Family Bingo	Bingo Prizes	46.00	N.C.
	4/12/25	Easter Bash	Fruit Platter	45.99	N.C.
	4/12/25	Easter Bash	Chicken Tender Platter	87.39	N.C.
	4/12/25	Easter Bash	Popcorn Chicken Platter	68.99	N.C.
	4/12/25	Easter Bash	Cupcakes	57.39	N.C.
	4/14/25	Craft Night April	Table Covers	8.63	N.C.
TOTAL				<u>\$1,929.03</u>	



## INVOICE

INVOICE #	INVOICE DATE
918949	6/1/2025
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:** July 1, 2025

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

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

Approved  
Landscape Maintenance  
1.320.53800.46000  
Rich Gray

**Invoice Total** **\$11,066.53**

Jun landscape maintenance

*Excellence*

IN COMMERCIAL LANDSCAPING

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

## 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.: 990724  
Terms: Net 30  
Invoice date: 05/10/2025  
Due date: 06/09/2025

0013205380047000  
lake maintenance may25

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Pond Maintenance</b>		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!!

**Invoice**

Please remit to:  
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

June 23, 2025  
Project No: 50184160.000  
Invoice No: 22451364  
Due Date: July 23, 2025  
Project Manager Joey Duncan

**Comments**

Project 50184160.000 Deer Run CDD FY 2025 Gen Eng

**Professional Services from April 26, 2025 to May 30, 2025**

Phase T001 GENERAL ENGINEERING

**Professional Personnel**

	Hours	Rate	Amount
ENGINEER V	5.50	200.00	1,100.00
ENGINEER VIII	8.00	290.00	2,320.00
PROFESSIONAL I	4.50	105.00	472.50
PROFESSIONAL VII	1.00	245.00	245.00
Totals	19.00		4,137.50
<b>Total Labor</b>			<b>4,137.50</b>

**Total this Phase 4,137.50**

**Total Invoice Amount Due 4,137.50**

0013105130031100  
engineer svcs may25

# Billing Backup

Wednesday, June 11, 2025

002 - Dewberry Engineers Inc.

Invoice 22451364 Dated 06/23/2025

11:39:30 AM

Project	50184160.000	Deer Run CDD FY 2025 Gen Eng
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Phase	T001	GENERAL ENGINEERING
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## Professional Personnel

			Hours	Rate	Amount
ENGINEER V					
ARMANS, PETER	04/28/2025		3.00	200.00	600.00
	<b>New Map with Roads and Ponds</b>				
ARMANS, PETER	05/08/2025		1.00	200.00	200.00
	<b>Internal meeting about SJRWMD plan revisions, CDD maps/ownership, and irrigation background</b>				
ARMANS, PETER	05/09/2025		1.50	200.00	300.00
	<b>Updating Ownership Map with Property Appraisal</b>				
	<b>Pacel data for pond numbering</b>				
ENGINEER VIII					
Duncan, Joey	05/08/2025		1.00	290.00	290.00
	<b>History and Background for Transition</b>				
Duncan, Joey	05/09/2025		1.00	290.00	290.00
	<b>SJRWMD Pond Transfer ETM to CDD</b>				
Duncan, Joey	05/14/2025		4.00	290.00	1,160.00
	<b>Pond Inspection for Transfer</b>				
Duncan, Joey	05/15/2025		2.00	290.00	580.00
	<b>Review as-built survey, consult with Reg/Knowledge base, Correspondence.</b>				
PROFESSIONAL I					
RECTOR, MORGAN	05/13/2025		2.50	105.00	262.50
	<b>prep for field; CE monitoring</b>				
RECTOR, MORGAN	05/21/2025		.50	105.00	52.50
RECTOR, MORGAN	05/23/2025		.50	105.00	52.50
	<b>prep for CE site visit</b>				
RECTOR, MORGAN	05/27/2025		.50	105.00	52.50
RECTOR, MORGAN	05/28/2025		.50	105.00	52.50
PROFESSIONAL VII					
GOUGH, NICOLE	05/13/2025		.50	245.00	122.50
	<b>SJR coord</b>				
GOUGH, NICOLE	05/21/2025		.50	245.00	122.50
	<b>SJR coord</b>				
Totals			19.00		4,137.50
<b>Total Labor</b>					<b>4,137.50</b>
<b>Total this Phase</b>					<b>4,137.50</b>
<b>Total this Project</b>					<b>4,137.50</b>
<b>Total this Report</b>					<b>4,137.50</b>

approved by NE on 6/23/2025  
52000



Tallahassee, FL 32308  
2498 Centerville Rd.

## Invoice

**Bill to:**

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

**Invoice #:** 425545  
**Invoice Date:** 06/20/2025  
**Completed:** 06/20/2025  
**Terms:** Due On Receipt  
**Bid#:**  
**Job:** 9111-2  
475 West Town Place

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
0013205380051000			
Proxy cards			

**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**

<b>Total</b>	\$247.50
<b>Payments</b>	\$0.00
<b>Balance Due</b>	\$247.50

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  
Pond Maintenance  
1.320.53800.47000  
Rich Gray

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

Invoice details

lake maintenance jun25

Invoice no.: 990772  
Terms: Net 30  
Invoice date: 06/10/2025  
Due date: 07/10/2025

#	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 NE on 6/10/25

**Invoice**

187

48300

6/10/2025

NET 15

**Dear Run Amenity Center**

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 6/2	300.00
<b>Total Due:</b>	<b>300.00</b>

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

Thank you,

*Jason & Gretchen Sandoval*

*Owners*

*J&G Commercial Cleaning Services LLC*

*386-986-7445*

*22 Prince Anthony Ln.*

*Palm Coast FL, 32164*

0013205380048300

Cleaning 6/2





approved by NC on 6/23/2025  
48300

**Invoice**

189

6/22/2025

NET 15

**Dear Run Amenity Center**

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 6/16	300.00
<b>Total Due:</b>	<b>300.00</b>

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

Thank you,

*Jason & Gretchen Sandoval*

*Owners*

*J&G Commercial Cleaning Services LLC*

*386-986-7445*

*22 Prince Anthony Ln.*

*Palm Coast FL, 32164*

0013205380048300

Cleaning 6/16



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

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 5, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

0013105130031500

general counsel feb25

Mr. George Flint

Deer Run CDD

Governmental Management Services-CF, LLC

Suite A206

9145 Narcoossee Rd.

Orlando, FL 32827

Invoice No. 3579380

6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

02/01/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
02/20/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter
03/08/25	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
03/17/25	J. Gillis	0.10	19.00	Review Capitol Conversations distribution list and update same
03/19/25	K. Buchanan	4.00	1,260.00	Prepare for and attend board meeting
03/27/25	K. Buchanan	2.20	693.00	Research ability to regulate irrigation system usage

TOTAL HOURS 7.30

TOTAL FOR SERVICES RENDERED \$2,231.00

TOTAL CURRENT AMOUNT DUE \$2,231.00

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

# Invoice

**Bill To:**

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

**Invoice #:** 269**Invoice Date:** 5/31/2025

**Due Date: 5/31/2025**

**Case:**

**P.O. Number:**

Description	Hours/Qty	Rate	Amount
Assistant Manager through May 2025	209.17	27.50	5,752.18
Total			\$5,752.18
Payments/Credits			\$0.00
Balance Due			\$5,752.18

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
209.17	Assistant Manager	\$ 27.50	\$ 5,752.18

Covers Period: May 2025

GL # 001.320.53800.12110

TOTAL DUE:

\$ 5,752.18

RMS

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
AMENITY ASSISTANT BILLABLE HOURS  
FOR THE MONTH OF MAY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/25	5.82	C.P.	Assisted with planning, completed daily checklist
5/2/25	8.2	C.P.	Assisted with planning, completed daily checklist
5/3/25	8.33	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
5/4/25	8.3	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
5/6/25	8.57	C.P.	Assisted with planning, completed daily checklist
5/9/25	4.86	C.P.	Assisted with planning, completed daily checklist
5/9/25	5.08	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
5/9/25	2.57	C.P.	Family Bingo - set up, assist and clean up
5/10/25	2.08	C.P.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
5/10/25	4.67	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
5/10/25	5.12	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
5/11/25	6.75	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
5/11/25	5.28	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
5/12/25	4.65	C.P.	Craft Night - set up, assist and clean up
5/13/25	8.15	C.P.	Assisted with planning, completed daily checklist
5/16/25	5.17	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
5/17/25	6.2	C.O.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
5/17/25	5.18	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
5/18/25	6.7	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
5/18/25	5.5	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
5/23/25	5.37	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
5/24/25	6.13	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
5/24/25	5.28	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
5/25/25	6.33	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
5/25/25	5.05	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
5/26/25	6.97	C.P.	Assisted with planning, completed daily checklist
5/26/25	5.28	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
5/27/25	8.23	C.P.	Assisted with planning, completed daily checklist
5/28/25	1.02	C.P.	Assisted with planning, completed daily checklist
5/29/25	5.65	C.P.	Assisted with planning, completed daily checklist
5/29/25	3.38	P.B.	Kids Night - set up, assist and clean up
5/29/25	2.97	C.P.	Kids Night - set up, assist and clean up
5/30/25	5.07	P.B.	Assisted with planning, completed daily checklist
5/30/25	5.03	P.B.	Paint Night - set up, assist and clean up
5/30/25	5.38	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
5/31/25	3.53	C.P.	Assisted with planning, completed daily checklist
5/31/25	6.05	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
5/31/25	5.27	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies

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209.17

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

**Invoice #:** 270  
**Invoice Date:** 6/1/2025  
**Due Date:** 6/1/2025  
**Case:**  
**P.O. Number:**

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

[illegible]

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

**Invoice**

**Invoice #:** 271  
**Invoice Date:** 6/18/2025  
**Due Date:** 6/18/2025  
**Case:**  
**P.O. Number:**

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

Description	Hours/Qty	Rate	Amount
Special Events Supplies - Special Events ending 6/5/25		862.21	862.21
		<b>Total</b>	\$862.21
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$862.21

**SPECIAL EVENTS**

Period Ending 6/05/25

**DISTRICT**  
**DEER RUN**

<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
4/23/25	April Paint Night	Paint	7.97	N.C.
4/23/25	April Paint Night	Canvas	44.82	N.C.
4/25/25	April Paint Night	Table Covers	8.63	N.C.
5/1/25	May Bingo	Bingo Prizes	218.50	N.C.
5/1/25	May Bingo	Candy Bars	27.67	N.C.
5/5/25	May Craft Night	Stencils	30.77	N.C.
5/5/25	May Craft Night	Hand Towels	57.48	N.C.
5/5/25	May Craft Night	Stencils	58.01	N.C.
5/6/25	Craft Night	Stencil Adhesive Spray	68.95	N.C.
5/8/25	Family Bingo	Bingo Prizes	230.00	N.C.
5/8/25	Family Bingo	Candy	8.90	N.C.
5/11/25	May Craft Night	Fabric Paint	40.61	N.C.
5/11/25	May Craft Night	Project Boards	34.16	N.C.
5/11/25	May Craft Night	Paint Rollers	11.39	N.C.
5/12/25	May Craft Night	Baby Wipes	4.31	N.C.
5/12/25	May Craft Night	Table Covers	10.06	N.C.

**TOTAL** \$862.21



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

**Invoice #:** 272  
**Invoice Date:** 6/18/2025  
**Due Date:** 6/18/2025  
**Case:**  
**P.O. Number:**

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

[illegible]

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF MAY 2025**

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<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/25	1.5	M.C.	Straightened and organized pool deck furniture, removed debris around amenity center, pool deck, courts and parking lot, checked and changed trash receptacles
5/6/25	9	M.C.	Repaired pickleball court two door with temp self tappers until replacements come in, cut wall tiles for second floor fire place and PL max tiles to wall, checked trash receptacles, organized pool deck chairs and tables
5/8/25	3	M.C.	Tightened bolt on pool deck door so magnet was not loose, hung curtains in office, removed debris, checked trash receptacles, organized pool deck chairs and tables
5/15/25	8.13	M.C.	Installed correct bolts on pickleball latches and now able to stand up to the rigorous use from the players, zip tied windscreen on pickleball courts one back in place, removed debris around amenity center, organized pool deck chairs, tables and umbrellas, removed trash by the pickleball courts due to smell
5/22/25	6.5	M.C.	Collect debris at both entrance and along sides of the roads, organized pool deck chairs, tables and umbrellas, changed trash receptacles as needed
5/29/25	8	M.C.	Fixed office door handle to the outside, organized pool deck chairs, tables and umbrellas, changed trash receptacles as needed, removed debris
<b>TOTAL</b>	<u>36.13</u>		
<b>MILES</b>	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 6/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	4/25/25	Toilet Paper 80 Rolls (2)	146.72	N.C.
	4/26/25	Blinds	51.73	N.C.
	4/26/25	Patio Cushions	156.22	N.C.
	4/26/25	Door Mats	44.78	N.C.
	4/29/25	HP Instant Ink	76.28	N.C.
	4/30/25	Silver 36"W 4 Burner Built In Grill (2)	5196.00	R.G.
	4/30/25	Amazon Prime Membership	17.24	N.C.
	5/5/25	Hand Soap	17.80	N.C.
	5/6/25	Pool Testing Kit	81.64	N.C.
	5/6/25	10"x14" Danger Construction Sign (2)	8.53	R.G.
	5/6/25	2x2-42" PT Bevel 1 End Baluster (4)	8.72	R.G.
	5/6/25	Air Freshener	12.60	N.C.
	5/6/25	Vinyl Printed Decal	138.38	R.G.
	5/9/25	Cable Ties	8.50	N.C.
	5/10/25	Gym Wipes 4pk	149.44	N.C.
	5/11/25	Air Freshener	6.30	N.C.
	5/18/25	Bleach	26.31	N.C.
	5/18/25	Cleaning Rags	4.55	N.C.
	5/18/25	Gloves	6.00	N.C.
	5/18/25	Magic Erase Sponges	14.69	N.C.
	5/18/25	Carpet Spray	5.72	N.C.
	5/18/25	Lock	12.63	N.C.
	5/18/25	Cleaning Sponges	29.21	N.C.
	5/20/25	Sign Up Genius	34.49	N.C.
	5/21/25	Constant Contact Monthly Fee	88.65	N.C.
	6/3/25	60W B11CLR SW 3pk Bulbs (4)	55.11	R.G.
TOTAL			<u>\$6,398.23</u>	

approved by NC on 6/16/2025  
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

Invoice 58665050  
Invoice Date 2/14/2025  
Completed Date 2/14/2025  
Customer PO  
Payment Term Due Upon Receipt  
Due Date 2/14/2025

**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**

Exhaust vent cover installed

3.5" hole diameter  
4" plate inside LxW  
5.5" Plate Outside diameter

Extension ladder needed

Task #	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 Due				\$600.00
Balance Due				\$600.00

Thank you for choosing Sunshine State Heating and Air Conditioning

0013205380050000

Exhaust vent cover install



**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

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**District Name:** Deer Run CDD

**Board Meeting Date:** June 4, 2025

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

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

**Approved for Payment:**

  
District Manager Signature

6-4-2025  
Date

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