

*Deer Run Community  
Development District*

*Agenda*

*August 27, 2025*

# 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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August 20, 2025

Board of Supervisors  
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for **Wednesday, August 27, 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. The City of Bunnell Infrastructure Director, Dustin Vost
- IV. The City of Bunnell Property Appraiser's Office
- V. Update on Lawn Watering Restrictions – Education & Enforcement
- VI. Consideration of Replanting Plan Proposals (Parcels 4 and 11)
- VII. Consideration of Documents Related to Conveyances
- VIII. Consideration of Resolution 2025-04, Resetting the Public Hearing Date to Adopt Rates
- IX. Discussion of Quarterly Report for Special Assessment Revenue and Refunding Bonds, Series 2018
- X. Acceptance of Fiscal Year 2024 Audit Report
- XI. Public Hearing Adopting the Budget for Fiscal Year 2026

- A. Consideration of Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026
- B. Consideration of Resolution 2025-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026

XII. Engineer's Report

XIII. Staff Reports

- A. Attorney
- B. District Manager – Fiscal Year 2026 Goals & Objectives
- C. Operations Manager
  - 1. Report
  - 2. Yellowstone Audit Report
  - 3. Irrigation Pump System Report
  - 4. Discussion of Duct Cleaning for the Amenity Center
  - 5. Discussion of Grills

XIV. Supervisor's Request

XV. Public Comments

XVI. Approval of Consent Agenda

- A. Approval of the Minutes of the July 16, 2025, Meeting
- B. Balance Sheet as of July 31, 2025, and Statement of Revenues and Expenses for the Period Ending July 31, 2025
- C. Approval of Check Register

XVII. Next Scheduled Meeting – September 24, 2025, at 6:30 p.m. @ Island Club

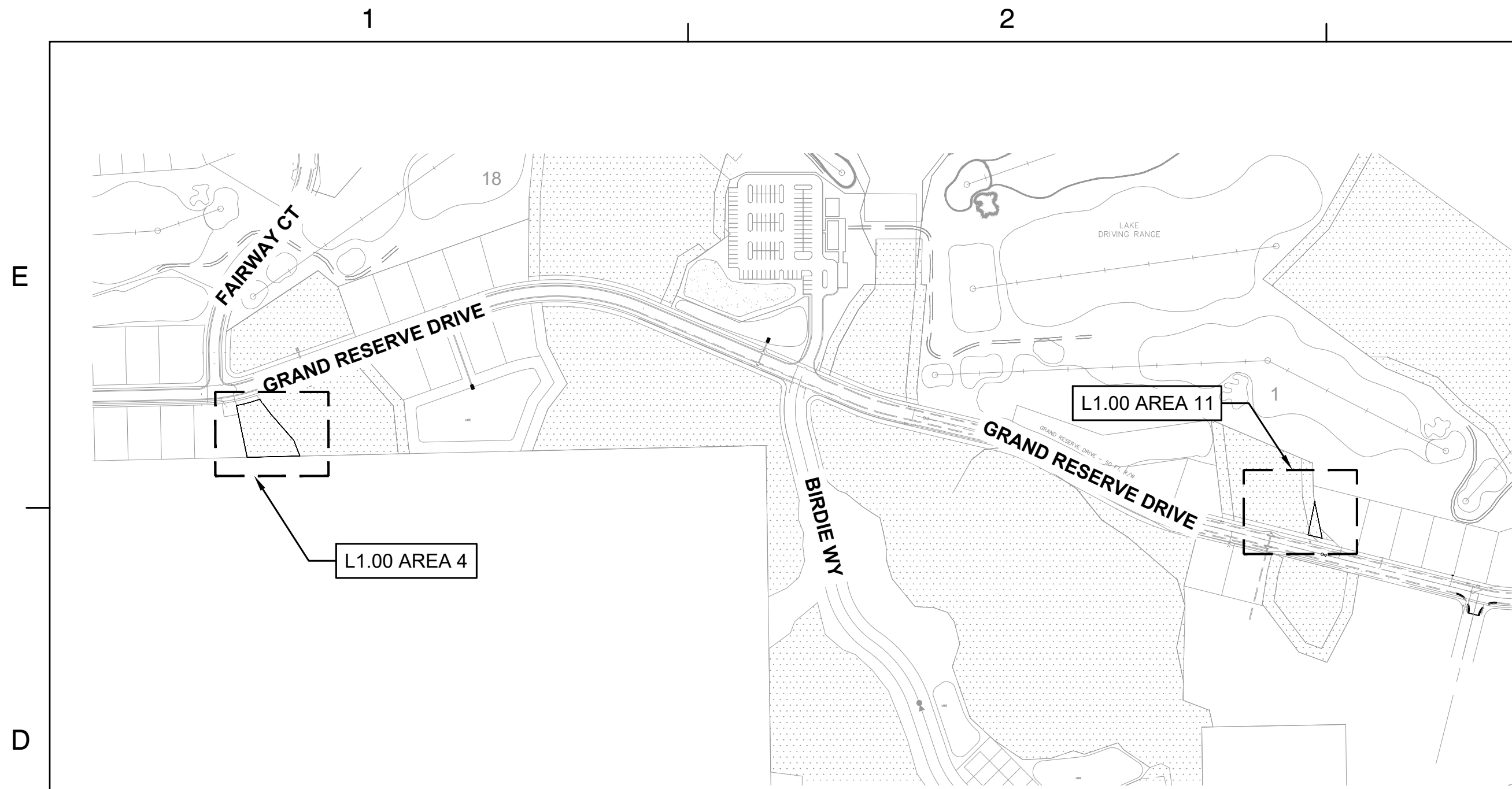
XVIII. Adjournment

**Community Interest:**

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

## *SIXTH ORDER OF BUSINESS*





KEY MAP

SCALE: 1"=250'-0"



AREA 4 RESTORATION PLANTING PLAN

SCALE: 1"=20'-0"

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HEIGHT	SPREAD
TREES						
	PE	62	Pinus elliotti / Slash Pine	2" Cal	8' HT	3'-4'
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	HT & SPR	
SHRUBS						
	IG	30	Ilex glabra / Gallberry	3 gal.	24" Ht & Spr	
	MC	35	Myrica cerifera / Wax Myrtle	3 gal.	24" Ht & Spr	
	PM	170	Sereno Repens / Saw Palmetto	3 gal.	24" Ht & Spr	
	SB	30	Spartina bakeri / Sand Cordgrass	3 gal.	24" Ht & Spr	



AREA 11 RESTORATION PLANTING PLAN

SCALE: 1"=20'-0"



Dewberry Engineers Inc.  
800 NORTH MAGNOLIA AVE  
SUITE 1000  
ORLANDO, FL 32803  
PHONE: 407.843.5120  
ENGINEERING BUSINESS -8794  
LAND ARCH - LC26000569

GRAND RESERVE  
CONSERVATION  
EASEMENT PLANTINGS

CITY OF BUNNELL  
FLAGLER COUNTY, FLORIDA

SEAL

Michael J. Urchuk  
FL RLA # 6868975  
Jun 27, 2025

KEY PLAN

SCALE

NORTH



No.	DATE	BY	Description

REVISIONS

DRAWN BY	SLD
APPROVED BY	MU
CHECKED BY	MR
DATE	6/25/2025

TITLE

LANDSCAPE  
PLAN

PROJECT NO. 50138475

L1.00

SHEET NO.

OF --



CITY OF BUNNELL  
FLAGLER COUNTY, FLORIDA

Michael J. Urchuk  
RLA # 6666675  
Jun 27, 2025

SCALE NORTH

REVISIONS

**TITLE**

## PROJECT NO. 50138475

SHEET NO. 37 OF --





# PROPOSAL

**Mailing Address**

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

**Job Address**

Deer Run CDD  
501 Grand Reserve Drive  
Bunnell, FL 32110

Date: July 27, 2025

Phone: Jacksonville

Opportunity#: 14880

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**Job Summary:****Restoration Plantings Areas 4 And 11:**

- Install Tree's and Shrubs according to the restoration plan given
- Stake Slash Pine Trees
- Create mulch rings around all new planted material

**Landscape Enhancement**

Quantity	Description	Unit	Unit Price	Ext Price
62.00	Pine, Slash - (e)	30g	\$275.00	\$17,050.00
30.00	Illex Glabra/ Gallberry	3g	\$17.00	\$510.00
35.00	Wax Myrtle - (e)	3g	\$25.00	\$875.00
170.00	Saw Palmetto - (e)	3g	\$35.00	\$5,950.00
30.00	Spartina Grass - (e)	3g	\$17.00	\$510.00
1.00	Mulch Installation	LS	\$1,850.00	\$1,850.00
<b>Landscape Enhancement Total</b>				<b>\$26,745.00</b>

**Proposal Total: \$26,745.00**

**Note: This proposal includes all labor and material necessary to complete the job.**

**Payment due 30 days after receipt of invoice.**

All material is guaranteed for one year as long as proper maintenance and landscape practices are being performed. All work to be completed in a workman-like manner according to standard practices. Any changes or additional work from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimates. Any verbal authorizations given by the customer will be treated the same as a written order even if authorization is not written.

Verdego employees are fully covered by workman's compensation insurance.



**PROPOSAL**

**ACCEPTANCE OF PROPOSAL**

I/WE have reviewed your proposal and hereby indicate our acceptance of the same, as per the scope, specifications and amounts mentioned in the proposal form. I/We agree to the proposed terms of payment and will release the funds as per agreed herein.

By \_\_\_\_\_  
Brian Cousino  
Date 7/27/2025  
\_\_\_\_\_  
VerdeGo

By \_\_\_\_\_  
Date \_\_\_\_\_  
Riverside Management Services





**Proposal #: 579903**

Date: 7/17/2025

From: Raul Hernandez

**Landscape Enhancement Proposal for  
Deer Run CDD**

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

**LOCATION OF PROPERTY**

400 Grand Reserve Dr  
Bunnell, FL 32110

**Conservation Easement Plantings 7-25**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	50	\$55.00	\$2,750.00
Slash Pine 2" CAL	62	\$250.00	\$15,500.00
Gallberry, 3 GAL	30	\$15.00	\$450.00
Wax Myrtle, 3 GAL	35	\$14.00	\$490.00
Saw Palmetto, 3 GAL	170	\$25.00	\$4,250.00
Sand Cordgrass, 3 GAL	30	\$7.00	\$210.00
Freight/Delivery	1	\$1,950.00	\$1,950.00
Mulch	1	\$1,850.00	\$1,850.00

Yellowstone Landscape will install high-quality plant material in the easement as per request. We will install mulch in the planted area to complete the install. We will inspect the planted area weekly to check on the progress and needs of the new plant material. We will also warranty the plant material for the duration of our maintenance contract if watered properly to acclimate the new plantings.

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

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

Deer Run CDD

Subtotal	\$27,450.00
Sales Tax	\$0.00
Proposal Total	\$27,450.00

THIS IS NOT AN INVOICE

## *SEVENTH ORDER OF BUSINESS*

# Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 104340 - 5

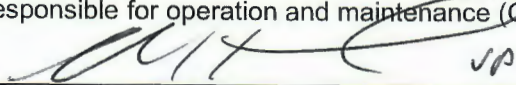
Application No(s):

Project Name: Grand Reserve Borrow Pit & Phase 6 Rec Park

Phase (if applicable):

A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By:

  
Signature of Permittee  
D.R. Horton, Inc. - Jacksonville  
Company Name

Phone/email address

PHILLIP A. FREMONT  
Name and Title  
4220 Race Track Road  
Company Address  
Jacksonville, FL 32259-2084  
City, State, Zip

B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By:

Signature of Representative of O&M Entity  
Name and Title  
Email Address  
Phone

Deer Run CDD

Name of Entity for O&M  
475 West Town Place, Suite 114  
Address  
St. Augustine, Florida 32092  
City, State, Zip

Date

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☐ Copy of all recorded plats
- ☐ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☐ Copy of filed articles of incorporation (if filed before 1995)





- ☐ A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



August 20, 2025

*Via email: [joliver@gmsnf.com](mailto:joliver@gmsnf.com)*

Jim Oliver, District Manager  
Deer Run CDD (Grand Reserve)  
Government Management Services  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

**Re: Conveyance of the Rights-of-Way Within Units 1A, 1B, Phase 2, Phase 4,  
Phase 5 & Phase 6**

Dear Mr. Oliver,

On behalf of D.R. Horton, Inc. – Jacksonville (“DRH”), we respectfully request that the Deer Run Community Development District (the “CDD”) Board accept ownership of those roads set forth in the attached Quit Claim deed. The Flagler County Property Appraiser instructed DRH to convey the roads to the City of Bunnell. DRH attempted to convey the roads to the City consistent with the prior conveyances of Golf View Court, Lakeside Court, Fairway Court and a portion of Grand Reserve Drive. However, the City has steadfastly refused the acceptance of ownership of any additional roads within the development.

The alternatives available at this point are a conveyance to either the CDD or an HOA. Given the fact that the CDD’s boundaries correspond with the boundaries of the development, the fact that the CDD already owns Grand Reserve Boulevard which dead-ends into Grand Reserve Drive, and the fact that the CDD has accepted the maintenance obligations associated with the roads within the development, it makes the most sense for the remainder of the roads to be conveyed to the CDD. Additionally, since the CDD has already accepted the maintenance obligations for the roadways it should already have insurance in place. Conveyance into an HOA would mean that the HOA would have to secure insurance to cover the property which would ultimately mean that the residents would have to be assessed for twice for insurance over the same property.

The Property Appraiser is requiring the conveyance of the roads out from DRH since DRH will be exiting the development in the near future. As explained above, the most logical and cost effective solution would be the conveyance of the rights-of-way to the CDD.

Jim Oliver, District Manager  
August 20, 2025  
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Thank you for your consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Emily G. Pierce".

Emily G. Pierce

cc: Katie Buchanan, District Counsel ([Katie.buchanan@KutakRock.com](mailto:Katie.buchanan@KutakRock.com))  
Gary Garner, Chairman ([gdgarner2412@att.net](mailto:gdgarner2412@att.net))

Prepared by and:  
Record and Return to:  
Mark C. Dearing Esq.  
4220 Race Track Road  
St. Johns FL 32259

Real Estate Parcel Nos.: 11-12-30-2976-001B0-1B00;  
02-12-30-2972-00000-T2A1;  
02-12-30-2974-00000-0A10  
02-12-30-2977-00000-0A10  
11-12-30-2978-00000-00A1  
11-12-30-2978-00000-00A2

**NOTE TO RECORDER: THE PURPOSE OF THIS CORRECTIVE QUIT CLAIM DEED IS TO CORRECT THE GRANTEE IN THAT PREVIOUS ASSIGNMENT FROM D.R. HORTON, INC. TO CITY OF BUNNELL DATED 06/19/2025 RECORDED IN THE OFFICIAL RECORDS BOOK 2970, PAGE 582, OF THE CURRENT PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

**CORRECTIVE QUIT CLAIM DEED**

**Made** this \_\_\_\_ day of June, 2025, by D.R. Horton, Inc.—Jacksonville, a Delaware corporation, whose address is 4220 Race Track Road, St. Johns, FL 32259 ("Grantor"), and the Deer Run Community Development District, an independent special district established in accordance to Chapter 190, Florida Statutes, and whose address is 107 West College Avenue, Tallahassee, FL 32301 ("Grantee").

**WITNESSETH:**

**WHEREAS**, a prior deed erroneously conveyed or appeared to convey an interest in the subject property to the City of Bunnell; and

**WHEREAS**, such conveyance was the result of an inadvertent mistake and was never intended by the Grantor to confer any interest, right, or title to the City of Bunnell; and

**WHEREAS**, the City of Bunnell did not accept the mistaken conveyance; and

**WHEREAS**, the parties acknowledge that the referenced deed is invalid with respect to the interest purportedly granted to the City of Bunnell.

**NOW THEREFORE**, Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto Grantee, and their heirs, successors and assigns forever, the following described land in fee simple, situate, lying and being in the County of Flagler, State of Florida, to wit:

**SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF**

**SUBJECT TO** the representations, warranties and agreements contained in Exhibit "B", attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, their heirs, successors and assigns forever.

**IN WITNESS WHEREOF**, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

D.R. Horton, Inc.—Jacksonville, a Delaware  
corporation

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Address: 4220 Race Track Road  
St. Johns, FL 32259

\_\_\_\_\_  
Print Name: 4220 Race Track Road

Address: St. Johns, FL 32259

By: \_\_\_\_\_

Print Name: Dennis Then

Its: Vice President

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence this \_\_\_\_ day of August, 2025, by Dennis Then, the Vice President of D.R. Horton, Inc. - Jacksonville, a Delaware corporation, on behalf of the corporation. He is personally known to me.

\_\_\_\_\_  
NOTARY PUBLIC

## **EXHIBIT "A"**

Title to those rights of way depicted as Sand Wedge Lane and Grand Par Court within the plat of Grand Reserve Phase 1A & 1B in Map Book: 39, Pages 6 through 11, inclusive;

Together with

Title to those rights of way depicted as Grand Reserve Drive and a portion of Lob Wedge Lane within the plat of Grand Reserve Phase 2 in Map Book 39, Pages 68 through 73, inclusive, less and except such portions of Lob Wedge Lane identified as Tract "2-A" and previously conveyed by that certain Quit Claim Deed recorded in Official Records Book 2518, page 1008;

Together with

Title to those rights of way depicted as Grand Reserve Drive, Pinnacle Place and Grand View Drive within the plat of Grand Reserve Phase 4 in Map Book 40, Pages 15 through 19, inclusive;

Together with

Title to those rights of way depicted as Grand Reserve Drive, Mulligan Way and Divot Place within the plat of Grand Reserve Phase 5 in Map Book 42, Pages 89 through 95, inclusive;

Together with

Title to those rights of way depicted as Flagstick Lane and Albatross Court within the plat of Grand Reserve Phase 6 in Map Book 43, Pages 30 through 35, inclusive;

All of the foregoing in the current public records of Flagler County, Florida

Exhibit "B"

1. As Is Where Is. The Property is accepted by Grantee in its present condition, "**AS IS, WITH ALL FAULTS, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED**". By acceptance of this Deed and its recordation in the public records, Grantee acknowledges and agrees that Grantor has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, or future, of, as to, concerning or with respect to (i) the value, nature, quality or physical condition of the Property, including, without limitation, the water, soil and geology, (ii) the income to be derived from the Property, (iii) the compliance of or by the Property or its operation with any laws, rules, ordinances or regulations of any applicable governmental authority or body, (iv) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the Property, (v) the manner or quality of the construction or materials, if any, incorporated into the Property, or (vi) the manner, quality, state of repair or lack of repair of the Property. Grantor has not made, does not make and specifically disclaims any representations regarding compliance with any environmental protection, pollution or land uses laws, rules, regulations, orders or requirements, including the existence in or on the Property of hazardous substances. By acceptance of this Deed and its recordation in the public records, Grantee further acknowledges and agrees that having been given the opportunity to inspect the Property, Grantee has relied solely on its own investigation of the Property and not on any information provided or to be provided by Grantor, and accepts the Property and waives all objections or claims against Grantor (including, but not limited to, any right or claim of contribution) arising from or related to the matters set forth above in items (i) through (vi) of this Section or as to any hazardous substances on the Property. By acceptance of this Deed and its recordation in the public records, Grantee further acknowledges and agrees that any information provided or to be provided with respect to the Property was obtained from a variety of sources and that Grantor has not made any independent investigation or verification of such information and makes no representations as to the accuracy or completeness of such information. Grantor is not liable or bound in any manner by any verbal or written statements, representations or information pertaining to the Property, or the operation thereof, furnished by any real estate broker, agent, employee, servant or other person.

2. Grantor Released from Liability. By Grantee's acceptance of this Deed and its recordation in the public records, Grantor, its employees, consultants and other affiliates ("*Grantor Party*" or "*Grantor Parties*") are hereby released from all responsibility and liability regarding the condition (including the presence in the soil, air, structures and surface and subsurface waters, of materials or substances that have been or may in the future be determined to be toxic, hazardous, undesirable or subject to regulation and that may need to be specially treated, handled and/or removed from the Property under current or future federal, state and local laws, rules, regulations or guidelines), valuation, salability or utility of the Property, or its suitability for any purpose whatsoever. By acceptance of this Deed and its recordation in the public records, without limitation, Grantee specifically releases Grantor from any claims Grantee or its successors and assigns may have against Grantor now or in the future under the Comprehensive Environmental

Response, Compensation and Liability Act, 42 U.S.C. 9601 et seq., as amended; the Resource Conservation and Recovery Act, 42 U.S.C. 6901 et seq., as amended; and any other analogous state or federal statute; and common law arising from the environmental conditions of the Property or the presence of hazardous substances, solid wastes or any other pollutants or contamination the Property. By acceptance of this Deed and its recordation in the public records, Grantee expressly acknowledges that it has not relied on any warranties, promises, understandings or representations, express or implied, oral or written, of Grantor and/or any Grantor Party relating to the Property which are not contained in this Deed, and that Grantee hereby acquires the Property in its present condition and state of repair, "as is, where is", with all defects, latent or apparent. By acceptance of this Deed and its recordation in the public records, Grantee acknowledges that any information of any type which Grantee has received or may receive from Grantor or any Grantor Party, including, without limitation, any environmental reports and surveys, is furnished on the express condition that Grantee shall make an independent verification of the accuracy of such information, all such information being furnished without any warranty whatsoever.

3. Waiver of Claims Against Grantor Parties. By acceptance of this Deed and its recordation in the public records, Grantee expressly acknowledges that Grantee has not relied on any warranties, promises, understandings or representations, express or implied, oral or written, of Grantor and/or any Grantor Party, relating to the Property which are not expressly contained in this Deed, and that Grantee has acquired the Property in its present condition and state of repair, ("as is, where is"), with all defects, latent or apparent. By acceptance of this Deed and its recordation in the public records, Grantee acknowledges that any information of any type which Grantee has received or may receive from Grantor and/or any Grantor Party, including, without limitation, any environmental reports and surveys, is furnished on the express condition that Grantee shall make an independent verification of the accuracy of such information, all such information being furnished without any warranty whatsoever. By acceptance of this Deed and its recordation in the public records, Grantee agrees that Grantee will not attempt to assert any liability against any Grantor Party for furnishing such information.



*EIGHTH ORDER OF BUSINESS*

**RESOLUTION 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT RESETTING THE DATE AND TIME OF THE PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING A REVISED RANGE OF RENTAL RATES**

**WHEREAS**, the Deer Run Community Development District (“District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended; and

**WHEREAS**, on May 28, 2025, at a duly noticed public meeting, the District’s Board of Supervisors (“Board”) set a public hearing on the amended and restated rules, policies and interim rates and fees for August 27, 2025 at 6:30 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110; and

**WHEREAS**, the District desires to reset the date and time of the public hearing to September 24, 2025, at 6:30 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110 and cause the notice of the revised public hearing, with the new date and time along with the location, to be published in a newspaper of general circulation in Flagler County, Florida consistent with the requirements of Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board desires to ratify the District Manager’s actions in resetting the public hearing.

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

**SECTION 1.** The actions of the District Manager in resetting the date of the public hearing and the District Secretary in publishing the notice of the public hearing are hereby ratified and the public hearing is reset to September 24, 2025, at 6:30 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 27th day of August 2025.

ATTEST:

**DEER RUN COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

## *NINTH ORDER OF BUSINESS*

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT**  
**(CITY OF BUNNELL, FLORIDA)**

**SPECIAL ASSESSMENT REVENUE AND REFUNDING**  
**BONDS, SERIES 2018**

**\$11,175,000**

**Continuing Disclosure Report**

**Developer Information**

**August 1, 2025 Quarterly Report**

**(Quarter Ending 6/30/2025)**

**Unit Mix For Bond Assignment**

<b>Product Type</b>	<b>Number of Units</b>
Single Family 40'	444
Single Family 50'	338
Single Family 60'	61

**Ownership of Lots/Units In the Assessment Area**

**843** LOTS PLANNED IN ASSESSMENT AREA

Of The **843** Lots in the Assessment Area.

How many are owned by (must total **843**):

1. Number of Lots Owned By Developer: **0**
2. Number of Lots Owned By Builder(s): **249**
3. Number of Units Owned by Homeowners: **594**

**Lot Status of Land In the Assessment Area**

**843** LOTS PLANNED IN THE ASSESSMENT AREA

Of the **843** Lots in the Assessment Area, what is the status:

1. **843** of Lots developed.
2. **843** of lots platted

3. 0 lots not platted
4. Expected Completion Date of All Lots in the Assessments Area 07/31/2025

### **Home Sales Information In the Assessment Area**

#### **843 PLANNED LOTS PLANNED IN THE ASSESSMENT AREA**

Of the **843** homes planned for the Assessment Area what is the status:

1. How many homes have closed with homebuyers **during the quarter?** **8**
2. How many homes have closed with homebuyers **cumulatively?** **594**
3. How may homes were sold **during the quarter** and have not closed with homebuyers? **10**

### **Material Changes**

1. **Planned Lots** - Since Bonds were issued, have there been any changes to the number of planned lots for the land subject to the special assessments securing the Bonds? **No**
2. **Permits and Approvals** - Since Bonds were issued, have there been any material changes to permits or development approvals impacting the land subject to the special assessments securing the Bonds? **No**
3. **Mortgage Loans** - Since Bonds were issued, have there been any material changes to mortgage loans, if applicable, for the land subject to the special assessments securing the Bonds? If so, describe the material changes. **No**
4. **Mortgage Loans** - Since Bonds were issued, have any mortgage loans been obtained for the land subject to the special assessments securing the Bonds? If so, describe material terms of such loan. **No**
5. **Builder Contracts** - Since Bonds were issued, have there been any material changes to builder contracts with respect to the land subject to the special assessments securing the Bonds? **No**
6. **Ownership** - Since Bonds were issued, has there been any sale, assignment or transfer of ownership of lands subject to the special assessment securing the Bonds by the Obligated Person to any third-party developer/land bank? If so, provide the name of the third-party and whether this third-party developer/land bank an obligated party? **No**
7. **Other** - Any other material information to be disclosed? **No**

## *TENTH ORDER OF BUSINESS*

**Deer Run Community  
Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

**Deer Run Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Deer Run Community Development District  
Bunnell, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Deer Run Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Deer Run Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors  
Deer Run Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors  
Deer Run Community Development District

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated August 20, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Deer Run Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

August 20, 2025

**Deer Run Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

Management's discussion and analysis of Deer Run Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities for the fiscal year ended September 30, 2024. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances. This report also contains other supplementary information in addition to the basic financial statements.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Deer Run Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets were exceeded by total liabilities by \$(2,221,700) (net position). Unrestricted net position for Governmental Activities was \$(168,092). Net investment in capital assets was \$(2,311,044). Restricted net position was \$257,436.
- ◆ Governmental activities revenues totaled \$1,729,798 while governmental activities expenses totaled \$1,467,783.

**Deer Run Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Current assets	\$ 375,318	\$ 184,843
Restricted assets	772,217	816,287
Capital assets	4,529,288	4,750,312
Total Assets	<u>5,676,823</u>	<u>5,751,442</u>
Current liabilities	440,217	533,725
Non-current liabilities	7,458,306	7,701,432
Total Liabilities	<u>7,898,523</u>	<u>8,235,157</u>
Net Position		
Net investment in capital assets	(2,311,044)	(2,047,765)
Restricted	257,436	297,848
Unrestricted	(168,092)	(733,798)
Total Net Position	<u>\$ (2,221,700)</u>	<u>\$ (2,483,715)</u>

The increase in current assets is related to the increase in investments in the current year.

The decrease in restricted assets is primarily due to the prepayments made on long-term debt in the current year.

The decrease in capital assets is primarily related to depreciation in the current year.

The decrease in total liabilities is the result of principal payments made in the current year.

**Deer Run Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes. It is not intended to be a complete presentation of District-wide financial activity.

**Change in Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Program Revenues		
Charges for services	\$ 1,680,116	\$ 1,495,273
General Revenues		
Investment earnings	42,892	30,908
Miscellaneous revenues	6,790	26,371
Total Revenues	<u>1,729,798</u>	<u>1,552,552</u>
Expenses		
General government	108,275	121,600
Physical environment	407,855	471,765
Culture/recreation	522,426	446,988
Interest and other charges	429,227	446,665
Total Expenses	<u>1,467,783</u>	<u>1,487,018</u>
Change in Net Position	262,015	65,534
Net Position - Beginning of Year	<u>(2,483,715)</u>	<u>(2,549,249)</u>
Net Position - End of Year	<u>\$ (2,221,700)</u>	<u>\$ (2,483,715)</u>

The increase in charges for services is due to the increase in special assessments in the current year.

The decrease in general government is related to the decrease in engineering fee expense in the current year.

The decrease in physical environment is mainly related to the decrease in water and irrigation repairs in the current year.

The increase in culture/recreation is related to the increase in amenity and pool repairs and maintenance, facilities maintenance and supply expenses in the current year.

**Deer Run Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2024</u>	<u>2023</u>
Construction in progress	\$ 42,255	\$ -
Infrastructure	3,567,906	3,567,906
Buildings and improvements	3,230,171	3,230,171
Accumulated depreciation	<u>(2,311,044)</u>	<u>(2,047,765)</u>
Total Capital Assets (Net)	<u>\$ 4,529,288</u>	<u>\$ 4,750,312</u>

Capital asset activity for the year consisted of additions to construction in progress, \$42,255, and depreciation, \$263,279.

**General Fund Budgetary Highlights**

Actual expenditures were less than budgeted amounts primarily because of less property insurance and landscape maintenance expenditures than expected.

The September 30, 2024 budget was not amended.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In August 2018, the District issued debt of \$11,175,000 of Special Assessment Revenue and Refunding Bonds, Series 2018. These bonds were issued to refund a portion of the Series 2008 Special Assessment Revenue Bonds and to provide funding for the Series 2018 Project. The balance outstanding at September 30, 2024 was \$7,725,000.

**Economic Factors and Next Year's Budget**

Deer Run Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.



**Deer Run Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Request for Information**

The financial report is designed to provide a general overview of Deer Run Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Deer Run Community Development District, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**Deer Run Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2024**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 81,531
Investments	242,181
Due from other governments	6,013
Due from others	3,610
Prepaid expenses	41,983
Total Current Assets	<u>375,318</u>
Non-current Assets	
Restricted assets	
Investments	772,217
Capital assets, not being depreciated	
Construction in progress	42,255
Capital assets, being depreciated	
Buildings and improvements	3,230,171
Infrastructure	3,567,906
Less: accumulated depreciation	<u>(2,311,044)</u>
Total Non-current Assets	<u>5,301,505</u>
Total Assets	<u>5,676,823</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	35,250
Accrued interest	174,967
Bonds payable	230,000
Total Current Liabilities	<u>440,217</u>
Non-current Liabilities	
Bonds payable, net	<u>7,458,306</u>
Total Liabilities	<u>7,898,523</u>
<b>NET POSITION</b>	
Net investment in capital assets	(2,311,044)
Restricted-debt service	257,436
Unrestricted	(168,092)
Total Net Position	<u>\$ (2,221,700)</u>

*See accompanying notes to financial statements.*

**Deer Run Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Services</b>	<b>Net (Expense) Revenues and Changes in Net Position Governmental Activities</b>
Governmental Activities			
General government	\$ (108,275)	\$ 142,992	\$ 34,717
Physical environment	(407,855)	391,517	(16,338)
Culture/recreation	(522,426)	477,755	(44,671)
Interest and other charges	(429,227)	667,852	238,625
Total Governmental Activities	<u>\$ (1,467,783)</u>	<u>\$ 1,680,116</u>	<u>212,333</u>
<b>General Revenues:</b>			
			42,892
			6,790
			<u>49,682</u>
			262,015
			(2,483,715)
			<u>\$ (2,221,700)</u>

*See accompanying notes to financial statements.*

**Deer Run Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2024**

		Debt	Capital	Total
	General	Service	Projects	Governmental
ASSETS				Funds
Cash	\$ 56,274	\$ -	\$ 25,257	\$ 81,531
Investments	101,346	-	140,835	242,181
Due from other governments	3,824	2,189	-	6,013
Due from others	3,610	-	-	3,610
Prepaid expenses	41,983	-	-	41,983
Restricted assets				
Investments	-	748,058	24,159	772,217
Total Assets	<u>\$ 207,037</u>	<u>\$ 750,247</u>	<u>\$ 190,251</u>	<u>\$ 1,147,535</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	<u>\$ 35,250</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 35,250</u>
FUND BALANCES				
Nonspendable				
Prepaid expenses	41,983	-	-	41,983
Restricted				
Debt service	-	750,247	-	750,247
Capital projects	-	-	24,159	24,159
Assigned				
Capital projects	-	-	166,092	166,092
Unassigned	<u>129,804</u>	<u>-</u>	<u>-</u>	<u>129,804</u>
Total Fund Balances	<u>171,787</u>	<u>750,247</u>	<u>190,251</u>	<u>1,112,285</u>
Total Liabilities and Fund Balances	<u>\$ 207,037</u>	<u>\$ 750,247</u>	<u>\$ 190,251</u>	<u>\$ 1,147,535</u>

*See accompanying notes to financial statements.*

**Deer Run Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2024**

Total Governmental Fund Balances	\$ 1,112,285
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, not being depreciated, construction in progress used in governmental activities, are not current financial resources and therefore, are not reported at the fund level.	42,255
Capital assets being depreciated, infrastructure, \$3,567,906, and buildings and improvements, \$3,230,171, net of accumulated depreciation, \$(2,311,044), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	4,487,033
Long-term liabilities, such as bonds payable, \$(7,725,000), net of bond discounts, net, \$36,694, are not due and payable in the current period and therefore, are not reported at the fund level.	(7,688,306)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(174,967)</u>
Net Position of Governmental Activities	<u><u>\$ (2,221,700)</u></u>

*See accompanying notes to financial statements.*

**Deer Run Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –**  
**GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2024**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Special assessments	\$ 1,012,264	\$ 667,852	\$ -	\$ 1,680,116
Investment earnings	1,343	38,508	3,041	42,892
Miscellaneous revenues	6,790	-	-	6,790
Total Revenues	<u>1,020,397</u>	<u>706,360</u>	<u>3,041</u>	<u>1,729,798</u>
<b>EXPENDITURES</b>				
Current				
General government	108,275	-	-	108,275
Physical environment	296,461	-	8,780	305,241
Culture/recreation	361,761	-	-	361,761
Capital outlay	-	-	42,255	42,255
Debt service				
Principal	-	320,000	-	320,000
Interest	-	434,799	-	434,799
Total Expenditures	<u>766,497</u>	<u>754,799</u>	<u>51,035</u>	<u>1,572,331</u>
Excess of revenues over/(under) expenditures	<u>253,900</u>	<u>(48,439)</u>	<u>(47,994)</u>	<u>157,467</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	190,000	190,000
Transfers out	(190,000)	-	-	(190,000)
Total Other Financing Sources/(Uses)	<u>(190,000)</u>	<u>-</u>	<u>190,000</u>	<u>-</u>
Net change in fund balances	63,900	(48,439)	142,006	157,467
Fund Balances - October 1, 2023	<u>107,887</u>	<u>798,686</u>	<u>48,245</u>	<u>954,818</u>
Fund Balances - September 30, 2024	<u>\$ 171,787</u>	<u>\$ 750,247</u>	<u>\$ 190,251</u>	<u>\$ 1,112,285</u>

*See accompanying notes to financial statements.*

**Deer Run Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$	157,467
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures; however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(263,279), exceeded capital outlay, \$42,255, in the current period.		(221,024)
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Repayment of bond principal is an expenditure at the governmental fund level, but the repayment reduces long-term liabilities in the Statement of Net Position.		320,000
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Amortization expense of bond discounts does not require the use of current financial resources and therefore, is not reported at the fund level. This is the amount of amortization in the current period.		(1,874)
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In the Statement of Activities, interest is accrued on outstanding bonds, whereas at the governmental fund level, interest expenditures are reported when due. This is the change in accrued interest from the prior year.		7,446
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Change in Net Position of Governmental Activities	\$	262,015
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*See accompanying notes to financial statements.*

**Deer Run Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –**  
**GENERAL FUND**  
**For the Year Ended September 30, 2024**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 1,006,746	\$ 1,006,746	\$ 1,012,264	\$ 5,518
Investment earnings	-	-	1,343	1,343
Miscellaneous revenues	4,368	4,368	6,790	2,422
Total Revenues	<u>1,011,114</u>	<u>1,011,114</u>	<u>1,020,397</u>	<u>9,283</u>
Expenditures				
Current				
General government	108,290	108,290	108,275	15
Physical environment	403,483	403,483	296,461	107,022
Culture/recreation	309,341	309,341	361,761	(52,420)
Total Expenditures	<u>821,114</u>	<u>821,114</u>	<u>766,497</u>	<u>54,617</u>
Excess of revenues over/(under) expenditures	190,000	190,000	253,900	63,900
Other Financing Sources/(Uses)				
Transfers out	<u>(190,000)</u>	<u>(190,000)</u>	<u>(190,000)</u>	<u>-</u>
Net change in fund balances	-	-	63,900	63,900
Fund Balances - October 1, 2023	<u>-</u>	<u>-</u>	<u>107,887</u>	<u>107,887</u>
Fund Balances - September 30, 2024	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 171,787</u>	<u>\$ 171,787</u>

*See accompanying notes to financial statements.*



**Deer Run Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of Deer Run Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on May 15, 2007, by an ordinance of the Board of City Commissioners of the City Of Bunnell, Florida, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors, who are elected by the property owners for terms of four and two years. The District operates within the criteria established by Chapter 190, Florida Statutes. The Board has the responsibility for assessing and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Deer Run Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Deer Run Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Deer Run Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classified fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Deer Run Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Deer Run Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – Accounts for debt service requirements to retire certain special assessment revenue and refunding bonds which were used to refund existing debt and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Capital Projects Fund – The Capital Project Fund accounts for construction of certain additional improvements within the boundaries of the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

**4. Assets, Liabilities and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

**Deer Run Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

**b. Restricted Net Position**

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include construction in progress, buildings and improvements and infrastructure, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

**Deer Run Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities and Net Position or Equity (Continued)**

**c. Capital Assets (Continued)**

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	20-40 years
Buildings and improvements	30 years

**d. Unamortized Bond Discount**

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

**e. Budgets**

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$1,112,285, differs from “net position” of governmental activities, \$(2,221,700), reported in the statement of net position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated as follows.

**Deer Run Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)**

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the cost of those assets is reported as expenditures at the governmental fund level. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ 42,255
Infrastructure	3,567,906
Buildings and improvements	3,230,171
Accumulated depreciation	<u>(2,311,044)</u>
Total	<u>\$ 4,529,288</u>

**Long-term debt transactions**

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2024 were:

Bonds payable	\$ (7,725,000)
Bond discount, net	<u>36,694</u>
Total	<u>\$ (7,688,306)</u>

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported at the governmental fund level due to accrued interest on bonds.

Accrued interest on bonds payable	<u>\$ (174,967)</u>
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**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The "net change in fund balances" for government funds, \$157,467, differs from the "change in net position" for governmental activities, \$262,015, reported in the statement of activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.



**Deer Run Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)**

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures at the governmental fund level. However, at the government-wide level, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$ (263,279)
Capital outlay	<u>42,255</u>
Total	<u><u>\$ (221,024)</u></u>

**Long-term debt transactions**

Repayments of bond principal are reported as an expenditure at the governmental fund level and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payments	<u><u>\$ 320,000</u></u>
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Some expenses reported at the government-wide level do not require the use of current financial resources, and therefore, are not reported as expenditures at the fund level.

Change in accrued interest	<u><u>\$ 7,446</u></u>
Amortization of bond discount	<u><u>\$ (1,874)</u></u>

**Deer Run Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$84,627 and the carrying value \$81,531. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
FIMM Government Portfolio	21 days*	\$ 772,217
Florida PRIME	39 days*	242,181
Total		<u>\$ 1,014,398</u>

\* Maturity is a weighted average maturity.

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in FIMM Government Portfolio are Level 1 assets.

**Deer Run Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Investments (Continued)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2024, there were no redemption fees, maximum transactions amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investments in the FIMM Government Portfolio and Florida PRIME were both rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in FIMM Government Portfolio represent 76% and Florida PRIME represent 24% of District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**NOTE D – SPECIAL ASSESSMENT REVENUES**

Special assessment revenues recognized for the 2023-2024 fiscal year were levied in August 2023. All taxes certified to the County's Tax Collector are due and payable on November 1 and certified to the County's Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

**Deer Run Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ -	\$ 42,255	\$ -	\$ 42,255
Capital assets, being depreciated:				
Buildings and improvements	3,230,171	-	-	3,230,171
Infrastructure	3,567,906	-	-	3,567,906
Total capital assets, being depreciated	6,798,077	-	-	6,798,077
Less accumulated depreciation for:				
Buildings and improvements	(642,660)	(160,665)	-	(803,325)
Infrastructure	(1,405,105)	(102,614)	-	(1,507,719)
Total accumulated depreciation	(2,047,765)	(263,279)	-	(2,311,044)
Capital Assets Being Depreciated, Net	4,750,312	(263,279)	-	4,487,033
Governmental Activities Capital Assets	<u>\$ 4,750,312</u>	<u>\$ (221,024)</u>	<u>\$ -</u>	<u>\$ 4,529,288</u>

Depreciation of \$263,279 was charged to physical environment, \$102,614, and culture/recreation, \$160,665.

**NOTE F – LONG-TERM DEBT**

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2024:

Long-term debt at October 1, 2023	\$ 8,045,000
Principal payments	<u>(320,000)</u>
Long-term debt at September 30, 2024	7,725,000
Bond discount, net	<u>(36,694)</u>
Long term-debt at September 30, 2024, net	<u>\$ 7,688,306</u>

Long-term debt is comprised of the following:

Special Assessment Revenue and Refunding Bonds

\$11,175,000 Series 2018 Special Assessment Revenue and Refunding Bonds due in annual principal installments beginning May 2019, maturing in May 2044. Interest at various rates between 5.4% and 5.5% due in November and May, beginning November 2018. Current portion is \$230,000.

\$ 7,725,000

**Deer Run Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 230,000	\$ 419,785	\$ 649,785
2026	230,000	407,500	637,500
2027	245,000	395,080	640,080
2028	260,000	381,850	641,850
2029	275,000	367,810	642,810
2030-2034	1,610,000	1,599,830	3,209,830
2035-2039	2,105,000	1,114,910	3,219,910
2040-2044	2,770,000	473,550	3,243,550
Totals	<u>\$ 7,725,000</u>	<u>\$ 5,160,315</u>	<u>\$ 12,885,315</u>

Summary of Significant Bonds Resolution Terms and Covenants

The District levies special assessments pursuant to Section 190.022; Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. Payment of principal and interest is dependent on the money available in the debt service fund and the District's ability to collect special assessments levied.

The bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date, or in part on an interest payment date, without premium, together with accrued interest to the redemption date if monies are available to retire the debt in accordance with the provisions of the indenture.

The bond resolution and the trust indenture provide for the establishment of certain accounts. The accounts include a construction, revenue, redemption, reserve, interest and prepayment account and are maintained by a trustee.

The bond indenture provides for Debt Service Reserve Funds, which shall be held by the Trustee separately and apart from all other funds. The following is a schedule of reserve requirements and balances in the reserve accounts at September 30, 2024:

	Reserve Balance	Reserve Requirement
Series 2018	<u>\$ 318,525</u>	<u>\$ 317,844</u>

**Deer Run Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE G – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

**NOTE H – INTERFUND TRANSFERS**

Interfund transfers for the year ended September 30, 2024, consisted for the following:

<u>Transfers In</u>	<u>Transfers Out</u>
	<u>General Fund</u>
Capital Projects Fund	<u>\$ 190,000</u>

Interfund transfer from the General Fund to the Capital Projects Fund was to fund capital project reserves.

**NOTE I – SUBSEQUENT EVENT**

In February 2025 and May 2025, the District made prepayments on the Series 2018 Bonds of \$10,000 and \$10,000, respectively.



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

Certified Public Accountants PL

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**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Deer Run Community Development District  
Bunnell, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Deer Run Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated August 20, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Deer Run Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Deer Run Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Deer Run Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



To the Board of Supervisors  
Deer Run Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Deer Run Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

August 20, 2025





# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## MANAGEMENT LETTER

To the Board of Supervisors  
Deer Run Community Development District  
Bunnell, Florida

### Report on the Financial Statements

We have audited the financial statements of the Deer Run Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated August 20, 2025.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated August 20, 2025, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.



To the Board of Supervisors  
Deer Run Community Development District

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Deer Run Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Deer Run Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Deer Run Community Development District. It is management's responsibility to monitor the Deer Run Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Deer Run Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 17
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$4,000
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$807,522.78
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.



To the Board of Supervisors  
Deer Run Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Deer Run Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:  
\$504.83 – \$1,706.32 for the General Fund and \$500.00 – \$1,124.00 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,680,116.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$7,725,000 Series 2018 Bonds due on May 1, 2044 at various rates from 5.4% to 5.5%.

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

August 20, 2025



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

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Deer Run Community Development District  
Bunnell, Florida

We have examined Deer Run Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Deer Run Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Deer Run Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Deer Run Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Deer Run Community Development District's compliance with the specified requirements.

In our opinion, Deer Run Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

August 20, 2025

*ELEVENTH 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 7/31/25	PROJECTED NEXT 2 MONTHS	TOTAL AS OF 9/30/25	APPROVED FY2026 BUDGET	INCREASE/ (DECREASE) REVISION	% Change
<b>Revenues</b>							
Assessments	\$1,006,746	\$1,014,987	\$0	\$1,014,987	\$ 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	\$11,949	\$2,000	\$13,949	\$10,000	\$10,000	0%
<b>TOTAL REVENUES</b>	<b>\$ 1,011,888</b>	<b>\$ 1,032,866</b>	<b>\$ 3,512</b>	<b>\$ 1,036,378</b>	<b>\$ 1,021,888</b>	<b>\$ 10,000</b>	<b>0.99%</b>
<b>Expenditures</b>							
<i>Administrative</i>							
Supervisor Fees	\$8,000	\$7,800	\$2,000	\$9,800	\$8,000	\$0	0%
FICA Expense	\$612	\$597	\$150	\$747	\$612	\$0	0%
Engineering	\$17,000	\$13,133	\$2,918	\$16,051	\$17,000	\$0	0%
Dissemination	\$2,500	\$3,183	\$416	\$3,599	\$3,625	\$1,125	45%
Attorney	\$25,000	\$15,389	\$3,078	\$18,467	\$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	\$31,926	\$6,385	\$38,311	\$40,226	\$1,916	5%
Information Technology	\$1,219	\$1,016	\$203	\$1,219	\$1,280	\$61	5%
Website Maintenance	\$694	\$578	\$115	\$693	\$729	\$35	5%
Telephone	\$168	\$195	\$39	\$234	\$168	\$0	0%
Postage	\$850	\$831	\$300	\$1,131	\$850	\$0	0%
Insurance	\$8,518	\$7,533	\$0	\$7,533	\$8,974	\$456	5%
Printing & Binding	\$800	\$479	\$160	\$639	\$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	\$1,562	\$300	\$1,862	\$2,500	\$0	0%
Office Supplies	\$100	\$6	\$50	\$56	\$100	\$0	0%
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	\$0	0%
<b>Total Administrative</b>	<b>\$ 119,472</b>	<b>\$ 87,711</b>	<b>\$ 23,539</b>	<b>\$ 111,250</b>	<b>\$ 123,195</b>	<b>\$ 3,723</b>	<b>3.12%</b>
<i>Maintenance</i>							
Field Management	\$35,089	\$29,241	\$5,848	\$35,089	\$40,000	\$4,911	14%
Electric	\$103,789	\$66,256	\$13,251	\$79,507	\$92,000	(\$11,789)	-11%
Water & Sewer	\$18,400	\$12,611	\$2,522	\$15,133	\$19,320	\$920	5%
Landscape Maintenance	\$164,000	\$110,665	\$22,134	\$132,799	\$159,425	(\$4,575)	-3%
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	\$21,479	\$4,078	\$25,557	\$25,700	\$0	0%
Irrigation Repairs	\$21,420	\$7,925	\$3,000	\$10,925	\$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>\$ 255,479</b>	<b>\$ 66,583</b>	<b>\$ 322,062</b>	<b>\$ 392,840</b>	<b>\$ 1,467</b>	<b>0.37%</b>



# Deer Run

## Community Development District

### General Fund Budget

DESCRIPTION	ADOPTED FY2025 BUDGET	ACTUAL THRU 7/31/25	PROJECTED NEXT 2 MONTHS	TOTAL AS OF 9/30/25	APPROVED FY2026 BUDGET	INCREASE/ (DECREASE) REVISION	% Change
<i>Amenity Center</i>							
Amenities Management	\$78,517	\$67,422	\$13,750	\$81,172	\$83,228	\$4,711	6%
Facilities Assistant	\$20,983	\$26,068	\$7,500	\$33,568	\$29,896	\$8,913	42%
Property Insurance	\$40,000	\$34,450	\$0	\$34,450	\$40,000	\$0	0%
Pool Maintenance	\$12,000	\$16,200	\$3,600	\$19,800	\$21,600	\$9,600	80%
Pool Chemicals	\$20,000	\$16,059	\$3,212	\$19,271	\$21,600	\$1,600	8%
Janitorial Services	\$16,425	\$12,547	\$2,400	\$14,947	\$20,000	\$3,575	22%
Pest Control	\$1,155	\$968	\$194	\$1,162	\$1,213	\$58	5%
Facilities Maintenance	\$19,250	\$16,880	\$3,376	\$20,256	\$25,000	\$5,750	30%
Cable, Internet & Telephone Se	\$5,963	\$4,033	\$812	\$4,845	\$6,261	\$298	5%
Electric - Amenities	\$17,600	\$13,735	\$3,000	\$16,735	\$18,480	\$880	5%
Water & Sewer - Amenities	\$55,930	\$41,317	\$12,000	\$53,317	\$58,727	\$2,797	5%
Gas Service	\$1,045	\$588	\$118	\$706	\$1,045	\$0	0%
Security Monitoring	\$1,500	\$4,109	\$250	\$4,359	\$4,000	\$2,500	167%
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	\$22,875	\$5,000	\$27,875	\$25,000	\$4,320	21%
Pool Repairs & Maintenance	\$11,000	\$9,947	\$1,989	\$11,936	\$20,000	\$9,000	82%
Special Events	\$17,500	\$13,687	\$3,813	\$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	\$905	\$500	\$1,405	\$1,500	\$0	0%
Office Supplies	\$2,500	\$1,121	\$224	\$1,345	\$2,500	\$0	0%
Elevator Maintenance	\$2,000	\$2,230	\$2,000	\$4,230	\$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>\$ 309,961</b>	<b>\$ 65,389</b>	<b>\$ 375,350</b>	<b>\$ 420,357</b>	<b>\$ 68,159</b>	<b>19.35%</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>\$ 801,996</b>	<b>\$ 155,511</b>	<b>\$ 957,507</b>	<b>\$ 1,021,888</b>	<b>\$ 10,000</b>	
<b>EXCESS REVENUES/(EXPENDI</b>	<b>\$ 0</b>	<b>\$ 230,870</b>	<b>\$ (151,999)</b>	<b>\$ 78,871</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%	\$222,962.66	\$237,194.32	\$534.22
50'	338	0.67	226.46	42.36%	\$212,169.61	\$225,712.35	\$667.79
75'	61	1	61	11.41%	\$57,150.69	\$60,798.61	\$996.70
Commercial	15	0.5	7.5	1.40%	\$7,026.72	\$7,475.24	\$498.35
Golf Course	1	1.69	1.69	0.32%	\$1,583.36	\$1,684.42	\$1,684.42
					<u>\$500,893.04</u>	<u>\$532,864.93</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%	\$266,427.89	\$283,433.93	\$638.36
50'	338	1	338	40.09%	\$202,821.23	\$215,767.27	\$638.36
75'	61	1	61	7.24%	\$36,603.83	\$38,940.25	\$638.36
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>\$505,852.96</u>	<u>\$538,141.45</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	\$489,390.55	\$520,628.25	\$1,172.59	\$1,171.65	\$0.94	0%
50'	338	\$414,990.84	\$441,479.62	\$1,306.15	\$1,306.50	-\$0.35	0%
75'	61	\$93,754.53	\$99,738.86	\$1,635.06	\$1,638.56	-\$3.50	0%
Commercial	15	\$7,026.72	\$7,475.24	\$498.35	\$503.13	-\$4.78	-1%
Golf Course	1	\$1,583.36	\$1,684.42	\$1,684.42	\$1,700.60	-\$16.18	-1%
		<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.

---

#### **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 7/31/25	PROJECTED NEXT 2 MONTHS	TOTAL AS OF 9/30/25	APPROVED FY2026 BUDGET
<b><u>Revenues</u></b>					
Interest - SBA	\$1,000	\$7,272	\$1,500	\$8,772	\$1,000
Carry Forward Surplus	\$164,828	\$166,092	\$0	\$166,092	\$ 271,551
<b>TOTAL REVENUES</b>	<b>\$ 165,828</b>	<b>\$ 173,364</b>	<b>\$ 1,500</b>	<b>\$ 174,864</b>	<b>\$ 272,551</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>\$ 270,051</b>	<b>\$ 1,500</b>	<b>\$ 271,551</b>	<b>\$ 358,047</b>

# Deer Run

## Community Development District

### Debt Service Fund Budget - Series 2018

DESCRIPTION	ADOPTED FY2025 BUDGET	ACTUAL THRU 7/31/25	PROJECTED NEXT 2 MONTHS	TOTAL AS OF 9/30/25	APPROVED FY2026 BUDGET
<b><u>Revenues</u></b>					
Assessments	\$636,575	\$653,604	\$0	\$653,604	\$635,688
Prepayments	\$0	\$17,412	\$0	\$17,412	\$0
Interest	\$13,000	\$24,973	\$6,243	\$31,216	\$13,000
Carry Forward Surplus	\$385,336	\$430,138	\$0	\$430,138	\$472,720
<b>TOTAL REVENUES</b>	<b>\$ 1,034,911</b>	<b>\$ 1,126,127</b>	<b>\$ 6,243</b>	<b>\$ 1,132,370</b>	<b>\$ 1,121,408</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>\$ 466,477</b>	<b>\$ 6,243</b>	<b>\$ 472,720</b>	<b>\$ 483,908</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>

*A.*

**RESOLUTION 2025-05**  
**[FY 2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Deer Run Community Development District ("District") prior to June 15, 2025, proposed budget(s) ("Proposed Budget") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website, <https://deerruncdd.com/>, in accordance with Section 189.016, *Florida Statutes*; and

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

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

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("Adopted Budget"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Deer Run Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

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

**PASSED AND ADOPTED THIS 27<sup>th</sup> DAY OF AUGUST 2025.**

ATTEST:

**DEER RUN COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2026 Budget

**Exhibit A**  
FY 2026 Budget





*B.*

**RESOLUTION 2025-06**  
**[FY 2026 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

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

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

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

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

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

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

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
  - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments,**” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
  - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
  - b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

**PASSED AND ADOPTED THIS 27<sup>th</sup> DAY OF AUGUST 2025.**

ATTEST:

**DEER RUN COMMUNITY DEVELOPMENT  
DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Adopted Budget

**Exhibit B:** Assessment Roll

*THIRTEENTH ORDER OF BUSINESS*

*B.*



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** August 27, 2025

**RE:** HB7013 – Special Districts Performance Measures and Standards

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

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

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

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

**Exhibit A:**  
Goals, Objectives and Annual Reporting Form



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

October 1, 2025 – September 30, 2026

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

### **Goal 1.2: Notice of Meetings Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

## **2. Infrastructure and Facilities Maintenance**

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

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

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

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

**Achieved:** Yes ☐ No ☐

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

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

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

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

**Achieved:** Yes ☐ No ☐

### **Goal 3.2: Financial Reports**

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

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

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

**Achieved:** Yes ☐ No ☐

### **Goal 3.3: Annual Financial Audit**

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

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

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

**Achieved:** Yes ☐ No ☐

Chair/Vice Chair: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Deer Run Community Development District

Date: \_\_\_\_\_

District Manager: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Deer Run Community Development District

Date: \_\_\_\_\_

*C.*

*1.*

# Deer Run

8/27/2025

Community Development District

Field Operations & Amenity Management Report



**Natalie Clem**

AMENITY MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.

**Rich Gray**

MANAGER OF OPERATIONS  
RIVERSIDE MANAGEMENT SERVICES, INC.

# *Deer Run*

Community Development District

## Amenity Management Report

August 27, 2025

To: Board of Supervisors

From: Natalie Clem  
Amenity Manager

Rich Gray  
Manager Of Operations

RE: Amenity Management Report – August 27, 2025

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

# *Deer Run Community Events*

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

## **Special Events for August:**

- August 7<sup>th</sup> Bingo
- August 8<sup>th</sup> Family Bingo & Food Truck Fridays— Sal's Cucina
- August 12<sup>th</sup> Craft Night & Food Truck Fridays—Cool Beans
- August 15<sup>th</sup> Food Truck Fridays—Mango Mikes
- August 16<sup>th</sup> Kids Pool Party & Food Truck—Mister Softee
- August 22<sup>nd</sup> Food Truck Fridays – Wabi Sabi
- August 29<sup>th</sup> Paint Night & Food Truck Fridays—Cool Beans

## **Upcoming Special Events:**

- September 4<sup>th</sup> Bingo
- September 5<sup>th</sup> Food Truck Fridays—TBA
- September 8<sup>th</sup> Craft Night
- September 12<sup>th</sup> Family Bingo & Food Truck Fridays—TBA
- September 19<sup>th</sup> Food Truck Fridays —TBA
- September 20<sup>th</sup> Kids Pool Party & Food Truck—Hippy Chxs Frozen Treats
- September 26<sup>th</sup> Paint Night & Food Truck Fridays—Wabi Sabi

## **Fitness Classes:**

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



**Community Organized Events:**

- Bunco is on the first Monday and the second and third Thursdays of the month.
- Community Bocce Ball is open for 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.
- The Happy Hour Potluck is held on the third Friday of every month.
- Ladies Cards and Games meet on Thursdays.
- Ladies Night is the first Tuesday of the month.
- Ladies' Poker Night is every Wednesday.
- LRC is every Monday and on the first and third Saturdays of the month.
- Music with Kurt & Debbie is on pause until Fall or TBA.
- 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 meets every Friday.
- The Reserves are taking a break—planning on returning in the Fall.
- Turbo Poker is every Monday and Thursday night.



# AUGUST 2025



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>	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.			<div>1</div> <div>9AM-ZUMBA TONE W NANCY</div> <div>10AM-AQUA TABATA W NANCY</div> <div>11AM-PINS, NEEDLES &amp; HOOKS</div> <div>4PM-HAPPY HOUR-BYOB</div> <div>6-8PM-FOOD TRUCK FRIDAYS</div>	<div>2</div> <div>1-5PM-RENTAL</div> <div>6:30PM-LCR (DOWNSTAIRS)</div>
<div>3</div> <div>5:30PM-HAND &amp; FOOT CARDS (UPSTAIRS)</div> <div>6:30PM-DIAMOND PAINTING AND ART (DOWNSTAIRS)</div>	<div>4</div> <div>3PM-LCR 2 (DS)</div> <div>6PM-MONDAY NIGHT TURBO OPEN (UP)</div> <div>7PM-BUNCO 2 CANCELLED/ RESCHEDULED</div>	<div>5</div> <div>10:30-2PM-MAHJONG (DOWNSTAIRS)</div> <div>7PM-LADIES TRIVIA GAME NIGHT</div>	<div>6</div> <div>9AM-ZUMBA NANCY</div> <div>10AM-AQUA TABATA</div> <div>6PM-LADIES POKER (UPSTAIRS)</div>	<div>7</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>6:30PM-BINGO</div>	<div>8</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>9</div> <div>1-5PM-RENTAL</div> <div>5-9PM-RENTAL</div>
<div>10</div> <div>5:30PM-HAND &amp; FOOT CARDS (UPS)</div> <div>6:30 PM-DIAMOND PAINTING &amp; ART (DOWNSTAIRS)</div>	<div>11</div> <div>3PM-LCR 2 (DOWNSTAIRS)</div> <div>6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS)</div> <div>7PM-BUNCO 2</div>	<div>12</div> <div>10:30-2PM-MAHJONG (DOWNSTAIRS)</div> <div>6:30PM-CRAFT NIGHT</div>	<div>13</div> <div>9AM-ZUMBA NANCY</div> <div>10AM-AQUA TABATA</div> <div>6PM-LADIES POKER (UPSTAIRS)</div>	<div>14</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 4 (DS)</div>	<div>15</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>16</div> <div>12-2PM-KIDS POOL PARTY</div> <div>6:30PM-LCR (DS) (DOWNSTAIRS)</div>
<div>17</div> <div>5:30PM-HAND &amp; FOOT CARDS (UPS)</div> <div>6:30PM- DIAMOND PAINTING &amp; ART (DOWNSTAIRS)</div>	<div>18</div> <div>3PM-LCR 2 (DOWNSTAIRS)</div> <div>6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS)</div>	<div>19</div> <div>10:30-2PM-MAHJONG (DOWNSTAIRS)</div> <div>6:15PM-STONE COLD POKER TOURNAMENT (UPSTAIRS)</div>	<div>20</div> <div>9AM-ZUMBA NANCY</div> <div>10AM-AQUA TABATA</div> <div>5PM-SOCIAL COM-MITTEE MEETING</div> <div>6PM-LADIES POKER (UPSTAIRS)</div>	<div>21</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>6:30PM-RESERVES READERS (RM BY OFFICE)</div> <div>6:30 BUNCO (DOWNSTAIRS)</div>	<div>22</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>23</div>
<div>24</div> <div>5:30PM-HAND &amp; FOOT CARDS</div> <div>6:30PM- DIAMOND PAINTING, &amp; ART (DS)</div>	<div>25</div> <div>3PM-LCR 2 (DOWNSTAIRS)</div> <div>6PM-MONDAY NIGHT TURBO OPEN (UPSTAIRS)</div>	<div>26</div> <div>10:30-2PM-MAHJONG (DOWNSTAIRS)</div> <div>6PM-HOA THE LINKS</div>	<div>27</div> <div>9AM-ZUMBA NANCY</div> <div>10AM-AQUA TABATA</div> <div>6PM-LADIES POKER (UPSTAIRS)</div> <div>6:30-CDD MEETING</div>	<div>28</div> <div>12-4PM-LADIES CARDS &amp; GAMES (DOWNSTAIRS)</div> <div>5PM-YOGA WITH IRENE (RM BY OFFICE)</div> <div>5:30-8:30-RENTAL</div> <div>6PM-TURBO POKER (UP)</div>	<div>29</div> <div>9AM-ZUMBA TONE W NANCY</div> <div>10AM-AQUA TABATA W NANCY</div> <div>11AM-PINS, NEEDLES &amp; HOOKS</div> <div>4PM-HAPPY HOUR-BYOB</div> <div>6:30-PAINT NIGHT</div> <div>6-8PM-FOOD TRUCK FRIDAYS</div>	<div>30</div>
<div>31</div> <div>5:30PM-HAND &amp; FOOT CARDS</div> <div>6:30PM- DIAMOND PAINTING, &amp; ART (DS)</div>						

## Highlights August Events Held



Our staff member Clarissa did a great job running Family



We weren't sure which craft to feature, so we decided to send out a mystery RSVP and turn Craft Night into Craft Mystery Night. The residents loved the surprise element, so we've decided to make it a quarterly event!



Paint Night is always a unique experience—sometimes it's calm and relaxing, and other times we can't stop laughing. We've also been excited to see more new residents joining in, including kids ages 12 and up attending with their parents.



Kids Pool Party!!!



# *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, BBQ, and bar area is monitored and checked daily, straightened, cleaned, and organized. Additionally, all tables and chairs inside the clubhouse and upstairs patio lounge are maintained in the same manner.
- All entry to the development is checked for trash, debris, and maintenance concerns.

## *Additional Maintenance Items Completed*

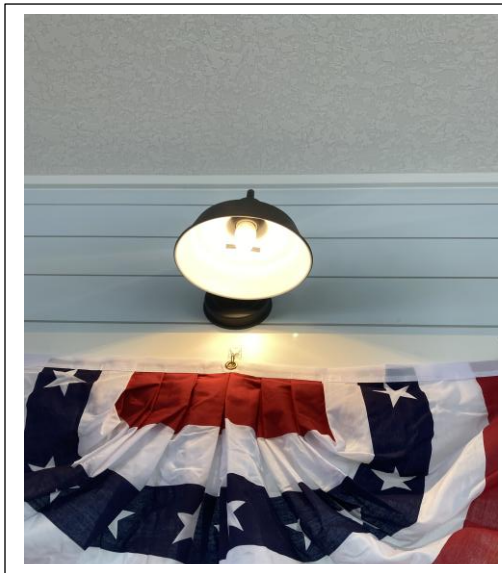
- RMS completed touch-up painting in the stairwell leading up to the gym.
- Sunshine Heating and Air completed the Quarterly AC Maintenance as scheduled. During the inspection, it was found that the blower motor in the lower downstairs unit went out. Repairs were approved and made on the same day to the unit.
- Yellowstone completed the Palm Pruning located at the Amenity Center, US-1, Hwy 100, and the Pool Deck.
- Pitch a Penny completed the monthly filter cleaning and addressed the small leak at the seal point of the pump for the HWY 100 fountain.
- M&M Pumps completed their Quarterly Maintenance to the Irrigation Lift Station.

## *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.
- The Amenities Manager regularly orders and purchases supplies for the facility and events.
- The Amenity Manager has initiated a process to have each potluck and fitness class complete a sign-in sheet to track 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 every month by the staff for approval or denial.
- Received invoices are approved and sent over for payment regularly.



## Completed Projects



RMS completed a lighting inspection and addressed all active issues at the Amenity Center. Also, installed a key lockbox for future use in the grill area.

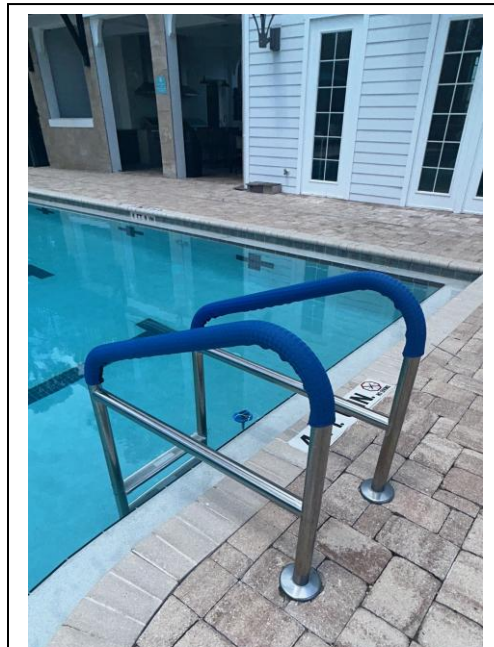
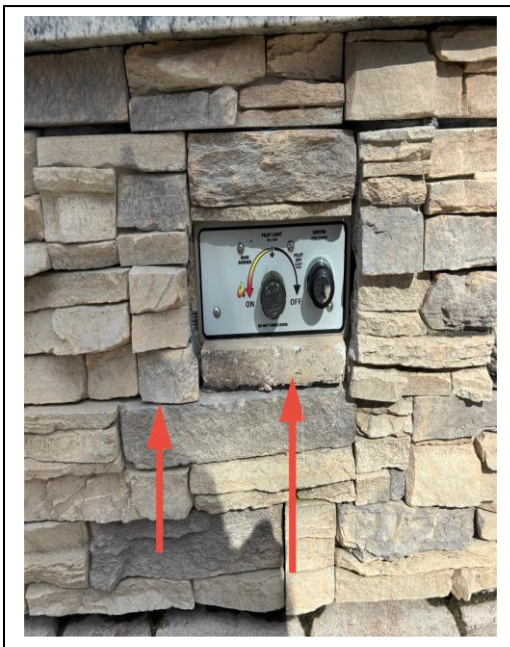


## Completed Projects



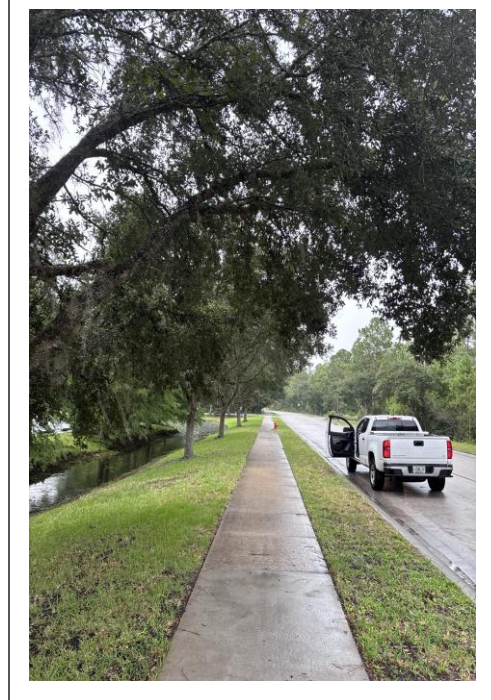
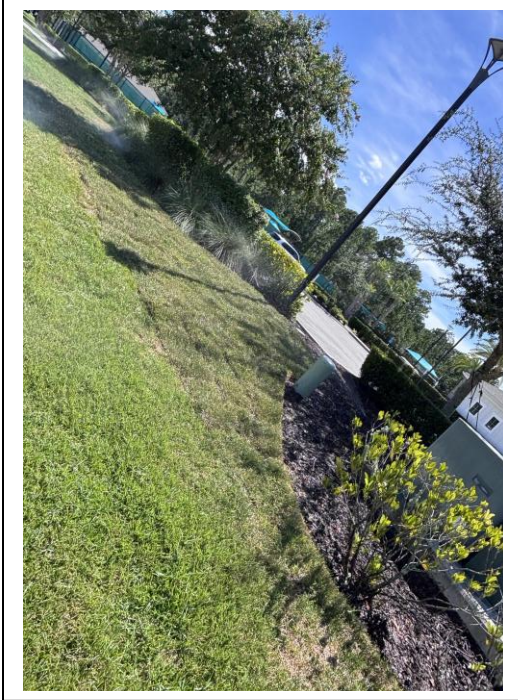
Sunshine Heating and Air completed the needed repairs to the downstairs unit. Replacing the blower motor during the inspection.

RMS installed new deco blocking around the fire pit that was missing and installed new thermal rail covers around the pool deck.





## Completed Projects



Yellowstone installed new Saint Augustine sod at the Amenity Center, limbed up trees overhanging the roadway, and completed underbrush cleanup at the US1 entry pond.



## *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 [.](#)

Kind Regards,

Natalie Clem  
Amenity Manager

Richard Gray  
Manager Of Operations

2.



Raul Hernandez  
Yellowstone Landscape

# DEER RUN SITE AUDIT 8/15/25, 7:31 AM

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Friday, August 15, 2025

10 Issues Identified

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## FERT-CHEN

Good morning,

June (26th) was our last scheduled turf application which was a combination of fertilizers and insecticides for summer care. We are scheduled this month for another turf application which will be for color maintenance and insect prevention. We also will be on the lookout for any disease issues that may arise due to the drought we had and high temperatures, we will treat as needed. This month will also include a shrub application, liquid fertilizer, insect control as well as a fungicide.

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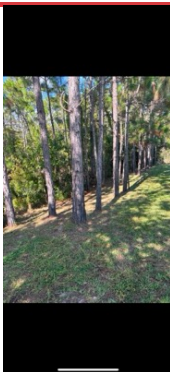
## IRRIGATION

There was a valve that was replaced on the 100 entrance due to it being stuck as well as the irrigation controller at the amenity center was replaced.



### OAK PRUNING

Oak trees in front of the golf course entrance have been lifted.



### 104 GRAND RESERVE DR

We string trimmed along homeowners woodline



### **POND CLEAN UP**

Cleaned up around edge of pond



### **PALM PRUNING**

Five additional palms at the amenity were pruned at no additional cost



### **AMENITY CENTER SOD**

We replaced an area of sod at the amenity center at no cost

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## **MOWING SCHEDULE FOR BAHAI**

Month of August

Bahia- 3x mow services

Month of September

Bahai- 2x mow services

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## **MOWING SCHEDULE FOR ST AUGUSTINE**

Mowing in August & September

4x's mowing services for both months

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## **PALM PRUNING FOR US-1 & 100 ENTRANCE**

The month of October

*SIXTEENTH 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, July 16, 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
Melissa Tabares	Supervisor
Gary Masten	Supervisor

Also present were:

Matt Biagetti	District Manager
Katie Buchanan	District Counsel via Zoom
Joey Duncan	District Engineer Via Zoom
Natalie Clem	RMS
Rich Gray	RMS
Alison Mossing	RMS
David Atkinson	City Commissioner
Darrin Mossing	GMS by telephone

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Garner called the roll.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the absence of Ms. DeSantis was approved.
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Mr. Garner stated we are going to discuss the proposed budget last.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next item followed.

The next item taken out of order.\

**EIGHTH ORDER OF BUSINESS****Engineer's Report**

Mr. Duncan stated I want to update you on the transfer of the ponds from Horton to the CDD. On May 14<sup>th</sup> they submitted a request to transfer Phase 3 district permit over to the CDD. On May 14<sup>th</sup> I inspected the major pond involved in that transfer, many deficiencies exist, including the as-built they submitted to St. Johns River Water Management District was not correct. I marked up the drawing and sent a picture and I copied D.R. Horton and that has fallen by the wayside when their first in charge left and Shane Richey took over. He did send me a reply on June 25<sup>th</sup> where he had gone out and corrected 9 items I had given them to do. Some are broken sidewalks, a sidewalk is shown differently on the as-built, there is 40 or 50 feet going off in one direction on the as-built that is not in existence, the weir that is the major overflow if the pond gets too high, the land behind it was higher than the weir. That has all been corrected. They submitted the as-built back to me, but it is still not correct. It still had that sidewalk piece in there. I have asked them to replace that and they are working on that right now. I received from them on July 9<sup>th</sup> to close out the Phase 5 and Phase 4 Grand Reserve ponds to transfer them over. The only documents he sent me were documents that basically they are the signature pieces for the transfer. I have asked him to send me all the as-builts because after the last time I would just like to see them and make sure you are getting what you are paying for and what you will assume responsibility for. I have seen in the past where people have transferred ponds and then the water management district sees fit to inspect it a year from now and you find out that nothing is like it is supposed to be and you end up taking a hit on that. I want to make sure that what they transfer to you is in good condition and is as it was designed. I'm waiting for them to send those as-builts back and we are in a holding pattern until that comes back.

Mr. Gates asked with the past issues with the transferring of phases, ponds everything in between, is it possible that we could take part in the direction of them taking it over? I would personally like to go out there and see what is going on, what they are handing over to us.

Mr. Garner stated we can have Matt when he is out here to make sure everything meets the requirements of St. Johns River Water Management District. If he would contact the board and maybe some of the members want to go onsite with the engineer to see how he does that.

Mr. Gates stated maybe not all members would like to go but I would.

Mr. Biagetti stated I think we can coordinate that with one supervisor. If we have multiple then it would have to be publicly noticed.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor Mr. Gates was designated as the board representative to inspect the conveyances before they occur.

Mr. Duncan stated when I get the as-builts I will notify the district manager and we can arrange a time that I will meet with you and share the process we go through as I walk the property.

Mr. Matson asked do you know anything about the status of the reforestation of those two lots in Grand Reserve that we have to replant?

Mr. Duncan stated Nicole is the environmentalist for Dewberry and I saw the other day that she had gotten approval for the plantings and to proceed but her group is in permitting school this week in Marco Island. As soon as they get out of permitting school I'm sure they will contact me to proceed with getting that planting done. They did reduce the amount of planting by taking into account the growth that has occurred in plants they needed there.

Mr. Duncan left the Zoom call at this time.

### **THIRD ORDER OF BUSINESS**

#### **Discussion of Fiscal Year 2026 Approved Budget**

This item taken later in the meeting.

### **FOURTH ORDER OF BUSINESS**

#### **Update Regarding SJRWMD Approved Monitoring and Mitigation Plan**

This item taken earlier in the meeting.

### **FIFTH ORDER OF BUSINESS**

#### **Update on Lawn Watering Restrictions – Education & Enforcement**

Mr. Masten stated just a brief update on irrigation, despite the very rainy weather in June we used the second highest amount of water recorded this year. In June the city pumped 7,480,000 gallons of reclaimed water to the pond, the golf course used 2,868,000 we used 5,240,000 gallons of reclaimed water in the month of June. We use an average of 4,315,000 gallons each month and the golf course is using an average of 2,766,000. I met with Ray at the golf course and he said it is not about not getting enough water but managing the water you get and that is where we are. He came to work at 5:30 a.m. Monday at which time we had a

torrential downpour and between U.S. 1 and Fairway Court, 18 sprinkler systems were running during that storm. Justin will be joining us at the next meeting and will answer every question we have about reclaimed water and how much we get and how often they pump it. I'm meeting with him Friday to mark all the reclaimed water valves that in the neighborhood; there are approximately seven. We aren't going to turn off sections manually.

**SIXTH ORDER OF BUSINESS****Discussion of Pool Furniture**

Mr. Gray stated looking at full replacement of the pool furniture, currently we have 56 chairs, 40 are usable. The first proposal is for full replacement with delivery it is about \$32,000. That is brand new, multiple colors, comparable to what we have. If you want to do 56 slings with onsite staff, it takes about 20 minutes and as they break we re-sling them, to do them all you are looking at \$7,500, just for the slings and maintenance would have to install them. If you wanted to buy 25 slings which would do the 15 that are broken and leave a little in reserve that would be about \$3,500.

Mr. Garner stated I would rather go that route.

Mr. Gray stated that would get us through and later we could buy 25 slings to do the rest.

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor staff was authorized to replace the slings for 25 chairs in the amount of \$3,517.78.

**SEVENTH ORDER OF BUSINESS****Consideration of Proposal from J&G Commercial Cleaning Services, LLC**

On MOTION by Mr. Garner seconded by Mr. Masten with all in favor the proposal from J&G Commercial Cleaning Services LLC for janitorial services in the amount of \$400 weekly was approved.

**EIGHTH ORDER OF BUSINESS****Engineer's Report**

This item taken earlier in the meeting.

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

There being none, the next item followed.

**B. District Manger – Discussion of Fiscal Year 2026 Meeting Schedule**

Mr. Biagetti stated in the agenda package is the meeting schedule for next fiscal year. It is the same as this year, there was a 6:00 p.m. change. I'm not sure that will work for everybody. In November it is the third Wednesday because of Thanksgiving.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the fiscal year 2026 meeting schedule was approved.

**C. Operations Manager**

**1. Report**

Mr. Gray stated the irrigation pump motor has been in for about 45 days and everything seems to be running good. That did reset our renewal period, the labor warranty will expire on August 22<sup>nd</sup> if anything happens on the pump, the pump will be covered but not the labor. Installation of motion sensors have been discussed and I have some proposals for discussion and the cost is \$660 no matter which way we go, an alarm motion sensor or occupancy sensor.

Mr. Garner stated put it in the budget, doesn't mean we have to spend it and we will monitor it for the next several months and have staff keep a log.

Mr. Gray stated we can do a double sided bike rack by the bus stop that would be \$500 plus shipping and I can do the installation.

Mr. Garner stated put it in the budget.

Ms. Tabares asked is there a way to put shade there?

Mr. Masten stated I had a conversation with the guy from Flagler County School District and he said they were going to put a shelter there. He has since left and I don't know what they are going to do. I will follow-up on that.

Mr. Gray continued with his report: irrigation enclosure options \$89,125 for a 15X 20, \$56,860, need balance in that special assessment, a/c maintenance completed, completed fire equipment inspections, D.R. Horton completed the rec pond last week, Areas 4, 5 & 6 will be maintained on a bi-weekly basis until ownership is taken over by the CDD.

Mr. Masten stated I want to thank staff for all your work and the time you put in.

Staff was instructed to use \$4,000 from Yellowstone for beatification and not the pond maintenance and Ms. Tabares was authorized to work with staff on this project.

Ms. Clem reviewed the amenity center report, and stated we have the new grills I think that residents need to sign a grill user agreement waiver the first time they use the grill that basically says they will take care of the grills, clean etc. They can use it for an hour max.

Mr. Garner stated I would like you, Rich and Frank to come up with a procedure of how to control the usage along with a cleaning procedure residents must follow to be posted on each grill.

Ms. Clem stated I do have a very detailed plan.

## **2. Yellowstone Report**

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

### **TENTH ORDER OF BUSINESS**

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

Additional comments: Report on status of Grand Reserve Frogs.

### **ELEVENTH ORDER OF BUSINESS**

#### **Public Comments**

Additional comments: taken at the end of the meeting.

The next item taken out of order.

### **THIRD ORDER OF BUSINESS**

#### **Discussion of Fiscal Year 2026 Approved Budget**

Mr. Biagetti stated at the last meeting the board approved the proposed budget without any changes. Without any changes the balanced budget was presented without an increase in assessments so it is a flat budget at this point. If there is an increase in assessments there will need to be mailed notice provided for the budget hearing and adoption in August. If you increase the budget tonight you will have an opportunity at the public hearing to reduce it.

The board and staff reviewed the approved budget, line item by line item, and discussed attorney fees, FP&L charges and turnover of Freedom, irrigation repairs, \$5 per house per month for pump replacement irrigation, facility assistant, increase janitorial services to \$20,000 and move \$3,575 from landscape budget to janitorial, increase in facility maintenance, drop cable to stream, security monitoring increased to \$4,000, amenity repairs and maintenance increased to

\$25,000, pool repair and maintenance increased from \$11,000 to \$20,000, possible playground and location, start dialog with D.R. Horton about donating land for playground and with realtor who has 3-acre parcel for sale, access to county park, fitness equipment, pressure washing new item for budget, money already in the reserve fund for pumps.

**TWELFTH ORDER OF BUSINESS****Approval of Consent Agenda****A. Approval of the Minutes of the May 28, 2025 Meeting and June 4, 2025 Continued Meeting**

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the minutes of the May 28, 2025 meeting and June 4, 2025 continued meeting were approved as presented.

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

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the financials were accepted.

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

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the check register was approved.

**Additional Public Comments**

A resident asked can we get new guardrails?

Ms. Clem stated we can do that.

A resident stated the ponds we looked at before doesn't connect to each other.

Mr. Gray stated that is one of the ponds the district engineer talked about earlier in the meeting with issues he notated to D.R. Horton. A board member will be part of the walk-through process before those items are accepted by the district.

Staff was authorized to change out the toilet paper dispensers.

**THIRTEENTH ORDER OF BUSINESS      Next Scheduled Meeting August 27, 2025 at  
6:30 p.m. at the Island Club**

Mr. Garner stated the next scheduled meeting is August 27, 2025 at 6:30 p.m.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the meeting adjourned at 9:15 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***  
***July 31, 2025***



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**Deer Run**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2025**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Operating Account	\$ 19,387	\$ 8,099	\$ -	\$ -	\$ 27,486
INV-SBA	\$ 403,295	\$ 261,953	\$ -	\$ -	\$ 665,248
<b>Investments:</b>					
<b>Series 2018</b>					
Reserve	\$ -	\$ -	\$ 321,150	\$ -	\$ 321,150
Revenue	\$ -	\$ -	\$ 462,269	\$ -	\$ 462,269
Interest	\$ -	\$ -	\$ 205	\$ -	\$ 205
Prepayment	\$ -	\$ -	\$ 2,036	\$ -	\$ 2,036
Sinking Fund	\$ -	\$ -	\$ 77	\$ -	\$ 77
Construction	\$ -	\$ -	\$ -	\$ 25,007	\$ 25,007
Due from General Fund	\$ -	\$ -	\$ (1,287)	\$ -	\$ (1,287)
Due from Other	\$ 100	\$ -	\$ -	\$ -	\$ 100
Due from Golf Course	\$ -	\$ -	\$ -	\$ -	\$ -
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Assets</b>	<b>\$ 422,782</b>	<b>\$ 270,052</b>	<b>\$ 784,450</b>	<b>\$ 25,007</b>	<b>\$ 1,502,291</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 13,038	\$ -	\$ -	\$ -	\$ 13,038
Accrued Expense Payable	\$ 9,997	\$ -	\$ -	\$ -	\$ 9,997
Deferred Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	\$ 0	\$ -	\$ -	\$ -	\$ 0
Due to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Payable	\$ 1,231	\$ -	\$ -	\$ -	\$ 1,231
<b>Total Liabilities</b>	<b>\$ 24,266</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,266</b>
<b>Fund Balance:</b>					
Restricted for:					
Debt Service - Series 2008	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service - Series 2018	\$ -	\$ -	\$ 784,450	\$ -	\$ 784,450
Capital Projects - Series 2008	\$ -	\$ -	\$ -	\$ 0	\$ 0
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 25,007	\$ 25,007
Assigned for:					
Capital Reserves	\$ -	\$ 270,052	\$ -	\$ -	\$ 270,052
Unassigned	\$ 398,516	\$ -	\$ -	\$ -	\$ 398,516
<b>Total Fund Balances</b>	<b>\$ 398,516</b>	<b>\$ 270,052</b>	<b>\$ 784,450</b>	<b>\$ 25,007</b>	<b>\$ 1,478,025</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 422,782</b>	<b>\$ 270,052</b>	<b>\$ 784,450</b>	<b>\$ 25,007</b>	<b>\$ 1,502,291</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance

**Revenues:**

Assessments	\$ 1,006,746	\$ 1,006,746	\$ 1,014,987	\$ 8,241
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	\$ -	\$ -	\$ 11,949	\$ 11,949
<b>Total Revenues</b>	<b>\$ 1,011,888</b>	<b>\$ 1,010,726</b>	<b>\$1,032,865</b>	<b>\$ 22,139</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 8,000	\$ 7,800	\$ 7,800	\$ -
FICA Expense	\$ 612	\$ 597	\$ 597	\$ -
Engineering	\$ 17,000	\$ 14,167	\$ 13,133	\$ 1,034
Dissemination	\$ 2,500	\$ 2,083	\$ 3,183	\$ (1,100)
Attorney	\$ 25,000	\$ 20,833	\$ 15,389	\$ 5,444
Annual Audit	\$ 4,200	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,500	\$ 2,917	\$ -	\$ 2,917
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll Services	\$ 2,625	\$ 2,625	\$ 2,625	\$ -
Management Fees	\$ 38,311	\$ 31,926	\$ 31,926	\$ 0
Information Technology	\$ 1,219	\$ 1,016	\$ 1,016	\$ 0
Website Maintance	\$ 694	\$ 579	\$ 578	\$ 0
Telephone	\$ 168	\$ 140	\$ 195	\$ (55)
Postage	\$ 850	\$ 708	\$ 831	\$ (123)
Insurance	\$ 8,518	\$ 8,518	\$ 7,533	\$ 985
Printing & Binding	\$ 800	\$ 667	\$ 479	\$ 188
Travel Per Diem	\$ 250	\$ 208	\$ -	\$ 208
Legal Advertising	\$ 2,000	\$ 1,667	\$ 233	\$ 1,433
Other Current Charges	\$ 2,500	\$ 2,083	\$ 1,562	\$ 522
Office Supplies	\$ 100	\$ 83	\$ 6	\$ 77
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 119,472</b>	<b>\$ 99,242</b>	<b>\$ 87,710</b>	<b>\$ 11,531</b>

**Operations & Maintenance**

**Field Expenditures**

Field Management	\$ 35,089	\$ 29,241	\$ 29,241	\$ 0
Electric	\$ 103,789	\$ 86,491	\$ 66,256	\$ 20,234
Water & Sewer	\$ 18,400	\$ 15,333	\$ 12,611	\$ 2,722
Landscape Maintenance	\$ 164,000	\$ 136,667	\$ 110,665	\$ 26,001
Landscape Contingency	\$ 3,000	\$ 2,500	\$ 3,780	\$ (1,280)
Mulch	\$ 5,250	\$ 4,375	\$ -	\$ 4,375
Tree Pruning	\$ 4,725	\$ 3,938	\$ 3,022	\$ 916
Lake Maintenance and Repairs	\$ 25,700	\$ 21,417	\$ 21,479	\$ (63)
Irrigation Repairs	\$ 21,420	\$ 17,850	\$ 7,925	\$ 9,925
Sidewalk Repair	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Street Repair	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Contingency	\$ 2,500	\$ 2,083	\$ 500	\$ 1,583
<b>Subtotal Field Expenditures</b>	<b>\$ 391,373</b>	<b>\$ 326,144</b>	<b>\$ 255,806</b>	<b>\$ 70,338</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<b>Amenity Expenditures</b>				
Amenities Management	\$ 78,517	\$ 65,431	\$ 67,422	\$ (1,991)
Facilities Assistant	\$ 20,983	\$ 17,486	\$ 26,068	\$ (8,582)
Property Insurance	\$ 40,000	\$ 40,000	\$ 34,450	\$ 5,550
Pool Maintenance	\$ 12,000	\$ 10,000	\$ 16,200	\$ (6,200)
Pool Chemicals	\$ 20,000	\$ 16,667	\$ 16,059	\$ 608
Janitorial Services	\$ 16,425	\$ 13,688	\$ 12,547	\$ 1,141
Pest Control	\$ 1,155	\$ 963	\$ 968	\$ (5)
Facilities Maintenance	\$ 19,250	\$ 16,042	\$ 16,880	\$ (838)
Cable, Internet & Telephone Services	\$ 5,963	\$ 4,969	\$ 4,033	\$ 936
Electric - Amenities	\$ 17,600	\$ 14,667	\$ 13,735	\$ 932
Water & Sewer - Amenities	\$ 55,930	\$ 46,608	\$ 41,317	\$ 5,291
Gas Service	\$ 1,045	\$ 871	\$ 588	\$ 283
Security Monitoring	\$ 1,500	\$ 1,250	\$ 4,109	\$ (2,859)
Access Cards	\$ 500	\$ 417	\$ 962	\$ (546)
Operating Supplies	\$ 3,150	\$ 2,625	\$ 2,069	\$ 556
Amenity Repairs & Maintenance	\$ 20,680	\$ 17,233	\$ 22,875	\$ (5,641)
Pool Repairs & Maintenance	\$ 11,000	\$ 9,167	\$ 9,947	\$ (780)
Special Events	\$ 17,500	\$ 14,583	\$ 13,678	\$ 905
Holiday Décor	\$ 2,000	\$ 1,667	\$ 1,539	\$ 128
Fitness Center Repairs & Maintenance	\$ 1,500	\$ 1,250	\$ 905	\$ 345
Office Supplies	\$ 2,500	\$ 2,083	\$ 1,121	\$ 962
Elevator Maintenance	\$ 2,000	\$ 1,667	\$ 2,230	\$ (563)
Contingency	\$ 1,000	\$ 833	\$ 250	\$ 583
Capital Project/Transfer Out	\$ 148,845	\$ 148,845	\$ 148,845	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 501,043</b>	<b>\$ 449,010</b>	<b>\$ 458,796</b>	<b>\$ (9,786)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 892,416</b>	<b>\$ 775,154</b>	<b>\$ 714,601</b>	<b>\$ 60,553</b>
<b>Total Expenditures</b>	<b>\$ 1,011,888</b>	<b>\$ 874,395</b>	<b>\$ 802,312</b>	<b>\$ 72,084</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (0)</b>		<b>\$ 230,553</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 167,963</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 398,516</b>	

**Deer Run**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	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	\$ 7,272	\$ 6,689
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 149,845</b>	<b>\$ 149,428</b>	<b>\$ 156,117</b>	<b>\$ 6,689</b>
<b>Net Change in Fund Balance</b>	<b>\$ 149,845</b>		<b>\$ 103,960</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 42,132</b>		<b>\$ 166,092</b>	
<b>Fund Balance - Ending</b>	<b>\$ 191,977</b>		<b>\$ 270,052</b>	

**Deer Run**  
**Community Development District**  
**Debt Service Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<b>Revenues:</b>				
Assessments	\$ 636,575	\$ 636,575	\$ 653,604	\$ 17,029
Assessments - Direct	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ 17,412	\$ 17,412
Interest	\$ 13,000	\$ 10,833	\$ 24,973	\$ 14,140
<b>Total Revenues</b>	<b>\$ 649,575</b>	<b>\$ 647,408</b>	<b>\$ 695,989</b>	<b>\$ 48,580</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>\$ 36,339</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 378,368</b>		<b>\$ 748,111</b>	
<b>Fund Balance - Ending</b>	<b>\$ 387,476</b>		<b>\$ 784,450</b>	



**Deer Run**  
**Community Development District**  
**Capital Projects Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2025**

	Adopted		Prorated Budget		Actual		
	Budget		Thru 07/31/25		Thru 07/31/25		Variance
<b>Revenues</b>							
Interest	\$	-	\$	-	\$	848	\$ 848
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>848</b>	<b>\$ 848</b>
<b>Expenditures:</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>848</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>25,007</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	\$ 6,037	\$ -	\$ -	\$ 741,929
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	\$ 1,619	\$ -	\$ -	\$ 11,949
<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>\$ 7,656</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,032,865</b>

<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ 1,200	\$ -	\$ 800	\$ 200	\$ 1,000	\$ -	\$ 2,000	\$ 800	\$ 800	\$ -	\$ -	\$ 7,800
FICA Expense	\$ 77	\$ 92	\$ -	\$ 61	\$ 15	\$ 77	\$ -	\$ 153	\$ 61	\$ 61	\$ -	\$ -	\$ 597
Engineering	\$ 1,500	\$ 300	\$ 300	\$ 2,600	\$ -	\$ 400	\$ 748	\$ 4,138	\$ 3,148	\$ -	\$ -	\$ -	\$ 13,133
Dissemination	\$ 1,208	\$ 208	\$ 208	\$ 308	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ -	\$ -	\$ 3,183
Attorney	\$ 3,331	\$ 3,132	\$ 1,388	\$ 1,618	\$ 2,231	\$ -	\$ 1,213	\$ 2,477	\$ -	\$ -	\$ -	\$ -	\$ 15,389
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	\$ 3,193	\$ -	\$ -	\$ 31,926
Information Technology	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ -	\$ -	\$ 1,016
Website Maintenance	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ -	\$ -	\$ 578
Telephone	\$ 2	\$ -	\$ 17	\$ 9	\$ -	\$ 93	\$ 8	\$ 44	\$ 14	\$ 8	\$ -	\$ -	\$ 195
Postage	\$ 64	\$ 91	\$ 35	\$ 49	\$ 178	\$ 12	\$ 175	\$ 136	\$ 56	\$ 35	\$ -	\$ -	\$ 831
Insurance	\$ 7,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,533
Printing & Binding	\$ 45	\$ 8	\$ 44	\$ 38	\$ 165	\$ 11	\$ 44	\$ 15	\$ 106	\$ 3	\$ -	\$ -	\$ 479
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	\$ 161	\$ -	\$ -	\$ 1,562
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ 6
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>\$ 5,978</b>	<b>\$ 12,806</b>	<b>\$ 7,911</b>	<b>\$ 4,629</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 87,710</b>

**Operations & Maintenance**

<b>Field Expenditures</b>													
Field Management	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ -	\$ -	\$ 29,241
Electric	\$ 5,805	\$ 6,792	\$ 6,770	\$ 6,844	\$ 6,679	\$ 6,773	\$ 6,800	\$ 7,165	\$ 6,789	\$ 5,841	\$ -	\$ -	\$ 66,256
Water & Sewer	\$ 1,438	\$ 1,265	\$ 1,528	\$ 1,123	\$ 1,182	\$ 924	\$ 1,005	\$ 1,036	\$ 1,527	\$ 1,582	\$ -	\$ -	\$ 12,611
Landscape Maintenance	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ -	\$ -	\$ 110,665
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	\$ 2,039	\$ -	\$ -	\$ 21,479
Irrigation Repairs	\$ 3,725	\$ -	\$ -	\$ -	\$ -	\$ 3,800	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ 7,925
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>\$ 24,230</b>	<b>\$ 24,345</b>	<b>\$ 24,179</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 255,806</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	\$ 6,543	- \$	- \$	67,422
Facilities Assistant	\$ 2,056	\$ 179	\$ 270	\$ 1,309	\$ 1,274	\$ 1,937	\$ 1,706	\$ 5,752	\$ 5,416	\$ 6,170	- \$	- \$	26,068
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	\$ 1,602	- \$	- \$	16,059
Janitorial Services	\$ 1,100	\$ 1,100	\$ 1,547	\$ 1,200	\$ 1,200	\$ 1,500	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,300	- \$	- \$	12,547
Pest Control	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	- \$	- \$	968
Facilities Maintenance	\$ 1,330	\$ 743	\$ 6,399	\$ 1,425	\$ 1,995	\$ 1,800	\$ 1,306	\$ 1,213	\$ 670	- \$	- \$	- \$	16,880
Cable, Internet & Telephone Services	\$ 400	\$ 400	\$ 400	\$ 401	\$ 401	\$ 406	\$ 406	\$ 406	\$ 406	\$ 406	- \$	- \$	4,033
Electric - Amenities	\$ 1,378	\$ 1,386	\$ 1,255	\$ 1,229	\$ 1,303	\$ 1,268	\$ 1,224	\$ 1,549	\$ 1,505	\$ 1,638	- \$	- \$	13,735
Water & Sewer - Amenities	\$ 3,829	\$ 2,287	\$ 4,179	\$ 3,650	\$ 4,627	\$ 3,516	\$ 3,803	\$ 4,192	\$ 5,931	\$ 5,301	- \$	- \$	41,317
Gas Service	\$ 57	\$ 71	\$ 48	\$ 64	\$ 56	\$ 52	\$ 65	\$ 69	\$ 62	\$ 43	- \$	- \$	588
Security Monitoring	\$ -	\$ 617	\$ 1,788	\$ 10	\$ 248	- \$	- \$	\$ 805	\$ 321	\$ 321	- \$	- \$	4,109
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	\$ 1,500	\$ 7,524	- \$	- \$	22,875
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	\$ 1,793	- \$	- \$	13,678
Holiday Décor	\$ -	\$ 250	\$ 1,289	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,539
Fitness Center Repairs & Maintenance	\$ -	\$ 150	\$ 175	- \$	- \$	\$ 405	- \$	- \$	\$ 175	- \$	- \$	- \$	905
Office Supplies	\$ 208	\$ 500	- \$	\$ 118	\$ 40	\$ 120	\$ 135	- \$	- \$	- \$	- \$	- \$	1,121
Elevator Maintenance	\$ -	- \$	- \$	- \$	\$ 375	- \$	- \$	- \$	- \$	\$ 1,855	- \$	- \$	2,230
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>\$ 28,830</b>	<b>\$ 34,591</b>	<b>- \$</b>	<b>- \$</b>	<b>458,796</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>\$ 59,588</b>	<b>\$ 53,176</b>	<b>\$ 58,770</b>	<b>- \$</b>	<b>- \$</b>	<b>714,601</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>\$ 51,547</b>	<b>\$ 72,394</b>	<b>\$ 61,087</b>	<b>\$ 63,399</b>	<b>- \$</b>	<b>- \$</b>	<b>802,312</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>\$ (39,946)</b>	<b>\$ 4,393</b>	<b>\$ (57,440)</b>	<b>\$ (55,743)</b>	<b>- \$</b>	<b>- \$</b>	<b>230,553</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	\$321,150	
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
6/18/25	69181		\$ 9,679.25	\$ 193.59	\$ -	\$ -	\$ 9,485.66	\$ 6,036.53	\$ 3,449.13	\$ 9,485.66
TOTAL			\$ 1,232,872.64	\$ 23,600.00	\$ 46,860.22	\$ -	\$ 1,162,412.42	\$ 741,928.59	\$ 420,483.83	\$ 1,162,412.42

<b>101%</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	DUE	CHECK	NET	AMOUNT	GENERAL	DEBT SERVICE
RECEIVED	DATE	NO.	ASSESSED	RECEIVED	FUND	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

**Deer Run CDD Utilities Schedule FY 2025**

Budget	Vendor	Location	Account #	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Electric - Amenities	FPL	501 GRAND RESERVE DR	3153838051	\$ 1,378.00	\$ 1,386.00	\$ 1,255.00	\$ 1,229.00	\$ 1,303.00	\$ 1,268.00	\$ 1,224.00	\$ 1,549.00	\$ 1,505.00	\$ 1,638.00	\$ -	\$ -	\$ 13,735.00
1.320.53800.43010			TOTAL ELECTRIC- AMENITIES	\$ 1,378.00	\$ 1,386.00	\$ 1,255.00	\$ 1,229.00	\$ 1,303.00	\$ 1,268.00	\$ 1,224.00	\$ 1,549.00	\$ 1,505.00	\$ 1,638.00	\$ -	\$ -	\$ 13,735.00
Electric	FPL	99 GRAND RESERVE DR #ENTR	1349661080	\$ 223.35	\$ 190.09	\$ 260.13	\$ 381.26	\$ 316.09	\$ 288.73	\$ 285.65	\$ 299.12	\$ 67.80	\$ 52.19	\$ -	\$ -	\$ 2,364.41
		410 GRAND RESERVE DR	4988591089	\$ 33.00	\$ 1,045.45	\$ 947.80	\$ 844.47	\$ 734.54	\$ 805.48	\$ 801.55	\$ 1,138.10	\$ 1,011.40	\$ 973.99	\$ -	\$ -	\$ 8,335.78
		22 SAND WEDGE LN #LS	6061358021	\$ 29.94	\$ 29.74	\$ 29.56	\$ 29.78	\$ 30.88	\$ 30.62	\$ 30.33	\$ 30.13	\$ 30.39	\$ 30.33	\$ -	\$ -	\$ 301.70
		100 GRAND RESERVE DR #ENTR	6858821082	\$ 35.34	\$ 43.67	\$ 48.80	\$ 49.73	\$ 42.33	\$ 93.11	\$ 127.29	\$ 142.93	\$ 133.25	\$ 140.36	\$ -	\$ -	\$ 856.81
		PREMIUM LIGHTING	3000160342	\$ 902.00	\$ 902.00	\$ 902.00	\$ 902.00	\$ 902.00	\$ 902.00	\$ 902.00	\$ 902.00	\$ 902.00	\$ 902.00	\$ -	\$ -	\$ 9,020.00
		DECORATIVE LGTNG # OAK BRANCH	3299954101	\$ 4,581.23	\$ 4,581.23	\$ 4,581.23	\$ 4,637.24	\$ 4,652.68	\$ 4,652.68	\$ 4,652.68	\$ 4,652.68	\$ 4,643.93	\$ 4,643.93	\$ -	\$ -	\$ 46,279.51
1.320.53800.43000			TOTAL ELECTRIC	\$ 5,804.86	\$ 6,792.18	\$ 6,769.52	\$ 6,844.48	\$ 6,678.52	\$ 6,772.62	\$ 6,799.50	\$ 7,164.96	\$ 6,788.77	\$ 6,742.80	\$ -	\$ -	\$ 67,158.21
			TOTAL FPL	\$ 7,182.86	\$ 8,178.18	\$ 8,024.52	\$ 8,073.48	\$ 7,981.52	\$ 8,040.62	\$ 8,023.50	\$ 8,713.96	\$ 8,293.77	\$ 8,380.80	\$ -	\$ -	\$ 80,893.21
WATER & SEWER - AMENITIES	COB	501 GRAND RESERVE DR	06-0231-01	\$ 3,829.41	\$ 2,287.32	\$ 4,179.30	\$ 3,650.05	\$ 4,626.90	\$ 3,515.70	\$ 3,803.42	\$ 4,192.46	\$ 5,931.46	\$ 5,301.16	\$ -	\$ -	\$ 41,317.18
001.320.53800.43110			TOTAL WATER & SEWER - AMENITIES	\$ 3,829.41	\$ 2,287.32	\$ 4,179.30	\$ 3,650.05	\$ 4,626.90	\$ 3,515.70	\$ 3,803.42	\$ 4,192.46	\$ 5,931.46	\$ 5,301.16	\$ -	\$ -	\$ 41,317.18
WATER	COB	100 GRAND RESERVE PKWY	01-0060-01	\$ 1,246.75	\$ 1,102.54	\$ 1,307.89	\$ 929.20	\$ 943.29	\$ 719.69	\$ 796.04	\$ 832.25	\$ 1,312.61	\$ 1,423.57	\$ -	\$ -	\$ 10,613.83
		US 1 FOUNTAIN	01-0061-00	\$ 191.73	\$ 162.46	\$ 220.18	\$ 193.96	\$ 238.68	\$ 204.60	\$ 208.90	\$ 203.59	\$ 214.46	\$ 158.69	\$ -	\$ -	\$ 1,997.25
001.320.53800.43100			TOTAL WATER	\$ 1,438.48	\$ 1,265.00	\$ 1,528.07	\$ 1,123.16	\$ 1,181.97	\$ 924.29	\$ 1,004.94	\$ 1,035.84	\$ 1,527.07	\$ 1,582.26	\$ -	\$ -	\$ 12,611.08
			TOTAL COB	\$ 5,267.89	\$ 3,552.32	\$ 5,707.37	\$ 4,773.21	\$ 5,808.87	\$ 4,439.99	\$ 4,808.36	\$ 5,228.30	\$ 7,458.53	\$ 6,883.42	\$ -	\$ -	\$ 53,928.26
GAS	TECO	501 GRAND RESERVE DR	211017754634	\$ 57.00	\$ 71.10	\$ 47.84	\$ 64.09	\$ 56.05	\$ 52.37	\$ 65.08	\$ 69.37	\$ 61.66	\$ 43.07	\$ -	\$ -	\$ 587.63
001.320.53800.43200			TOTAL GAS	\$ 57.00	\$ 71.10	\$ 47.84	\$ 64.09	\$ 56.05	\$ 52.37	\$ 65.08	\$ 69.37	\$ 61.66	\$ 43.07	\$ -	\$ -	\$ 587.63
AMENITY CABLE/INTERNET/PHONE																
	DIRECT TV		34752681	\$ 209.58	\$ 209.58	\$ 209.58	\$ 209.58	\$ 209.58	\$ 215.15	\$ 215.15	\$ 215.15	\$ 215.15	\$ 215.15	\$ -	\$ -	\$ 2,123.65
	ATT		295519998	\$ 190.69	\$ 190.69	\$ 190.69	\$ 191.03	\$ 191.03	\$ 191.03	\$ 191.22	\$ 191.22	\$ 191.22	\$ 190.83	\$ -	\$ -	\$ 1,909.65
1.330.572.410			TOTAL AMENITY CABLE/INTERNET/PHONE	\$ 400.27	\$ 400.27	\$ 400.27	\$ 400.61	\$ 400.61	\$ 406.18	\$ 406.37	\$ 406.37	\$ 406.37	\$ 405.98	\$ -	\$ -	\$ 4,033.30

*C.*

# Deer Run Community Development District

## Summary of Check Register

July 01, 2025 through July 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	7/2/25	2334 - 2338	\$ 4,639.88
	7/9/25	2339 - 2343	\$ 29,856.05
	7/16/25	2344	\$ 65,201.09
	7/22/25	2345 - 2354	\$ 12,992.88
	7/29/25	2355 - 2359	\$ 5,609.27
Payroll			
	7/21/25	50263 F. Gates	\$ 184.70
	7/21/25	50264 G. Garner	\$ 184.70
	7/21/25	50265 G. Masten	\$ -
	7/21/25	50266 M. Tabares	\$ 184.70
Total Amount			\$ 118,853.27



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/02/25	00110	5/25/25 3635	202506 320-53800-48000		*	1,800.00	
		JUN POOL SERVICE					
		5/25/25 3635	202506 320-53800-48100		*	241.60	
		TRICHLOR & BLEACH					
				C BUSS ENTERPRISES INC			2,041.60 002334
7/02/25	00066	6/13/25 79133546	202506 320-53800-48400		*	96.77	
		PEST CONTROL JUN25					
				FLORIDA PEST CONTROL & CHEMICAL CO			96.77 002335
7/02/25	00082	6/17/25 188	202506 320-53800-48300		*	300.00	
		CLEANING 6/9					
		6/29/25 190	202506 320-53800-48300		*	300.00	
		CLEANING 6/23					
				J&G COMMERCIAL CLEANING SERVICE LLC			600.00 002336
7/02/25	00106	7/01/25 07012025	202507 320-53800-59000		*	300.00	
		4TH OF JULY MUSIC					
				MICHELLE E. MILLER			300.00 002337
7/02/25	00059	7/01/25 11129561	202507 320-53800-48100		*	1,601.51	
		WATER MANAGEMENT JUL25					
				POOLSURE			1,601.51 002338
7/09/25	00118	7/01/25 7	202507 310-51300-34000		*	3,192.58	
		JUL MANAGEMENT FEES					
		7/01/25 7	202507 310-51300-35200		*	57.83	
		JUL WESITE ADMIN					
		7/01/25 7	202507 310-51300-35100		*	101.58	
		JUL INFORMATION TECH					
		7/01/25 7	202507 310-51300-31300		*	208.33	
		JUL DISSEMINATION SVCS					
		7/01/25 7	202507 310-51300-51000		*	.57	
		OFFICE SUPPLIES					
		7/01/25 7	202507 310-51300-42000		*	35.20	
		POSTAGE					
		7/01/25 7	202507 310-51300-42500		*	2.55	
		COPIES					
		7/01/25 7	202507 310-51300-41000		*	7.59	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			3,606.23 002339
7/09/25	00082	7/07/25 191	202507 320-53800-48300		*	300.00	
		CLEANING 6/30					
				J&G COMMERCIAL CLEANING SERVICE LLC			300.00 002340
				DRUN DEER RUN			
				SRICE			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/09/25	00056	6/30/25 275	202506 320-53800-12110	JUN FACILITY ATTENDANT	*	5,416.13	
				RIVERSIDE MANAGEMENT SERVICES, INC			5,416.13 002341
7/09/25	00056	7/01/25 273	202507 320-53800-12100	JUL FACILITY MANAGEMENT	*	6,543.08	
		7/01/25 273	202507 320-53800-12000	JUL FIELD MANAGEMENT	*	2,924.08	
				RIVERSIDE MANAGEMENT SERVICES, INC			9,467.16 002342
7/09/25	00042	7/01/25 938147	202507 320-53800-46000	JUL LANDSCAPE MAINTENANCE	*	11,066.53	
				YELLOWSTONE LANDSCAPE			11,066.53 002343
7/16/25	00035	6/18/25 06182025	202507 300-20700-10100	04.29 FY25 ASSESSMENTS	*	2,675.02	
		6/18/25 06182025	202507 300-20700-10100	06.03 FY25 ASSESSMENTS	*	796.94	
		6/18/25 06182025	202507 300-20700-10100	06.18 FY25 ASSESSMENTS	*	3,449.13	
		6/18/25 06182025	202507 300-20700-10100	05.01 DIR ASSESSMENT	*	58,280.00	
				DEER RUN CDD C/O REGIONS BANK			65,201.09 002344
7/22/25	00091	7/10/25 OF616700	202507 320-53800-54000	SPRINKLER SYS REPAIR/INSP	*	1,661.06	
				CINTAS CORPORATION			1,661.06 002345
7/22/25	00007	7/21/25 6191-202	202507 320-53800-47100	ANNUAL FIRE/SWIM/TEN INSP	*	326.00	
				CITY OF BUNNELL			326.00 002346
7/22/25	00044	6/18/25 06182025	202506 300-20700-10200	COMMISSIONS THRU 6/18/25	*	193.59	
				FLAGLER COUNTY TAX COLLECTOR			193.59 002347
7/22/25	00092	7/01/25 426502	202507 320-53800-51000	JUL SECURITY MONITORING	*	320.92	
				HI-TECH SYSTEM ASSOCIATES INC			320.92 002348
7/22/25	00082	7/12/25 192	202507 320-53800-48300	CLEANING-WEEK OF 7/7/25	*	300.00	
				J&G COMMERCIAL CLEANING SERVICE LLC			300.00 002349
7/22/25	00085	7/09/25 3595028	202504 310-51300-31500	APR GENERAL COUNSEL	*	1,212.78	

DRUN DEER RUN SRICE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/09/25 3595028.	202505 310-51300-31500		*	2,476.79	
		MAY GENERAL COUNSEL		KUTAK ROCK LLP			3,689.57 002350
7/22/25 00072		7/14/25 10040201	202507 330-57200-49200		*	1,854.84	
		MAINT SVC 8/1/25-7/31/26		OTIS ELEVATOR COMPANY			1,854.84 002351
7/22/25 00104		7/10/25 1523	202507 320-53800-54000		*	990.00	
		REMOVAL/INSTALL (6)GRILLS		RONALD PIERSON			990.00 002352
7/22/25 00056		7/18/25 277	202506 320-53800-54000		*	1,500.24	
		JUN AMENITY REPAIR & MAIN					
		7/18/25 277	202506 320-53800-50000		*	670.00	
		JUN FACILITIES MAINT		RIVERSIDE MANAGEMENT SERVICES, INC			2,170.24 002353
7/22/25 00056		7/18/25 276	202507 320-53800-59000		*	1,492.72	
		SPECIAL EVENT SUPP - 7/5		RIVERSIDE MANAGEMENT SERVICES, INC			1,492.72 002354
7/29/25 00043		7/22/25 22456208	202506 310-51300-31100		*	3,147.50	
		JUN ENGINEERING SERVICES		DEWBERRY ENGINEERS INC.			3,147.50 002355
7/29/25 00066		7/10/25 80449511	202507 320-53800-48400		*	96.77	
		PEST CONTROL JUL25		FLORIDA PEST CONTROL & CHEMICAL CO			96.77 002356
7/29/25 00082		7/21/25 193	202507 320-53800-48300		*	300.00	
		CLEANING WEEK - 7/14/25		J&G COMMERCIAL CLEANING SERVICE LLC			300.00 002357
7/29/25 00082		7/26/25 194	202507 320-53800-48300		*	400.00	
		CLEANING WEEK - 7/21/25		J&G COMMERCIAL CLEANING SERVICE LLC			400.00 002358
7/29/25 00101		7/24/25 60139756	202507 320-53800-54000		*	1,565.00	
		INSTAL EVAP ECM FAN MOTOR		SUNSHINE STATE HEATING & AIR			1,565.00 002359
TOTAL FOR BANK A						118,205.23	
TOTAL FOR REGISTER						118,205.23	
DRUN DEER RUN				SRICE			

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50263	12	FRANKLIN D GATES	184.70	7/21/2025
50264	10	GARY D GARNER	184.70	7/21/2025
50265	15	GARY R MASTEN	.00	7/21/2025
50266	14	MELISSA TABARES	184.70	7/21/2025
TOTAL FOR REGISTER			554.10	

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.: 3635  
Terms: Net 30  
Invoice date: 05/25/2025  
Due date: 06/24/2025

Approved  
Pool Maintenance  
001.320.53800.48000  
Rich Gray

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JUNE	1	\$1,800.00	\$1,800.00
2.	TRICHLOR	PER LB	28	\$7.95	\$222.60
3.	LIQUID BLEACH	PER GAL	4	\$4.75	\$19.00

Total \$2,041.60

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

Overdue 06/24/2025

0013205380048000  
0013205380048100  
jun.pool.service  
trichlor&bleach



PO Box 13848  
Reading, PA 19612-3848

approved by NC on 6/25/25  
48400

## SERVICE INVOICE

Invoice number:

79133546

Due date:

7/13/2025

Total due:

\$96.77

Bill To number:

2692782

Invoice date:

6/13/2025

### PAYMENT REQUESTED FROM:

1163 1 MB 0.622 7 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 6/13/2025

SUBTOTAL:

\$96.77

TOTAL DUE:

\$96.77

0013205380048400

pest control jun25

Payment Receipt. Please Return with Payment Remittance

Amount due: **\$96.77**

Payment due: **7/13/2025**

To pay by phone call 386-673-0405.

Customer name:

DEER RUN CDD

Bill To number:

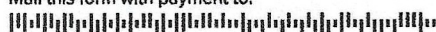
2692782

Invoice number:

79133546



Mail this form with payment to:



FLORIDA PEST CONTROL

PO BOX 740608

CINCINNATI OH 45274-0608

002692782000000000079133546000009677202507130009

approved by NC on 6/17/2025

**Invoice**

188

48300

6/17/2025

NET 15

**Dear Run Amenity Center**

Attn: Natalie

Service	Cost
Week of 6/9	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 6/9



approved by NC on 6/30/25  
48300

**Invoice**  
190

6/29/2025  
NET 15

**Dear Run Amenity Center**  
Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 6/23	300.00
<b>Total Due:</b>	<b>300.00</b>

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

Thank you,

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

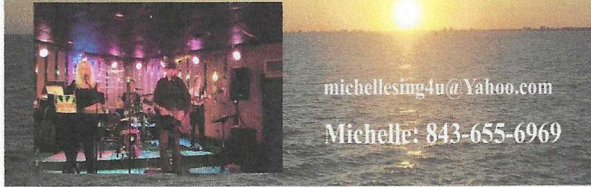
0013205380048300  
cleaning 6/23





## Michelle St. James Band

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



michellesing4u@yahoo.com  
Michelle: 843-655-6969

## MICHELLE ST. JAMES BAND

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

MICHELLE (843)-655-6969

INVOICE # 12312

DATE: 07/04/2025

TO:

**Grand Reserves PC**

FOR:

**Band**

DESCRIPTION	HOURS	RATE	AMOUNT
<b>4<sup>TH</sup> of JULY Pool Party Including Food</b>	<b>3HR</b>		<b>300.00</b>
<p><b>Make all checks payable to Michelle Miller</b></p> <p>0013205380059000 4th of july music</p>			
<b>Thank you for your business!</b>			<b>300.00</b>
<b>Thank you for your business!</b>			<b>300.00</b>

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



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

# Invoice

Date  
Invoice#

7/1/2025  
111295613678

Terms	Net 20
Due Date	7/21/2025
PO #	

Bill To
Deer Run Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando FL 32822

Ship To
Rich Whetsel Deer Run Community Development District 501 Grand Reserve Drive Bunnell FL 32110

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

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$1,576.51
WM-XPC Upgrade	XPC System Upgrade	1	ea	\$25.00

**Subtotal** \$1,601.51

**Tax** \$0.00

**Total** \$1,601.51

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

**Balance Due** \$1,601.51

[Click Here to Pay Now](#)



Approved  
Pool Chemicals  
001.320.53800.48100  
Rich Gray

Water management jul25



111295613678

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

**Invoice #:** 7  
**Invoice Date:** 7/1/25  
**Due Date:** 7/1/25  
**Case:**  
**P.O. Number:**

Deer Run CDD  
9145 Narcoossee Rd  
Suite A206  
Orlando FL 32827

Description	Hours/Qty	Rate	Amount
Management Fees - July 2025		3,192.58	3,192.58
Website Administration - July 2025		57.83	57.83
Information Technology - July 2025		101.58	101.58
Dissemination Agent Services - July 2025		208.33	208.33
Office Supplies		0.57	0.57
Postage		35.20	35.20
Copies		2.55	2.55
Telephone		7.59	7.59

<b>Total</b>	<b>\$3,606.23</b>
--------------	-------------------

<b>Payments/Credits</b>	<b>\$0.00</b>
-------------------------	---------------

<b>Balance Due</b>	<b>\$3,606.23</b>
--------------------	-------------------

**RECEIVED**

**By Tara Lee at 12:16 pm, Jul 07, 2025**

approved by Nc on 7/8/2025  
48300

**Invoice**

191

7/7/2025

NET 15

**Dear Run Amenity Center**

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 6/30	300.00
<b>Total Due:</b>	<b>300.00</b>

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

Thank you,

*Jason & Gretchen Sandoval*

*Owners*

*J&G Commercial Cleaning Services LLC*

*386-986-7445*

*22 Prince Anthony Ln.*

*Palm Coast FL, 32164*



**RECEIVED**

**By Tara Lee at 11:55 am, Jul 08, 2025**

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

# Invoice

Invoice #: 275  
Invoice Date: 6/30/2025  
Due Date: 6/30/2025  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Facility Attendant through June 2025	196.95	27.50	5,416.13
<i>Alison Mossing</i> 7-8-25			

Total \$5,416.13

Payments/Credits \$0.00

Balance Due \$5,416.13

**RECEIVED**

By Tara Lee at 10:56 am, Jul 09, 2025

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Facility Attendant

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
196.95	Facility Attendant	\$ 27.50	\$ 5,416.13

Covers Period: June 2025

GL # 001.320.53800.12110

TOTAL DUE:	<u>\$ 5,416.13</u>
------------	--------------------

RMS

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
FACILITY ATTENDANT BILLABLE HOURS  
FOR THE MONTH OF JUNE 2025**

---

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/25	6.1	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
6/1/25	5.15	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
6/2/25	1.38	C.O.	Assisted with planning, completed daily checklist
6/3/25	4.77	C.P.	Assisted with planning, completed daily checklist
6/5/25	5.78	C.P.	Assisted with planning, completed daily checklist
6/6/25	5.38	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
6/7/25	6.3	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
6/7/25	5.18	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
6/8/25	6.27	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
6/8/25	5.35	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
6/10/25	5.36	C.P.	Assisted with planning, completed daily checklist
6/10/25	5.02	C.P.	Craft Night - set up, assist and clean up
6/11/25	1	C.P.	Assisted with planning, completed daily checklist
6/13/25	4.16	P.B.	Assisted with planning, completed daily checklist
6/13/25	3.65	C.P.	Bingo - set up, assist and clean up
6/13/25	5.17	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
6/14/25	6.03	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
6/14/25	5.05	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
6/15/25	6.07	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
6/15/25	5.18	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
6/17/25	5.62	C.P.	Assisted with planning, completed daily checklist
6/20/25	8.37	C.P.	Assisted with planning, completed daily checklist
6/20/25	5.18	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
6/21/25	6.22	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
6/21/25	4.68	C.P.	Kids Event - set up, assist and clean up
6/21/25	5.05	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
6/22/25	6.17	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
6/22/25	5.3	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
6/24/25	8.25	C.P.	Assisted with planning, completed daily checklist
6/26/25	3.43	C.P.	Assisted with planning, completed daily checklist
6/27/25	7.13	C.P.	Assisted with planning, completed daily checklist
6/27/25	5.05	P.B.	Paint Night - set up, assist and clean up
6/27/25	5.28	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
6/28/25	6.32	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
6/28/25	5.37	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
6/29/25	6.08	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
6/29/25	5.1	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies

---

196.95

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

# Invoice

Invoice #: 273  
Invoice Date: 7/1/2025  
Due Date: 7/1/2025  
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 - July 2025		6,543.08	6,543.08
1.320.53800.1200 - Field Management - Deer Run - July 2025		2,924.08	2,924.08
<div>Alison Moring 7-7-25</div>			

**RECEIVED**

By Tara Lee at 11:52 am, Jul 08, 2025

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





# YELLOWSTONE

LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
938147	7/1/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

Approved  
Landscape Maintenance  
1.320.53800.46000  
Rich Gray

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Deer Run CDD

**Address:** 400 Grand Reserve Dr  
Bunnell, FL 32110

**Invoice Due Date:** July 31, 2025

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

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

**RECEIVED**

*By Tara Lee at 1:12 pm, Jul 07, 2025*

**Invoice Total**

**\$11,066.53**

IN COMPANY CHECK OR PAY TO THE ORDER OF

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

**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
6/18/25	69181		\$ 9,679.25	\$ 193.59	\$ -	\$ -	\$ 9,485.66	\$ 6,036.53	\$ 3,449.13	\$ 9,485.66
<b>TOTAL</b>			<b>\$ 1,232,872.64</b>	<b>\$ 23,600.00</b>	<b>\$ 46,860.22</b>	<b>\$ -</b>	<b>\$ 1,162,412.42</b>	<b>\$ 741,928.59</b>	<b>\$ 420,483.83</b>	<b>\$ 1,162,412.42</b>

101%	Gross Percent Collected
\$ -	Balance Remaining to Collect

**DIRECT ASSESSMENTS**

DR Hutton						
Net Assessments \$ 506,177.92 \$ 273,057.92 \$ 233,120.00						
DATE	DUE	CHECK	NET	AMOUNT	GENERAL	DEBT SERVICE
RECEIVED	DATE	NO.	ASSESSED	RECEIVED	FUND	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
			<b>\$ 506,177.92</b>	<b>\$ 506,177.92</b>	<b>\$ 273,057.92</b>	<b>\$ 233,120.00</b>



approved by NC on 7/14/2025

54000

Location : CINTAS FIRE PROTECTION

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

Invoice # : 0F61670076 Inv Date : 7/10/2025  
Customer : 29778 Loc : F61  
Type : CHG-S Route : 10  
PO Number : Acct # : 29778  
WO Number : Acct Zip : 32110  
Service Visit : 11178251

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

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

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

Item	Qty	Description	Unit Price	Net Amount	Tx
EEVSTEM	4	VALVE STEM ASSEMBLY	30.94	123.76	Y
DC10	4	RECHARGE, 10# DRY CHEMICAL	74.20	296.80	Y
EEOR	4	O RING ASSEMBLY	10.29	41.16	Y
IN	4	INSPECTION, EXTINGUISHER ANNUAL	17.29	69.16	Y
SY	4	6 YEAR MAINTENANCE	45.58	182.32	Y
EEVSC	4	VERIFICATION SVC COLLAR	11.43	45.72	Y
EESEAL	4	FLAG SEAL/TAMPER INDICATOR	4.54	18.16	Y
INEL	23	INSPECTION EMERGENCY LIGHTING COMPREHENSIVE INSP	32.12	738.76	Y
SC	1	Service Charge	145.22	145.22	Y
SUB-TOTAL :				1,661.06	
TAX :				.00	
TOTAL :				1,661.06	



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

Location : CINTAS FIRE PROTECTION

Invoice # : 0F61670076 Inv Date : 7/10/2025  
Customer : 29778 Loc : F61  
Type : CHG-S Route : 10  
PO Number : Acct # : 29778  
WO Number : Acct Zip : 32110  
Service Visit : 11178251

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

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

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

Item	Qty	Description	Unit Price	Net Amount Tx
		CINTAS FIRE PROTECTION		
		#98454000012007		
		#98452300012007		
		#502087000199		
		EF20000872		
		PLEASE PAY FROM THIS INVOICE		
		PLEASE INCLUDE INVOICE NUMBER WHEN MAILING PAYMENT		
		TO MAKE PAYMENT OR FOR ANY QUESTIONS		
		PLEASE CALL 570 891-0409		
		OR EMAIL Gabrielle.miller@cintas.com		
		WE ACCEPT ALL MAJOR CREDIT CARDS OR CHECK BY PHONE		
		AT NO ADDITIONAL COST		
		CHECK PAYMENTS CAN BE MADE ONLINE AT		
		WWW.CINTAS.COM PLEASE USE F61 INFRONT OF YOUR		
		ACCOUNT NUMBER.		
		THANK YOU FOR YOUR BUSINESS!		



Customer: DEER RUN CDC 29770

PO#:

Invoice: 670076

Collected: \$0.0

Signer: Natalie Clem

Authorizer: Natalie Clem

A large, stylized handwritten signature in black ink, appearing to read "Natalie Clem", with a long horizontal flourish extending to the right.



Post Office Box 756  
Bunnell, Florida 32110-0756

Crossroads of Flagler County

## BUSINESS TAX RECEIPT BRT RENEWAL NOTICE

BU30626A 741 1 MB 0.622  
7000000757 00.0004.0044 741/1



GRAND RESERVE AMENITY CENTER  
DEER RUN COMMUNITY DEV DISTR  
475 WEST TOWN PL #114  
ST AUGUSTINE FL 32092-3649

License Class: SOCIAL CLUB  
Tax Receipt #: 6191  
501 GRAND RESERVE DR

### Fees:

FIRE-01A	ANNUAL FIRE INSPECT >5K SQFT	0.00	60.00
B-010	SWIMMING COMPLEX	2.00	125.00
B-011	TENNIS COMPLEX	3.00	141.00

Total Amount Due: **\$ 326.00**

According to our records the Local Business Tax Receipt (formally known as occupational license) referenced above will expire on 09/30/2025.

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

**City of Bunnell**  
**Attn: Community Development**  
**PO Box 756**  
**Bunnell, FL 32110**

If paying in person, visit us at the City offices located at 2400 Commerce Parkway, Bunnell, FL 32110.  
**Telephone & Online payments are NOT available at this time.**

The City of Bunnell appreciates your being part of our business community. If you have any questions, or there has been any change of status or location of your business, please do not hesitate to contact us at (386) 263-8981 or email [bgunnell@bunnellcity.us](mailto:bgunnell@bunnellcity.us).

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

After September 30	10%
After October 31	15%
After November 30	20%
After December 31	25%

Contact Information Update:

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**SHELLY EDMONSON  
FLAGLER COUNTY TAX COLLECTOR**

June 18, 2025

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

<b>#10</b>	<b>TAX SALE</b>	
Remitted Prior Distribution		1,170,320.21
Remitting Current Distribution		<u>9,679.25</u>
<b>TOTAL COLLECTIONS REMITTED</b>		<u><u>1,179,999.46</u></u>
Total Commissions Receivable		23,599.99
Less Received Prior Billing		<u>23,406.40</u>
<b>COMMISSIONS NOW DUE</b>		193.59

**Distribution Details**

Funding Agency: DEER RUN CDD (XLL)

Batch: 129985

Components: delinquent (tp, re, ca)

District/Agency	Fund	Roll Yr	Category	Type	Amount
DEER RUN CDD (LL)		2024	Real Estate - Delinquent	Delinquency Interest	\$416.82
		2024	Real Estate - Delinquent	Tax Due	\$9,262.43
DEER RUN CDD (XLL)				Total	\$9,679.25
Check #09181					\$9,679.25
Check Total					\$9,679.25





Tallahassee, FL 32308  
2498 Centerville Rd.

51000

# Invoice

Invoice #: 426502  
Invoice Date: 07/01/2025  
Completed: 07/01/2025  
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			
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			
Hi-Tech Commercial Access 1	1.00	\$20.00	20.00
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			
HT Napco Fire	1.00	\$59.99	59.99
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			
Hi-Tech Commercial Interactive Plus	1.00	\$59.99	59.99
Hi-Touch Ultimate Service Plan	1.00	\$5.95	5.95
Sales Tax			0.00

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

<b>Total</b>	\$320.92
<b>Payments</b>	\$0.00
<b>Balance Due</b>	\$320.92

approved by NC on 7/14/2025

**Invoice**

192

48300

7/12/2025

NET 15

**Dear Run Amenity Center**

Attn: Natalie

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



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

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 9, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3595028  
6023-1

---

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

04/05/25	J. Johnson	0.30	115.50	Monitor legislative process relating to matters impacting special districts
04/28/25	K. Buchanan	0.20	65.00	Perform meeting follow up and identify open items
04/30/25	K. Buchanan	3.10	1,007.50	Prepare for and attend board meeting; research bingo and poker authority
05/04/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
05/05/25	K. Buchanan	0.30	97.50	Confer with HiTech representative regarding form of agreement
05/28/25	K. Buchanan	7.00	2,275.00	Prepare for and attend board meeting; review policy changes; research Bingo restrictions; review matters relating to developer funded improvements; confer with district manager

TOTAL HOURS 11.20

**KUTAK ROCK LLP**

Deer Run CDD

July 9, 2025

Client Matter No. 6023-1

Invoice No. 3595028

Page 2

TOTAL FOR SERVICES RENDERED	\$3,640.00
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DISBURSEMENTS

Travel Expenses	49.57
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TOTAL DISBURSEMENTS	<u>49.57</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$3,689.57</u>
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approved by NC on July 17, 2025



Signature  
Service

49200

Service Contract  
**INVOICE**

Page 1 of 2

**CUSTOMER NO.:** 59688227  
**DATE:** 7/14/2025  
**INVOICE NO.:** 100402015161

GRAND RESERVE AMENITY CEN  
**DUE DATE:** 8/13/2025

**ACCOUNT SUMMARY**

**BUILDING ADDRESS**

GRAND RESERVE AMENITY CEN 501 GRAND RESERVE DR BUNNELL FL 32110-3430  
**CONTRACT:** 110428 | TAJ65057

Maintenance Service from 8/1/2025 to 7/31/2026 \$1,854.84

**NET SERVICE CONTRACT AMOUNT** \$1,854.84  
Sales Tax \$0.00

**TOTAL SERVICE CONTRACT AMOUNT DUE** \$1,854.84

**IMPORTANT MESSAGES**

To automate your payment, opt in to paperless billing, or to change your billing address, please visit <https://otis.payinvoicedirect.com> or scan the QR code below.



**ACH Payment Information:**

Bank Name: JP Morgan Chase  
Acct Name: Otis Elevator Company  
Acct #: 55-20622  
Routing #: 071000013

**QUESTIONS?**

**AR Rep's Email:**  
[Emma.Hernandez@otis.com](mailto:Emma.Hernandez@otis.com)

**AR Rep's Phone#:** 1-860-676-6906  
**OTISLINE®:** 1.800.233.6847

010

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.

PAYMENTS NOT RECEIVED BY THE DUE DATE OF THE INVOICE SHALL INCUR 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 (18% PER ANNUM) OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS. A PROCESSING FEE WILL BE APPLIED TO CREDIT CARD PAYMENTS.

DETACH DOCUMENT ALONG PERFORATION. ENCLOSE AND RETURN THIS COUPON WITH YOUR PAYMENT.

**OTIS**

11760 US Hwy 1 Suite W103 Palm Beach Gardens FL 33408

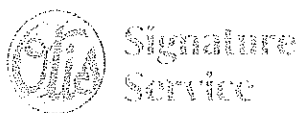
**CUSTOMER NO.:** 59688227  
**DUE DATE:** 8/13/2025  
**INVOICE NO.:** 100402015161  
**TOTAL SERVICE CONTRACT AMOUNT:** \$ 1,854.84

**MAKE CHECK PAYABLE TO:**

DEER RUN  
Narcoossee Road  
6200 Lee Vista Blvd Suite 300  
ORLANDO FL 32822

Otis Elevator Company  
PO Box 730400  
Dallas TX 75373-0400

100402015161 0000185484 3



# Service Contract SERVICE NOTIFICATION

Page 2 of 2

**CUSTOMER NO.:** 59688227  
**DATE:** 7/14/2025  
**INVOICE NO.:** 100402015161

GRAND RESERVE AMENITY CEN

To: Customer  
DEER RUN  
Narcoossee Road  
6200 Lee Vista Blvd Suite 300  
ORLANDO FL 32822

Re: Price Adjustment Notification (NOT AN INVOICE)

Building

GRAND RESERVE AMENITY CEN  
501 GRAND RESERVE DR  
BUNNELL FL 32110-3430

Dear Valued Customer:

Please accept this letter as notification of an adjusted contractual price. This adjustment is in accordance with and pursuant to the current maintenance contract for your equipment.

The adjusted contract price becomes effective on August 1, 2025 and remains in effect until July 31, 2026.

Below is an explanation of how the adjusted price was calculated. The new contract price indicated below is for all units on the contract and does not reflect a credit for any suspended units. We hope to continue to build a strong customer relationship and assure you of our quality service, please do not hesitate to contact us if you have any questions.

Price Adjustment Calculation

Contract #	Price before adjustment	Adjustment %	Current adjusted price
110428	\$1,717.44	8.000 %	\$1,854.84

Price before adjustment and current adjusted price is based on bill frequency of your contract at the time of the adjustment.

Adjustment Percentage is rounded to 3 decimal places.

Best Regards

Pro Tech Gas Services , LLC

386-559-7466

# INVOICE

P.O. Box 311  
Barberville, Fl 32105

386 559-7466

**gastechpro@gmail.com**

License # LI34772

Date	Invoice #
7/10/2025	1523

Bill To
Deer Run CDD 501 Grand Reserve Dr Bunnell, Fl 32110

Job Address

[protechgasservices.com](http://protechgasservices.com)

Item	Quantity	Description	Rate	Amount
labor	6	Remove old grills, install new grills and Check out	165.00	990.00
		Approved Amenity Repairs & Maintenance 001.320.53800.54000 Rich Gray		
		<b>RECEIVED</b> <i>By Tara Lee at 10:59 am, Jul 21, 2025</i>		
		Payments/Credits		\$0.00
		Sales Tax (6.5%)		\$0.00
		Total		\$990.00

Vist our web site @  
[www.protechgasservices.com](http://www.protechgasservices.com)

**Balance Due** \$990.00

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

# Invoice

Invoice #: 277  
Invoice Date: 7/18/2025  
Due Date: 7/18/2025  
Case:  
P.O. Number:

Bill To:  
Deer Run CDD  
0145 Narcoossee Rd.  
Suite A206  
Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
Facility Maintenance June 1 - June 30, 2025	26.15	40.00	1,046.00
Maintenance Supplies		1,124.24	1,124.24
Approved			
Amenity Repairs and Maintenance 001.320.53800.54000- \$1,500.24			
Facilities Maintenance 001.320.53800.50000- \$670.00			
Rich Gray			
Alison Moring 7-21-25			

Total \$2,170.24

Payments/Credits \$0.00

Balance Due \$2,170.24

**RECEIVED**

By Tara Lee at 12:27 pm, Jul 21, 2025



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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/3/25	6	M.C.	Straightened and organized pool deck furniture, removed debris around amenity center, pool deck, courts, roadways and parking lot, checked and changed trash receptacles, picked up supplies
6/4/25	1	M.C.	Installed soft white LED light bulbs in chandeliers on second floor, checked bulbs downstairs and made exchanges where needed
6/5/25	1.57	M.C.	Picked up and delivered water jugs and supplies
6/6/25	1.83	M.C.	Removed debris around amenity center and community, checked and changed trash receptacles
6/12/25	7.75	M.C.	Put out four new umbrellas, find fourth of July decorations, organizing storage room, straightened organized pool deck furniture, removed debris around amenity center, pool deck, courts, roadways, parking lot and both entrances, checked and changed trash receptacles
6/26/25	8	M.C.	Tightened women's pool bathroom toilet seats all six needed tightening, cleaned and fixed ice machine, spoke to granite guy for granite square, straightened and organized pool deck chairs, tables and umbrellas, removed debris around amenity center, pool deck, courts, roadways, parking lot and both entrances, checked and changed trash receptacles

TOTAL	<u>26.15</u>
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MILES	<u>0</u>
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\*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

## Period Ending 7/05/25

[illegible]

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

# Invoice

Invoice #: 276  
Invoice Date: 7/18/2025  
Due Date: 7/18/2025  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Special Events Supplies - Special Events ending 7/5/25 1.320.53800.59000		1,492.72	1,492.72
Alison Moring 7-21-25			

Total \$1,492.72

Payments/Credits \$0.00

Balance Due \$1,492.72

**RECEIVED**

By Tara Lee at 12:27 pm, Jul 21, 2025

**SPECIAL EVENTS**

Period Ending 7/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	5/29/25	Kids Pool Party May	Prizes	99.94	N.C.
	5/29/25	Kids Pool Party May	Juices	13.80	N.C.
	5/29/25	Kids Pool Party May	Seltzer Water	2.23	N.C.
	5/29/25	Kids Pool Party May	Candy	41.62	N.C.
	5/29/25	Kids Pool Party May	Rope	4.44	N.C.
	5/29/25	Kids Pool Party May	Candy	13.66	N.C.
	5/29/25	Kids Pool Party May	Pinjatas	25.28	N.C.
	5/29/25	Kids Pool Party May	Pinjata Sticks	8.59	N.C.
	5/29/25	Kids Pool Party May	Prizes	48.70	N.C.
	5/30/25	May Paint Night	Table Covers	6.83	N.C.
	5/30/25	May Paint Night	Paint	56.80	N.C.
	5/30/25	May Paint Night	Canvases	29.88	N.C.
	6/5/25	Bingo	Bingo Prizes	23.00	N.C.
	6/5/25	Bingo	Bingo Prizes	138.00	N.C.
	6/7/25	Craft Night	T-Shirts	72.21	N.C.
	6/7/25	Craft Night	Paint Craft Rollers	7.46	N.C.
	6/7/25	Craft Night	Fabric Paint	62.99	N.C.
	6/7/25	Family Meeting with Melissa	Food Platters	83.93	N.C.
	6/7/25	Family Meeting with Melissa	Dessert	13.78	N.C.
	6/7/25	Family Meeting with Melissa	Drinks	20.63	N.C.
	6/8/25	Family Meeting with Melissa	Food Platters	99.65	N.C.
	6/9/25	Craft Night	Fabric Paint	41.96	N.C.
	6/9/25	Craft Night	Stencils	46.87	N.C.
	6/10/25	Craft Night	Paper Plates	5.75	N.C.
	6/10/25	Craft Night	Table Covers	10.06	N.C.
	6/13/25	Family Bingo	Bingo Prizes	184.00	N.C.
	6/20/25	Kids Pool Party	Candy	74.51	N.C.
	6/20/25	Kids Pool Party	Juice	8.02	N.C.
	6/20/25	Kids Pool Party	Prizes	59.69	N.C.
	6/21/25	Kids Pool Party	Prizes	34.36	N.C.
	6/21/25	Kids Pool Party	Prizes	154.10	N.C.
TOTAL				<u>\$1,492.72</u>	

**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

July 22, 2025  
Project No: 50184160.000  
Invoice No: 22456208  
Due Date: August 21, 2025  
Project Manager Joey Duncan

**Comments**

Project 50184160.000 Deer Run CDD FY 2025 Gen Eng

**Professional Services from May 31, 2025 to June 27, 2025**

Phase T001 GENERAL ENGINEERING

**Professional Personnel**

	Hours	Rate	Amount	
DESIGNER III	2.00	170.00	340.00	
ENGINEER VIII	1.00	300.00	300.00	
PROFESSIONAL I	12.50	110.00	1,375.00	
PROFESSIONAL VI	1.50	220.00	330.00	
PROFESSIONAL VII	.50	255.00	127.50	
TECHNICAL I	7.50	90.00	675.00	
Totals	25.00		3,147.50	
Total Labor				3,147.50
Total this Phase				3,147.50

Total Invoice Amount Due 3,147.50

**RECEIVED**

*By Tara Lee at 2:49 pm, Jul 28, 2025*

# Billing Backup

Friday, July 18, 2025

002 - Dewberry Engineers Inc.

Invoice 22456208 Dated 07/22/2025

11:14:54 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	
DESIGNER III					
Davis, Stephanie	06/24/2025	1.00	170.00	170.00	
<b>Planting updates</b>					
Davis, Stephanie	06/25/2025	1.00	170.00	170.00	
<b>Updates, send to Mike</b>					
ENGINEER VIII					
Duncan, Joey	06/03/2025	1.00	300.00	300.00	
<b>Grand Reserve phase 3 district permit Transfer</b>					
PROFESSIONAL I					
RECTOR, MORGAN	06/03/2025	1.00	110.00	110.00	
<b>field prep</b>					
RECTOR, MORGAN	06/04/2025	8.00	110.00	880.00	
<b>site visit</b>					
RECTOR, MORGAN	06/09/2025	1.50	110.00	165.00	
<b>grand reserve ce memo</b>					
RECTOR, MORGAN	06/12/2025	.50	110.00	55.00	
<b>CE memo and mapping</b>					
RECTOR, MORGAN	06/16/2025	1.50	110.00	165.00	
<b>CE memo and mapping</b>					
PROFESSIONAL VI					
URCHUK, MICHAEL	06/24/2025	.50	220.00	110.00	
Update to mitigation planting plan.					
URCHUK, MICHAEL	06/25/2025	.50	220.00	110.00	
Update to mitigation planting plan.					
URCHUK, MICHAEL	06/27/2025	.50	220.00	110.00	
Update to mitigation planting plan.					
PROFESSIONAL VII					
GOUGH, NICOLE	06/17/2025	.50	255.00	127.50	
QC planting plan and coordinating with SJRWMD on compliance issue					
TECHNICAL I					
Sims, Emily	06/04/2025	7.50	90.00	675.00	
<b>Grand Reserve conservation easement survey</b>					
Totals		25.00		3,147.50	
<b>Total Labor</b>					<b>3,147.50</b>
<b>Total this Phase</b>					<b>3,147.50</b>
<b>Total this Project</b>					<b>3,147.50</b>
<b>Total this Report</b>					<b>3,147.50</b>

approved by NC on 7/23/2025  
48400



**PAYMENT REQUESTED FROM:**

1318 1 MB 0.8727 Return Service Requested  
Deer Run Cdd  
6200 Lee Vista Blvd Suite 300  
ATTN INDIRA ARAUJO  
Orlando, FL 32822-5149



**SERVICE INVOICE**

Invoice number:

80449511

Due date:

8/9/2025

Total due:

\$96.77

Bill To number:

2692782

Invoice date:

7/10/2025



**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 7/10/2025

**SUBTOTAL:**

\$96.77

**TOTAL DUE:**

\$96.77

**RECEIVED**

**By Tara Lee at 2:23 pm, Jul 23, 2025**

Payment Receipt. Please Return with Payment Remittance

Amount due: **\$96.77**

Payment due: **8/9/2025**

To pay by phone call 386-673-0405.

Customer name:

DEER RUN CDD

Bill To number:

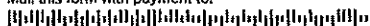
2692782

Invoice number:

80449511



Mail this form with payment to:



FLORIDA PEST CONTROL  
PO BOX 740608  
CINCINNATI OH 45274-0608

0026927820000000000080449511000009677202508090005

approved by NC on 7/23/2025  
48300

**Invoice**

193

7/21/2025

NET 15

**Dear Run Amenity Center**

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 7/14	300.00
<b>Total Due:</b>	<b>300.00</b>

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

Thank you,

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

**RECEIVED**

By Tara Lee at 2:23 pm, Jul 23, 2025





approved by NC on 7/28/2025  
48300

**Invoice**

194

7/26/2025

NET 15

**Dear Run Amenity Center**

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 7/21	400.00
<b>Total Due:</b>	<b>400.00</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

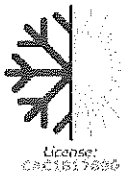
22 Prince Anthony Ln.

Palm Coast FL, 32164

**RECEIVED**

**By Tara Lee at 3:34 pm, Jul 28, 2025**





**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 60139756  
Invoice Date 7/24/2025  
Completed Date 7/24/2025  
Customer PO  
Payment Term Due Upon Receipt  
Due Date 7/24/2025

**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**

Replace blower motor

- Fresh Start: Replaced air filters for optimal airflow and system efficiency.

- Deep Clean: Thoroughly inspected and cleaned all electrical components, evaporator coils, condenser coils, condensate line, and drain to ensure smooth operation and prevent potential issues.

- Healthy Performance: Verified proper amp and voltage draws on motors and compressors, and confirmed correct capacitance readings. Measured system pressures and refrigerant levels, finding them within optimal ranges.

- Balanced Comfort: Checked temperature split across evaporator coils to maintain comfortable and even cooling throughout your home.

Task #	Description	Quantity	Your Price	Your Total
ER104	Install Evaporator ECM fan motor - 1 year warranty or LIFETIME	1.00	\$1,140.00	\$1,140.00
	WAARANTY for Always Sunny club members			
ASC104	Commercial Quarterly Maintenance	1.00	\$425.00	\$425.00
<b>Member Savings</b>				\$285.00
<b>Sub-Total</b>				\$1,565.00
<b>Tax</b>				\$0.00
<b>Total Due</b>				\$1,565.00
<b>Balance Due</b>				\$1,565.00

**RECEIVED**

By Tara Lee at 3:19 pm, Jul 25, 2025

Approved  
Amenity Repairs & Maintenance  
001.320.53800.54000  
Rich Gray

Thank you for choosing Sunshine State Heating and Air Conditioning

This amount of \$1,565.00 is agreed and acknowledged. Payment is due upon receipt. A service fee of 5% will be charged for any payment received after 30 days.

7/24/2025

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.

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

---

**District Name:** Deer Run CDD

**Board Meeting Date:** July 16, 2025

	<i>Name</i>	<i>In Attendance</i> <i>Please ✓</i>	<i>Fee Involved</i> <i>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

7.16.25  
Date

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