

*Deer Run Community
Development District*

Agenda

September 24, 2025

AGENDA

Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.DeerRunCDD.com

September 17, 2025

Board of Supervisors
Deer Run Community Development District

Dear Board Members:

The Audit Committee Meeting of the Board of Supervisors of the Deer Run Community Development District Meeting is scheduled for **Wednesday, September 24, 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:

Audit Committee Meeting

- I. Roll Call
- II. Review and Selection of Audit RFP Criteria
- III. Other Business
- IV. Adjournment

Regular Meeting

- I. Roll Call
- II. Public Comments (*regarding agenda items below*)
- III. Acceptance of Audit Committee's Recommendation; Approval of Audit Criteria and Authorization for Staff to Publish an RFP for Auditing Services
- IV. Public Hearing to Adopt Amenity Rates, Resolution 2025-07
- V. Discussion Items:
 - A. Bus Stop Shade Structure

- B. Right of Way Conveyances
- C. FPL Streetlight Transfer to Freedom HOA
- VI. Engineer's Report
- VII. Staff Reports
 - A. Attorney
 - B. District Manager
 - C. Operations Manager – Report
- VIII. Supervisor's Request
- IX. Public Comments
- X. Approval of Consent Agenda
 - A. Approval of the Minutes of the August 27, 2025, Meeting
 - B. Balance Sheet as of August 31, 2025, and Statement of Revenues and Expenses for the Period Ending August 31, 2025
 - C. Approval of Check Register
- XI. Next Scheduled Meeting – October 22, 2025 at 6:00 p.m. @ Island Club
- XII. Adjournment

Community Interest:

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

SECOND ORDER OF BUSINESS

DEER RUN CDD
AUDITOR SELECTION
EVALUATION CRITERIA

1. *Ability of Personnel.* (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of respondent, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. (E.g., the existence of any natural disaster plan for business operations)

5. *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

THIRD ORDER OF BUSINESS

DEER RUN CDD
AUDITOR SELECTION
EVALUATION CRITERIA

1. *Ability of Personnel.* (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of respondent, etc.)

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Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

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Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. (E.g., the existence of any natural disaster plan for business operations)

5. *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

FOURTH ORDER OF BUSINESS

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED AMENITY RULES AND RATES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 190 and 120, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District previously adopted a resolution adopting amenity rules and rates (“Prior Rules and Rates”); and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interest of the District and necessary for the efficient operation of the District to adopt by resolution the revised amenity rules and rates, attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application (“Revised Amenity Rules and Rates”); and

WHEREAS, the Board finds that the Revised Amenity Rules and Rates outlined in **Exhibit A** are just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning ratemaking and rate adoption, including the holding of a public hearing thereon.

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

SECTION 1. The District hereby adopts Rule No. 2025-01, the Revised Amenity Rules and Rates, as set forth in **Exhibit A** attached hereto. The Revised Amenity Rules and Rates shall replace the Prior Rules and Rates imposed by the District and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in

effect unless rescinded or repealed.

PASSED AND ADOPTED this 24th day of September 2025.

ATTEST:

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Revised Amenity Rules and Rates

Exhibit A

**Deer Run Community Development District
Rule No. 2025-01**

Proposed Rules and Rates	
Item	Fee
Event Room Rentals	\$100/hourly; NTE 4 hours; payment must be made 30 days in advance of rental date
Item	Rate Range
Special Events	\$0 - \$15

SEVENTH ORDER OF BUSINESS

C.

Deer Run

9/24/2025

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

September 24, 2025

To: Board of Supervisors

From: Natalie Clem
Amenity Manager

Rich Gray
Manager Of Operations

RE: Amenity Management Report – September 24, 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 September:

- September 4th Bingo
- September 5th Food Truck Fridays—Chicken Slayer
- September 8th Craft Night
- September 10th Italian Night—Sal's Cucina Food Truck
- September 12th Family Bingo
- September 12th Food Truck Fridays—Irie Cuisine (NS)
- September 17th Town Hall Meeting
- September 19th Food Truck Fridays—Wabi Sabi
- September 24th CDD Meeting
- September 26th Paint Night
- September 26th Food Truck Fridays—Tropi Soul

Upcoming Special Events:

- October 2nd Bingo
- October 3rd Food Truck Friday—TBA
- October 4th Community Yard Sale
- October 7th National Night Out
- October 8th Italian Night—Sal's Cucina Food Truck
- October 10th Family Bingo
- October 10th Food Truck Friday—TropiSoul Kitchen
- October 13th Craft Night
- October 17th Food Truck Friday—Wabi Sabi
- October 24th Adult Halloween Party
- October 25th Kids Halloween Party
- October 30th Paint Night

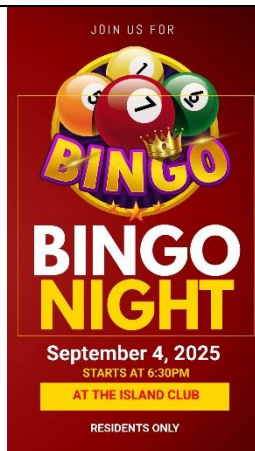
Fitness Classes:

- 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 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.
- 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 perform on the last Saturday of the month.
- Turbo Poker is every Monday and Thursday night.

Highlights September Events Held



Family Bingo is Growing! Families enjoy spending time together.



Pumpkin Door Decor

Pumpkins for Craft Night were



a big hit!

Italian Night the 2nd
Wednesday— Monthly

Italian Night **Wednesday**



Food Truck Fridays!



Regulars that always make it fun for everyone!

Hello



Pumpkin!



The Last Kids Pool Party!

Let's make the most of it — this will be our final pool party of the season, and it's going to be extra special for the kids and their families! It's been such a joy watching the children have fun all summer long. I'm already looking forward to next year!

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.

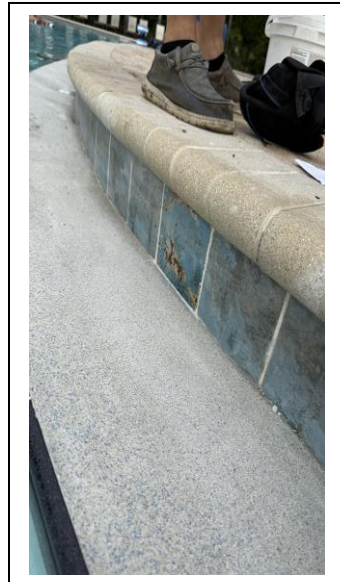
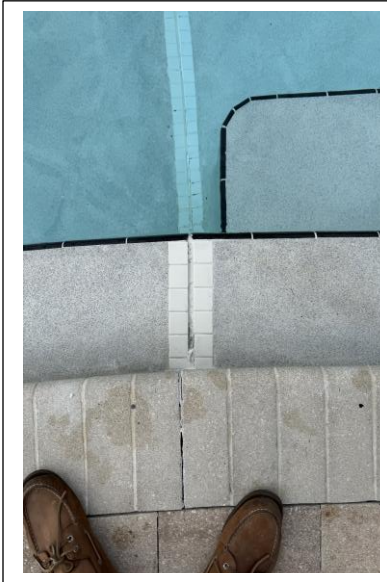
Additional Maintenance Items Completed

- Sunshine Heating and Air completed the approved Duct cleaning from the prior meeting. At this point, everything appears to be functioning as it should.
- Yellowstone completed some of the Easement plantings that were required from the previous discussions. We are still waiting for a variety of plants that the nursery is currently unable to obtain. Will follow up once planting has been completed.

➤ 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 by the staff every month for approval or denial.
- Received invoices are approved and sent over for payment on a regular basis.

Completed Projects

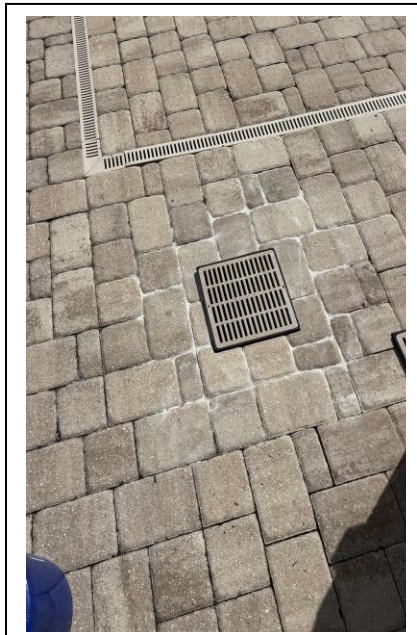


CBuss completed the necessary repairs to the broken and missing tiles on the pool deck. Additional repairs are planned in October.

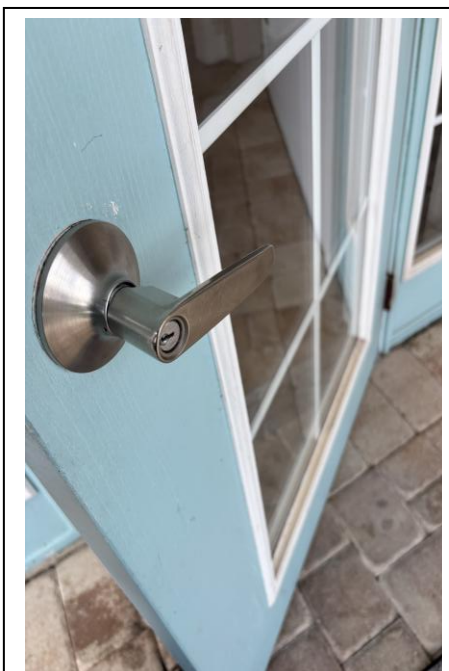
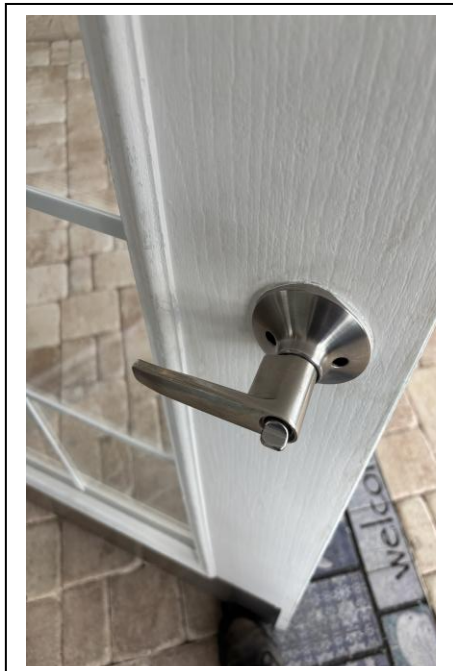


Sunshine Heating and Air completed the approved Duct cleaning at the Amenity Center. All systems seem to be functioning as they should.

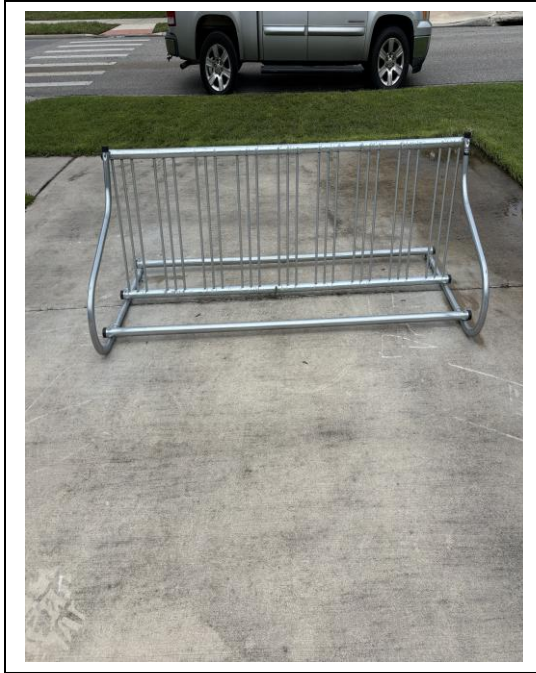
Completed Projects



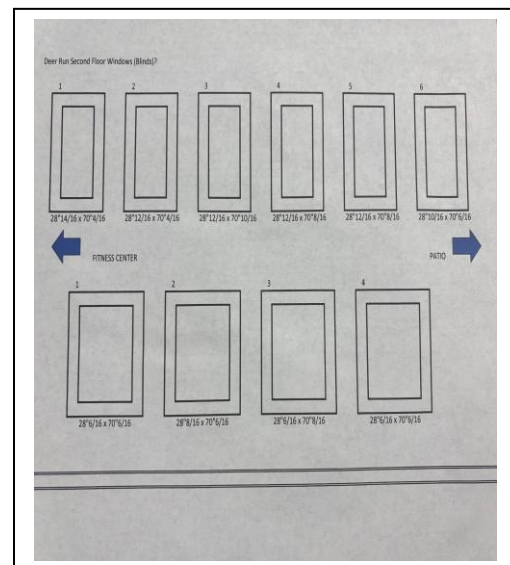
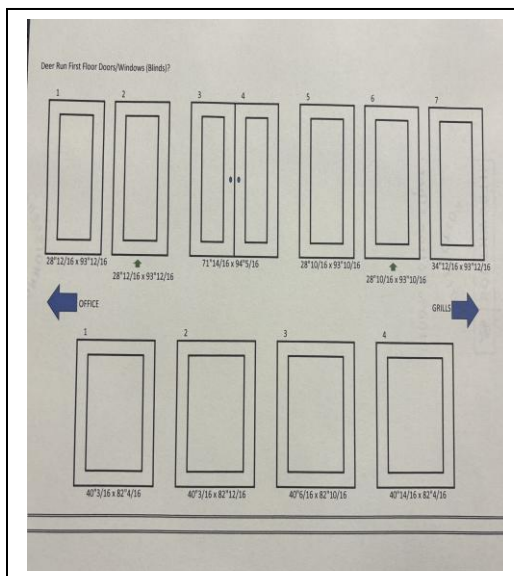
RMS re-leveled pavers on the pool deck, reset the drain, and cleaned out debris in the catch basin to allow better flow of water during heavy rains. RMS also replaced the broken entry handle to the Amenity Door.



Completed Projects



RMS assembled and installed the approved Bike Rack at the corner of Sand wedge and GRD. RMS also took measurements of all windows in the AC as instructed and is currently working to bring options to the board.



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

TENTH 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, August 27, 2025 at 6:30 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

Gary Garner	Chairman
Franklin Gates	Vice Chairman
Barbara DeSantis	Supervisor
Melissa Tabares	Supervisor
Gary Masten	Supervisor

Also present were:

Matt Biagetti	District Manager
Katie Buchanan	District Counsel
Joey Duncan	District Engineer by Zoom
Natalie Clem	RMS
Rich Gray	RMS
Cheryl Palmes	RMS
Alison Mossing	RMS
Dustin Vost	City of Bunnell
John Rodgers	Commissioner and Vice Mayor
Dean Seacrest	Commissioner
Chief Dave Brennan	Police Department
Jay Gardner	Flagler County Property Appraiser
Dr. Alvin Jackson	City Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Garner called the meeting to order, called the roll and Mr. Masten introduced the guests from the City of Bunnell.

SECOND ORDER OF BUSINESS

Public Comments

There being none the next item followed.

THIRD ORDER OF BUSINESS

**The City of Bunnell Infrastructure Director,
Dustin Vost**

Mr. Vost gave a slide presentation on stormwater, reclaimed where it comes from, how is it processed, what you can and cannot do with it after which he answered questions raised by the residents regarding reuse water.

FOURTH ORDER OF BUSINESS

Flagler County Property Appraiser

Mr. Gardner gave an overview of duties and responsibilities of the property appraiser's office then answered questions from the residents.

FIFTH ORDER OF BUSINESS

**Update on Lawn Watering Restrictions –
Education and Enforcement**

This item taken earlier in the meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Replanting Plan Proposals
(Parcels 4 & 11)**

Mr. Gray stated this if the replanting plan proposal that we have discussed in prior meetings.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the proposal from Yellowstone in the amount of \$27,450 was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Documents Related to
Conveyances**

Mr. Biagetti stated the first item is consideration of transfer of environmental resource permit to the operation and maintenance entity for the rec pond parcel.

Mr. Duncan stated on August 12th we inspected nine different ponds. The rec pond was inspected before and was found lacking and needed several items to be done including the as-builts were not correct. Since then the board had ETM review the as-builts and they are now showing the correct information, and we agree that you should take possession and approve that transfer.

We also inspected four ponds in Phase 5 and three ponds in Phase 6 and that area is not complete and my recommendation on those was to not accept them for maintenance because the maintenance is going to be very difficult with all the silt fencing and everything that is up on that

area and there is a lot of construction still going on. There is a pond that has an island in it, it isn't a stormwater pond as designed, it was an existing pond and it was found that Horton still had not transferred it to you and they were still maintaining it. That was also okay to be accepted.

Mr. Gates stated with that pond there is a good 20-yards between the lake and the property. Why can't we give that property to the homeowner?

Ms. Buchanan stated first you need your engineer to confirm that there aren't any public improvements in it and confirm that you don't use it for access for maintenance purposes and there are costs associated with the transfer so you would want that homeowner to pay for those costs, not the CDD and once you do that just prepare yourself for other requests. There may not be any other property similarly situated but frequently there are things like that

Mr. Gates asked what would that usually be?

Ms. Buchanan stated you have to have someone do a survey, title work, legal work.

Mr. Gates asked would it benefit the long term of us maintaining that property?

Ms. Buchanan stated I don't have that number.

Mr. Gates stated the residents aren't happy with the way it is being taken care of and if we take it over, I don't believe we are going to be able to have a proper cutting schedule to satisfy them. Right now it is a jungle back there.

Mr. Garner asked how many properties are involved?

Mr. Biagetti stated maybe 35 or 40, it goes from one side of the pond around to the end.

Mr. Masten stated that might be an issue to address once we got everything else out of here. I tried to buy an easement adjoining my property three years ago and the CDD at that time flatly refused to sell it to me. Even though I said I would take care of it, they said we don't sell property. There is a precedent for not doing it. It doesn't mean we can't change that precedent.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the environmental resource permit for the rec pond was accepted for perpetual operation and maintenance.
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Ms. Buchanan stated for the record we have authorized the acceptance of the pond, the transfer of the permit and the addition of the pond to the mowing and maintenance schedule for lake maintenance services.

Mr. Biagetti stated I can get a proposal from Yellowstone for that maintenance.

Mr. Garner stated the September meeting is for the rate hearing, the regular CDD meeting is in November.

Mr. Biagetti stated I was under the impression that it was a regular meeting if any business needs to be handled. Just like tonight with the budget hearing, the hearing for rates was included in that. We can easily handle that business with Yellowstone at the September meeting.

Ms. Buchanan stated I anticipate and we can ask them not to but as soon as we say the board has approved, they are going to say great, we will record the deed. It would mean postponing that decision. We can ask them to mow but I don't know that they will agree to it. If you want to not be behind it is still growing season we need to do something.

Mr. Biagetti stated if we can get acceptance tonight if you want to vote on it, it is \$7,800, an extra \$650 per month for the rec pond, the pond in the back in Phase 4 and that smaller area and that will match our current mowing standards that is in our contract now, I think it is a total of 37 mows. You will have May, June, July and August it will get mowed every single week and September, October, November you move to bi-weekly and in December and January it doesn't get mowed at all because it is dormant. This would be for the rec pond and the natural resource pond on the other side. They mowed it two weeks ago, and I verified it was mowed. According to them they only have to mow it once a month.

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor staff was authorized to add the two ponds to the Yellowstone contract.
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Ms. Buchanan stated just for clarity have we also had a motion as to where we are ready to accept ownership of the pond with the island? I don't think we have.

Mr. Gates asked they are not going to fix that island?

Mr. Biagetti stated I'm still going to see what I can do. As far as I'm concerned when the district engineer walked with us that day because it is a natural pond and not a stormwater pond it can be left in the natural state. I was also instructed by the district engineer that the board doesn't have to treat the pond with pond maintenance because it is a natural pond not tied to the stormwater structure. If we want anything additional cleaned up out there it is going to come at our cost because it is considered a natural area.

Mr. Gates stated make sure all the homeowners get a letter saying we are not required to treat that lake because they are going to say, why aren't you treating the lake.

Mr. Biagetti stated the district engineer did state that it would fall on me and maintenance staff to go back there and make sure that pond stays clean. Taking trash out of it, if we start to see limbs in there that would be on me in working with the vendor to get it out. That is on us because we are not having a pond bank to clean it.

Mr. Gates stated it is not traditional cleaning you see with the other man-made ponds.

Mr. Biagetti stated correct. I think we can treat the pond if we want to, it is not necessary because it is not part of the stormwater system. We can add it to our contract if you want to.

Mr. Garner stated let's try not to treat it.

On MOTION by Mr. Gates seconded by Ms. Tabares with all in favor the pond with the island was accepted.

Ms. Buchanan stated that was Phase 4 and your engineer recommends taking no action on Phase 5 and 6. The last conveyance package is the letter from Emily Pierce about the driveway and that is in your agenda package. Ms. Pierce called me about this and I said the board will not give acceptance and that is why you have a cover letter that explains the ask for your further consideration, review and discussion. I'm not advocating one way or the other. If you have questions I would take them back to Ms. Pierce so she could better address them. It is unfortunate when the district was established our petition indicated that the city would take ownership of the roads. When we put together our improvement plan we contemplated that the city would take ownership of the roads. The city did take ownership of some of the roads and it seems like it has changed its mind and is no longer willing to accept the roads. From what I understand Horton put on their plat that they were dedicating the right of way to the city and the city said no, you have to record a new deed, changing the ownership of the property because the city is not accepting them. To hear her tell it she has gone back and forth with the city and exhausted all avenues in trying to convince the city to take the roads. The community is faced with the decision on what do you want to happen with the roads. The likelihood that D.R. Horton continues to own them is zero so you have the option to accept them with the CDD or D.R. Horton will likely look to convey the roads to the HOA. The question is whether it is going to cost more for one entity to own them than the other.

Mr. Garner asked do they meet city standards?

Ms. Buchanan stated that is a good question. You don't want to take something that is not in good condition. I understand some of the roads are reaching the end of their warranty period, they have the maintenance bond on file with the city. I suggest if Joey has the opportunity to come back and review the condition and make sure that everything was really good like it is supposed to be before we accept it. I don't think it is appropriate to take ownership knowing this is not in good condition.

Mr. Garner stated get Joey to come out and see if these roads meet the specifications of the city, if they don't want to do to let the HOA tell them to do it.

Mr. Masten stated 1A and 1B are the roads that the city already owns, Golfview, Lakeside. Why is that in here?

Ms. Buchanan stated they don't want them. The city returned them. The city said to Horton we are not keeping these roads, you figure it out.

Mr. Masten asked when did that occur? The map says otherwise.

Mr. Buchanan stated I don't know. I think all these conversations with the city happened over the length of the last six months.

Mr. Masten stated there is a disconnect somewhere. I also would say whether a road is to our standards today, after 250 more houses what is the condition of that road then? I wouldn't touch any of these roads until their construction is done. They have trucks coming in and out of here all day long. Why would I buy a road then let them abuse it and I'm stuck with the tab.

Mr. Garner asked in your experience is this normal for Horton or any other developer wanting to unload all the streets at once?

Ms. Buchanan stated what I will tell you is that I only have less than five CDDs where the city or county owns the roads. Typically, it is a condition of development upfront that the CDD is the operation and maintenance entity of the road.

Mr. Masten stated I have had conversations with the city several times a week and no one up until today said they want to give those roads back. They admit they shouldn't have taken them, they are sorry they took them.

Mr. Garner asked do we as a district write the city a letter for an explanation?

Ms. Buchanan stated ask them those things. In my history here I have always questioned why we can't find a resolution on this because the reality is your main drag is very heavily

trafficked and if Horton is willing and I don't know that they would but if Horton could get the roads up to good condition the city take the main drag and the CDD taking the neighborhood portions nobody would be happy but everybody would feel like they were part of the solution. To the best of my knowledge I don't know what was presented to the city and shot down.

Mr. Masten stated the engineer gave us that map.

Ms. Buchanan stated I don't dispute the fact. My understanding is that the city said this will not stand we are changing it. They are not in the business of owning roads, they don't want them. I need a better understanding from the city so that you have somebody from the city saying yes this is what we asked of Horton, we are telling Horton we are not keeping this. If you have that confirmation that the city is saying no we won't keep these roads, then I think you need to look at your options. I don't really think the HOA is the better option. I really think the city can be a big part of this conversation.

Mr. Garner asked is it better that GMS do it or we hire an attorney to do it?

Ms. Buchanan stated we are not being forced to do anything yet but what will happen if you choose to not act then Horton will eventually decide and give them to the HOA. What follow-up do you want to help in your consideration?

Mr. Garner stated Horton is not going to wait 60 or 90 days if we don't take action it will be dumped on the HOA.

Ms. Buchanan stated I don't have a sense of timing, I can ask. I need to understand what you want staff to review and look into and circle back to you in the next couple weeks.

Mr. Garner stated at the very least they need to be brought up to city standards if we take it over.

Mr. Masten asked if the City of Bunnell owns certain streets listed in this document and they want to give them back to us, doesn't that have to come from them? How can this lady Pierce say the city wants you to do this? Doesn't the city have to come to us and say we want you to take these roads back?

Ms. Buchanan stated when you look at page 16 of the PDF file, the deed says a prior deed erroneously conveyed interest in the property to the city, it was a mistake and the city didn't intend to accept title so everybody thinks the deed is invalid. They are recreating with the deed she provided.

Mr. Masten stated that doesn't make the current ownership go away.

Ms. Buchanan stated I think the city's position is they don't own it because they didn't intend to accept ownership of it.

Mr. Masten stated we need something in writing from the city.

Mr. Biagetti stated if you want to delegate a supervisor to work with staff we will prepare a letter to the city to have a letter of understanding.

Ms. Buchanan stated ask for a meeting.

Mr. Garner stated I will take the lead on that with you.

The next item taken out of order.

Public Comments

A resident stated we lost a friend and neighbor and we are asking that we be allowed to place a plaque at the pickleball court.

On MOTION by Ms. DeSantis seconded by Mr. Gates with all in favor the request for a memorial plaque at the pickleball court was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-04 Resetting the Public Hearing Date to Adopt Rates

Ms. Buchanan stated mid process a new law came into effect that requires 35 days notice instead of 28 days.

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor Resolution 2025-04 was approved.

NINTH ORDER OF BUSINESS

Discussion of Quarterly Report for Special Assessment Revenue and Refunding Bonds, Series 2018

Mr. Biagetti gave a brief overview of the quarterly report for special assessment revenue and refunding bonds, copy of which was included in the agenda package.

TENTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2024 Audit

Mr. Biagetti stated it is a clean audit with no findings or recommendations.

On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor the fiscal year 2024 audit was accepted.

Appointment of Audit Committee

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the board members were appointed to sit as the audit committee.

ELEVENTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2026

Mr. Biagetti gave an overview of the budget process, board review and amendments that resulted in no increase in assessments.

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the public hearing was opened.

A resident stated my taxes should be \$1,172.51 is that correct?

Ms. Buchanan stated that includes the operations and maintenance portion only it does not include the debt service portion.

Mr. Biagetti reported that there were 13 streetlights in Freedom that were being paid for by the CDD that will now be billed correctly.

Mr. Masten stated we need to see how far back we go to back to bill Freedom for those funds expended by the CDD. The Links has been paying double.

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor the public hearing was closed.

A. Consideration of Resolution 2025-05 Relating to the Annual Appropriations and Adopting the Budget or Fiscal Year 2026

Ms. Buchanan stated Resolution 2025-05 is the appropriations resolution, it adopts the budget that you previously considered and reviewed and will be incorporated as Exhibit A. This resolution and the budget attached indicate that your funds are appropriated based on the line items you approved. There is a process for budget amendments, you can move funds between

line items so long as it doesn't exceed \$15,000 or 15%. Understand if you have a larger change you would just approve a budget amendment by formal vote.

On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor Resolution 2025-05 was approved.

B. Consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026

Ms. Buchanan stated Resolution 2025-06 is what we generally refer to as your assessment resolution. In the budget you just adopted, the main source of revenue is the collection of special assessments so this resolution levies and certifies for collection the operations and maintenance assessment necessary to support your budget. It also certifies for collection the previously levied debt service assessments, both will show up on the property tax bill. This contemplates that all your assessments are collected on the roll, meaning there are no direct billed properties, everything goes through the tax collector. It does authorize the district manager to make any amendments that are necessary.

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor Resolution 2025-06 was approved.

TWELFTH ORDER OF BUSINESS Engineer's Report

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manger – Fiscal Year 2026 Goals and Objectives

Mr. Biagetti gave an overview of the proposed fiscal year 2026 goals and objectives, copy of which was included in the agenda package.

On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor the fiscal year 2026 goals and objectives were approved.

C. Operations Manager

1. Report

Mr. Gray gave an overview of the operations report, copy of which was included as part of the agenda package.

2. Yellowstone Audit Report

Mr. Gray gave an overview of the Yellowstone audit report, copy of which was included in the agenda package.

3. Irrigation Pump System Report

On MOTION by Mr. Masten seconded by Ms. Tabares with all in favor the low bid of \$56,086 from All Weather was approved and Rich was authorized to ask M&M to see if they would meet this lower price.

The board and staff discussed the window shades purchase and installation, bus stops and shelters and took the following action.

On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor staff was authorized to move forward with the purchase and installation of a bus shelter.

The board and staff discussed the possible change over to streaming from Direct TV that was not possible, but staff was able to get a discount from Direct TV and the bill will go from \$215.15 with tax and the new bill will be \$164.91 for the next 12 months.

4. Discussion of Duct Cleaning for the Amenity Cetner

Mr. Gray stated I haven't had the ducts cleaned since I have been here about 2 ½ years and it is about \$1,100 to have that done.

It was the consensus of the board to move forward with having the ducts cleaned.

5. Discussion of Grills

Ms. Clem stated the grills haven't been used heavily but a few times they have been used and not cleaned very well. I propose to have residents sign a one-time agreement that they would be responsible for cleaning the grills and acknowledge that the grills are not for parties but when staff is not available the grills will have to be locked. When staff is not present we can keep the keys in a lock box and we could give them the code.

On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor staff was authorized to implement the program as outlined if the grills are misused.

FOURTEENTH ORDER OF BUSINESS

Supervisor's Requests

Additional comments: Landscape enhancement to start at amenity center, playground in common area, right amount of irrigation.

FIFTEENTH ORDER OF BUSINESS

Public Comments

This item taken earlier in the meeting.

Ms. DeSantis left the meeting at 9:50 p.m.

SIXTEENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the July 16, 2025 Meeting

On MOTION by Mr. Masten seconded by Mr. Gates with four in favor the minutes of the July 16, 2025 meeting were approved as presented.

B. Balance Sheet as of July 31, 2025 and Statement of Revenues and Expenses for the Period Ending July 31, 2025

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

C. Approval of Check Register

On MOTION by Mr. Gates seconded by Ms. Tabares with four in favor the check register was approved.

SEVENTEENTH ORDER OF BUSINESS Next Scheduled Meeting – September 24, 2025 at 6:30 p.m. at the Island Club

Mr. Garner stated the next scheduled meeting will be held September 24, 2025 at 6:30 p.m.

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the meeting adjourned at 9:58 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Deer Run
Community Development District

Unaudited Financial Reporting
August 31, 2025



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Deer Run
Community Development District
Combined Balance Sheet
August 31, 2025

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 3,633	\$ 8,099	\$ -	\$ -	\$ 11,732
INV-SBA	\$ 354,652	\$ 262,941	\$ -	\$ -	\$ 617,594
<u>Investments:</u>					
<u>Series 2018</u>					
Reserve	\$ -	\$ -	\$ 323,884	\$ -	\$ 323,884
Revenue	\$ -	\$ -	\$ 462,328	\$ -	\$ 462,328
Interest	\$ -	\$ -	\$ 70	\$ -	\$ 70
Prepayment	\$ -	\$ -	\$ 13,122	\$ -	\$ 13,122
Sinking Fund	\$ -	\$ -	\$ 77	\$ -	\$ 77
Construction	\$ -	\$ -	\$ -	\$ 25,091	\$ 25,091
Due from General Fund	\$ -	\$ -	\$ 54	\$ -	\$ 54
Due from Other	\$ 100	\$ -	\$ -	\$ -	\$ 100
Due from Golf Course	\$ -	\$ -	\$ -	\$ -	\$ -
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 358,386	\$ 271,040	\$ 799,534	\$ 25,091	\$ 1,454,052
Liabilities:					
Accounts Payable	\$ 2,075	\$ -	\$ -	\$ -	\$ 2,075
Accrued Expense Payable	\$ 9,997	\$ -	\$ -	\$ -	\$ 9,997
Deferred Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	\$ 0	\$ -	\$ -	\$ -	\$ 0
Due to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Payable	\$ 1,568	\$ -	\$ -	\$ -	\$ 1,568
Total Liabilities	\$ 13,640	\$ -	\$ -	\$ -	\$ 13,640
Fund Balance:					
Restricted for:					
Debt Service - Series 2008	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service - Series 2018	\$ -	\$ -	\$ 799,534	\$ -	\$ 799,534
Capital Projects - Series 2008	\$ -	\$ -	\$ -	\$ 0	\$ 0
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 25,091	\$ 25,091
Assigned for:					
Capital Reserves	\$ -	\$ 271,040	\$ -	\$ -	\$ 271,040
Unassigned	\$ 344,746	\$ -	\$ -	\$ -	\$ 344,746
Total Fund Balances	\$ 344,746	\$ 271,040	\$ 799,534	\$ 25,091	\$ 1,440,412
Total Liabilities & Fund Balance	\$ 358,386	\$ 271,040	\$ 799,534	\$ 25,091	\$ 1,454,052

Deer Run
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	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	\$ -	\$ -	\$ 13,306	\$ 13,306
Total Revenues	\$ 1,011,888	\$ 1,010,726	\$1,034,222	\$ 23,497

Expenditures:

General & Administrative:

Supervisor Fees	\$ 8,000	\$ 8,800	\$ 8,800	\$ -
FICA Expense	\$ 612	\$ 673	\$ 673	\$ -
Engineering	\$ 17,000	\$ 15,583	\$ 14,243	\$ 1,341
Dissemination	\$ 2,500	\$ 2,292	\$ 3,392	\$ (1,100)
Attorney	\$ 25,000	\$ 22,917	\$ 15,389	\$ 7,527
Annual Audit	\$ 4,200	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,500	\$ 3,208	\$ -	\$ 3,208
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll Services	\$ 2,625	\$ 2,625	\$ 2,625	\$ -
Management Fees	\$ 38,311	\$ 35,118	\$ 35,118	\$ 0
Information Technology	\$ 1,219	\$ 1,117	\$ 1,117	\$ 0
Website Maintance	\$ 694	\$ 636	\$ 636	\$ 0
Telephone	\$ 168	\$ 154	\$ 213	\$ (59)
Postage	\$ 850	\$ 779	\$ 858	\$ (79)
Insurance	\$ 8,518	\$ 8,518	\$ 7,533	\$ 985
Printing & Binding	\$ 800	\$ 733	\$ 591	\$ 143
Travel Per Diem	\$ 250	\$ 229	\$ -	\$ 229
Legal Advertising	\$ 2,000	\$ 1,833	\$ 260	\$ 1,574
Other Current Charges	\$ 2,500	\$ 2,292	\$ 1,772	\$ 519
Office Supplies	\$ 100	\$ 92	\$ 7	\$ 85
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 119,472	\$ 108,226	\$ 93,851	\$ 14,375

Operations & Maintenance

Field Expenditures

Field Management	\$ 35,089	\$ 32,165	\$ 32,165	\$ 0
Electric	\$ 103,789	\$ 95,140	\$ 72,137	\$ 23,003
Water & Sewer	\$ 18,400	\$ 16,867	\$ 13,892	\$ 2,975
Landscape Maintenance	\$ 164,000	\$ 150,333	\$ 121,201	\$ 29,132
Landscape Contingency	\$ 3,000	\$ 2,750	\$ 3,780	\$ (1,030)
Mulch	\$ 5,250	\$ 4,813	\$ -	\$ 4,813
Tree Pruning	\$ 4,725	\$ 4,331	\$ 3,022	\$ 1,309
Lake Maintenance and Repairs	\$ 25,700	\$ 23,558	\$ 23,518	\$ 40
Irrigation Repairs	\$ 21,420	\$ 19,635	\$ 8,365	\$ 11,270
Sidewalk Repair	\$ 2,500	\$ 2,292	\$ -	\$ 2,292
Street Repair	\$ 5,000	\$ 4,583	\$ -	\$ 4,583
Contingency	\$ 2,500	\$ 2,292	\$ 500	\$ 1,792
Subtotal Field Expenditures	\$ 391,373	\$ 358,758	\$ 278,906	\$ 79,852

Deer Run
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Amenity Expenditures				
Amenities Management	\$ 78,517	\$ 71,974	\$ 73,965	\$ (1,991)
Facilities Assistant	\$ 20,983	\$ 19,234	\$ 26,068	\$ (6,833)
Property Insurance	\$ 40,000	\$ 40,000	\$ 34,450	\$ 5,550
Pool Maintenance	\$ 12,000	\$ 11,000	\$ 19,800	\$ (8,800)
Pool Chemicals	\$ 20,000	\$ 18,333	\$ 17,813	\$ 520
Janitorial Services	\$ 16,425	\$ 15,056	\$ 14,147	\$ 910
Pest Control	\$ 1,155	\$ 1,059	\$ 1,064	\$ (6)
Facilities Maintenance	\$ 19,250	\$ 17,646	\$ 18,177	\$ (531)
Cable, Internet & Telephone Services	\$ 5,963	\$ 5,466	\$ 4,450	\$ 1,016
Electric - Amenities	\$ 17,600	\$ 16,133	\$ 15,309	\$ 824
Water & Sewer - Amenities	\$ 55,930	\$ 51,269	\$ 46,636	\$ 4,633
Gas Service	\$ 1,045	\$ 958	\$ 634	\$ 324
Security Monitoring	\$ 1,500	\$ 1,375	\$ 4,430	\$ (3,055)
Access Cards	\$ 500	\$ 458	\$ 1,210	\$ (752)
Operating Supplies	\$ 3,150	\$ 2,888	\$ 2,738	\$ 150
Amenity Repairs & Maintenance	\$ 20,680	\$ 18,957	\$ 23,942	\$ (4,985)
Pool Repairs & Maintenance	\$ 11,000	\$ 10,083	\$ 9,970	\$ 113
Special Events	\$ 17,500	\$ 16,042	\$ 14,495	\$ 1,546
Holiday Décor	\$ 2,000	\$ 1,833	\$ 1,662	\$ 171
Fitness Center Repairs & Maintenance	\$ 1,500	\$ 1,375	\$ 905	\$ 470
Office Supplies	\$ 2,500	\$ 2,292	\$ 1,367	\$ 924
Elevator Maintenance	\$ 2,000	\$ 1,833	\$ 2,355	\$ (522)
Contingency	\$ 1,000	\$ 917	\$ 250	\$ 666
Capital Project/Transfer Out	\$ 148,845	\$ 148,845	\$ 148,845	\$ -
Subtotal Amenity Expenditures	\$ 501,043	\$ 475,027	\$ 484,682	\$ (9,656)
Total Operations & Maintenance	\$ 892,416	\$ 833,785	\$ 763,588	\$ 70,197
Total Expenditures	\$ 1,011,888	\$ 942,011	\$ 857,439	\$ 84,571
Excess (Deficiency) of Revenues over Expenditures	\$ (0)		\$ 176,783	
Fund Balance - Beginning	\$ -		\$ 167,963	
Fund Balance - Ending	\$ (0)		\$ 344,746	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 47,514	\$ (47,514)
Miscellaneous Expenses	\$ -	\$ -	\$ 4,644	\$ (4,644)
Total Expenditures	\$ -	\$ -	\$ 52,158	\$ (52,158)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (52,158)	
Other Financing Sources/(Uses)				
Transfer In	\$ 148,845	\$ 148,845	\$ 148,845	\$ -
Interest - SBA	\$ 1,000	\$ 583	\$ 8,261	\$ 7,678
Total Other Financing Sources (Uses)	\$ 149,845	\$ 149,428	\$ 157,106	\$ 7,678
Net Change in Fund Balance	\$ 149,845		\$ 104,948	
Fund Balance - Beginning	\$ 42,132		\$ 166,092	
Fund Balance - Ending	\$ 191,977		\$ 271,040	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Assessments	\$ 636,575	\$ 636,575	\$ 653,604	\$ 17,029
Assessments - Direct	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ 28,490	\$ 28,490
Interest	\$ 13,000	\$ 11,917	\$ 29,114	\$ 17,197
Total Revenues	\$ 649,575	\$ 648,492	\$ 711,208	\$ 62,716
Expenditures:				
Interest - 11/1	\$ 210,233	\$ 210,233	\$ 209,960	\$ 273
Special Call - 2/1	\$ -	\$ -	\$ 10,000	\$ (10,000)
Interest - 2/1	\$ -	\$ -	\$ 135	\$ (135)
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	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 640,466	\$ 640,466	\$ 659,785	\$ (19,319)
Excess (Deficiency) of Revenues over Expenditures	\$ 9,109		\$ 51,423	
Fund Balance - Beginning	\$ 378,368		\$ 748,111	
Fund Balance - Ending	\$ 387,476		\$ 799,534	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 932	\$ 932
Total Revenues	\$ -	\$ -	\$ 932	\$ 932
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 932	
Fund Balance - Beginning	\$ -		\$ 24,159	
Fund Balance - Ending	\$ -		\$ 25,091	

Deer Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
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	\$ 1,358	\$ -	\$ 13,306
Total Revenues	\$ 431	\$ 143,898	\$ 173,823	\$ 510,223	\$ 94,091	\$ 10,708	\$ 11,601	\$ 76,788	\$ 3,647	\$ 7,656	\$ 1,358	\$ -	\$ 1,034,222

Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 1,200	\$ -	\$ 800	\$ 200	\$ 1,000	\$ -	\$ 2,000	\$ 800	\$ 800	\$ 1,000	\$ -	\$ 8,800
FICA Expense	\$ 77	\$ 92	\$ -	\$ 61	\$ 15	\$ 77	\$ -	\$ 153	\$ 61	\$ 61	\$ 77	\$ -	\$ 673
Engineering	\$ 1,500	\$ 300	\$ 300	\$ 2,600	\$ -	\$ 400	\$ 748	\$ 4,138	\$ 3,148	\$ 1,110	\$ -	\$ -	\$ 14,243
Dissemination	\$ 1,208	\$ 208	\$ 208	\$ 308	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ -	\$ 3,392
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	\$ 3,193	\$ -	\$ 35,118
Information Technology	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ -	\$ 1,117
Website Maintenance	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ -	\$ 636
Telephone	\$ 2	\$ -	\$ 17	\$ 9	\$ -	\$ 93	\$ 8	\$ 44	\$ 14	\$ 8	\$ 18	\$ -	\$ 213
Postage	\$ 64	\$ 91	\$ 35	\$ 49	\$ 178	\$ 12	\$ 175	\$ 136	\$ 56	\$ 35	\$ 26	\$ -	\$ 858
Insurance	\$ 7,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,533
Printing & Binding	\$ 45	\$ 8	\$ 44	\$ 38	\$ 165	\$ 11	\$ 44	\$ 15	\$ 106	\$ 3	\$ 112	\$ -	\$ 591
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 25	\$ 25	\$ -	\$ 25	\$ 30	\$ 25	\$ 75	\$ 26	\$ -	\$ 26	\$ -	\$ -	\$ 260
Other Current Charges	\$ 157	\$ 178	\$ 174	\$ 157	\$ 61	\$ 96	\$ 154	\$ 257	\$ 167	\$ 161	\$ 210	\$ -	\$ 1,772
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ 1	\$ -	\$ 7
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 21,095	\$ 9,036	\$ 5,519	\$ 9,020	\$ 6,442	\$ 5,274	\$ 5,978	\$ 12,806	\$ 7,911	\$ 5,765	\$ 5,004	\$ -	\$ 93,851

Operations & Maintenance

Field Expenditures													
Field Management	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ 2,924	\$ -	\$ 32,165
Electric	\$ 5,805	\$ 6,792	\$ 6,770	\$ 6,844	\$ 6,679	\$ 6,773	\$ 6,800	\$ 7,165	\$ 6,789	\$ 5,841	\$ 5,880	\$ -	\$ 72,137
Water & Sewer	\$ 1,438	\$ 1,265	\$ 1,528	\$ 1,123	\$ 1,182	\$ 924	\$ 1,005	\$ 1,036	\$ 1,527	\$ 1,582	\$ 1,281	\$ -	\$ 13,892
Landscape Maintenance	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 10,536	\$ -	\$ 121,201
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	\$ 2,039	\$ -	\$ 23,518
Irrigation Repairs	\$ 3,725	\$ -	\$ -	\$ -	\$ -	\$ 3,800	\$ -	\$ -	\$ -	\$ 400	\$ 440	\$ -	\$ 8,365
Sudewalk Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Subtotal Field Expenditures	\$ 30,953	\$ 25,167	\$ 25,917	\$ 25,764	\$ 23,890	\$ 27,526	\$ 23,834	\$ 24,230	\$ 24,345	\$ 24,179	\$ 23,100	\$ -	\$ 278,906

Deer Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Amenities Management	\$ 6,875	\$ 6,875	\$ 6,875	\$ 6,875	\$ 6,875	\$ 6,875	\$ 6,543	\$ 6,543	\$ 6,543	\$ 6,543	\$ 6,543	\$ -	\$ 73,965
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	\$ 1,800	\$ 1,800	\$ -	\$ 19,800
Pool Chemicals	\$ 1,557	\$ 1,485	\$ 1,485	\$ 1,602	\$ 1,602	\$ 1,612	\$ 1,602	\$ 1,671	\$ 1,843	\$ 1,678	\$ 1,678	\$ -	\$ 17,813
Janitorial Services	\$ 1,100	\$ 1,100	\$ 1,547	\$ 1,200	\$ 1,200	\$ 1,500	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,300	\$ 1,600	\$ -	\$ 14,147
Pest Control	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ -	\$ 1,064
Facilities Maintenance	\$ 1,330	\$ 743	\$ 6,399	\$ 1,425	\$ 1,995	\$ 1,800	\$ 1,306	\$ 1,213	\$ 670	\$ 1,297	\$ -	\$ -	\$ 18,177
Cable, Internet & Telephone Services	\$ 400	\$ 400	\$ 400	\$ 401	\$ 401	\$ 406	\$ 406	\$ 406	\$ 406	\$ 406	\$ 416	\$ -	\$ 4,450
Electric - Amenities	\$ 1,378	\$ 1,386	\$ 1,255	\$ 1,229	\$ 1,303	\$ 1,268	\$ 1,224	\$ 1,549	\$ 1,505	\$ 1,638	\$ 1,574	\$ -	\$ 15,309
Water & Sewer - Amenities	\$ 3,829	\$ 2,287	\$ 4,179	\$ 3,650	\$ 4,627	\$ 3,516	\$ 3,803	\$ 4,192	\$ 5,931	\$ 5,301	\$ 5,319	\$ -	\$ 46,636
Gas Service	\$ 57	\$ 71	\$ 48	\$ 64	\$ 56	\$ 52	\$ 65	\$ 69	\$ 62	\$ 43	\$ 46	\$ -	\$ 634
Security Monitoring	\$ -	\$ 617	\$ 1,788	\$ 10	\$ 248	\$ -	\$ -	\$ 805	\$ 321	\$ 321	\$ 321	\$ -	\$ 4,430
Access Cards	\$ -	\$ 715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248	\$ -	\$ 248	\$ -	\$ 1,210
Operating Supplies	\$ 269	\$ 250	\$ 242	\$ 126	\$ 53	\$ 322	\$ 561	\$ 247	\$ -	\$ 669	\$ -	\$ -	\$ 2,738
Amenity Repairs & Maintenance	\$ 1,330	\$ 1,200	\$ 1,000	\$ 473	\$ 1,043	\$ 2,415	\$ 236	\$ 6,153	\$ 1,500	\$ 8,591	\$ -	\$ -	\$ 23,942
Pool Repairs & Maintenance	\$ 836	\$ 200	\$ -	\$ -	\$ 500	\$ 6,657	\$ 23	\$ 1,731	\$ -	\$ 23	\$ -	\$ -	\$ 9,970
Special Events	\$ 1,249	\$ 1,159	\$ 979	\$ 2,857	\$ 875	\$ 947	\$ 1,028	\$ 1,929	\$ 862	\$ 2,610	\$ -	\$ -	\$ 14,495
Holiday Décor	\$ -	\$ 250	\$ 1,289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124	\$ -	\$ -	\$ 1,662
Fitness Center Repairs & Maintenance	\$ -	\$ 150	\$ 175	\$ -	\$ -	\$ 405	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ 905
Office Supplies	\$ 208	\$ 500	\$ -	\$ 118	\$ 40	\$ 120	\$ 135	\$ -	\$ -	\$ 246	\$ -	\$ -	\$ 1,367
Elevator Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 375	\$ -	\$ -	\$ 125	\$ -	\$ 1,855	\$ -	\$ -	\$ 2,355
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ 250
Capital Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148,845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148,845
Subtotal Amenity Expenditures	\$ 58,822	\$ 21,464	\$ 29,826	\$ 23,235	\$ 24,362	\$ 180,573	\$ 21,735	\$ 35,483	\$ 28,830	\$ 40,711	\$ 19,642	\$ -	\$ 484,682
Total Operations & Maintenance	\$ 89,774	\$ 46,631	\$ 55,743	\$ 48,999	\$ 48,252	\$ 208,099	\$ 45,569	\$ 59,713	\$ 53,176	\$ 64,890	\$ 42,742	\$ -	\$ 763,588
Total Expenditures	\$ 110,870	\$ 55,667	\$ 61,263	\$ 58,019	\$ 54,694	\$ 213,373	\$ 51,547	\$ 72,519	\$ 61,087	\$ 70,655	\$ 47,747	\$ -	\$ 857,439
Excess (Deficiency) of Revenues over Expenditures	\$ (110,439)	\$ 88,230	\$ 112,560	\$ 452,205	\$ 39,397	\$ (202,665)	\$ (39,946)	\$ 4,268	\$ (57,440)	\$ (62,999)	\$ (46,389)	\$ -	\$ 176,783

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	\$323,884	
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)
Current Bonds Outstanding		\$7,485,000

DEER RUN
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

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

ON ROLL ASSESSMENTS

Series 2018

63.64% 36.36% 100.00%

DATE	Check#	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
10/7/24	67390	Bank Interest	\$ 986.84	\$ -	\$ -	\$ -	\$ 986.84	\$ 986.84	\$ -	\$ 986.84
10/21/24	6855	Excess Fees	\$ 5,026.12	\$ -	\$ -	\$ -	\$ 5,026.12	\$ 5,026.12	\$ -	\$ 5,026.12
11/18/24	67491	10/01/24-11/12/24	\$ 115,837.25	\$ 2,220.86	\$ 4,794.16	\$ -	\$ 108,822.23	\$ 69,252.87	\$ 39,569.36	\$ 108,822.23
12/4/24	67535	11/13/24-11/25/24	\$ 175,694.08	\$ 3,373.33	\$ 7,027.60	\$ -	\$ 165,293.15	\$ 105,190.13	\$ 60,103.02	\$ 165,293.15
12/16/24	67705	11/26/2024-12/06/24	\$ 832,538.73	\$ 15,985.12	\$ 33,282.77	\$ -	\$ 783,270.84	\$ 498,462.07	\$ 284,808.77	\$ 783,270.84
12/30/24	67746	12/07/24-12/20/24	\$ 16,839.34	\$ 326.85	\$ 496.79	\$ -	\$ 16,015.70	\$ 10,192.16	\$ 5,823.54	\$ 16,015.70
1/30/25	68539	12/21/24-01/21/25	\$ 37,897.87	\$ 736.03	\$ 1,096.14	\$ -	\$ 36,065.70	\$ 22,951.68	\$ 13,114.02	\$ 36,065.70
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

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

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	\$ 1,574.09	\$ -	\$ 15,309.09
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	\$ 1,574.09	\$ -	\$ 15,309.09
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	\$ 177.19	\$ -	\$ 2,541.60
		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	\$ 891.64	\$ -	\$ 9,227.42
		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	\$ 30.28	\$ -	\$ 331.98
		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	\$ 137.26	\$ -	\$ 994.07
		PREMIUM LIGHTING	3000160342	\$ 902.00	\$ 902.00	\$ 902.00	\$ 902.00	\$ 902.00	\$ 902.00	\$ 902.00	\$ 902.00	\$ 902.00	\$ 902.00	\$ 902.00	\$ -	\$ 9,922.00
		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	\$ 4,643.93	\$ -	\$ 50,923.44
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	\$ 6,782.30	\$ -	\$ 73,940.51
			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	\$ 8,356.39	\$ -	\$ 89,249.60
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	\$ 5,318.63	\$ -	\$ 46,635.81
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	\$ 5,318.63	\$ -	\$ 46,635.81
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	\$ 1,196.27	\$ -	\$ 11,810.10
		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	\$ 84.66	\$ -	\$ 2,081.91
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	\$ 1,280.93	\$ -	\$ 13,892.01
			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	\$ 6,599.56	\$ -	\$ 60,527.82
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	\$ 46.41	\$ -	\$ 634.04
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	\$ 46.41	\$ -	\$ 634.04
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	\$ 215.15	\$ -	\$ 2,338.80
	ATT		295519998	\$ 190.69	\$ 190.69	\$ 190.69	\$ 191.03	\$ 191.03	\$ 191.03	\$ 191.22	\$ 191.22	\$ 191.22	\$ 190.83	\$ 201.16	\$ -	\$ 2,110.81
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	\$ 416.31	\$ -	\$ 4,449.61

C.

Deer Run Community Development District

Summary of Check Register

August 01, 2025 through August 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	8/5/25	2360-2365	\$ 7,681.86
	8/15/25	2366-2374	\$ 35,162.67
	8/19/25	2375-2380	\$ 5,166.28
	8/26/25	2381-2382	\$ 2,276.65
Payroll			
	8/29/25	50267 B. DeSantis	\$ 184.70
	8/29/25	50268 F. Gates	\$ 184.70
	8/29/25	50269 G. Garner	\$ 184.70
	8/29/25	50270 G. Masten	\$ -
	8/29/25	50271 M. Tabares	\$ 184.70
Total Amount			\$ 51,026.26

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/05/25	00110	7/25/25 4022	202508 320-53800-48000		*	1,800.00	
		AUG POOL SERVICE					
		7/25/25 4022	202508 320-53800-48100		*	76.65	
		TILE SOAP					
				C BUSS ENTERPRISES INC			1,876.65 002360
8/05/25	00092	8/01/25 428038	202508 320-53800-51000		*	320.92	
		AUG SECURITY MONITORING					
				HI-TECH SYSTEM ASSOCIATES INC			320.92 002361
8/05/25	00093	6/17/25 709S6-20	202506 320-53800-56000		*	175.00	
		2ND VISIT-GYM MAINTENANCE					
				LLOYDS EXERCISE EQUIPMENT			175.00 002362
8/05/25	00059	8/01/25 11129561	202508 320-53800-48100		*	1,601.51	
		AUG POOL CHEMICALS					
				POOLSURE			1,601.51 002363
8/05/25	00120	7/08/25 PFS22569	202507 320-53800-54000		*	3,307.78	
		50% DEP - RESTRAP CHAIRS					
				FURNITURE LEISURE INC			3,307.78 002364
8/05/25	00042	8/01/25 965820	202507 320-53800-46200		*	400.00	
		ZON 7 VALVE RPLMT-7/25/25					
				YELLOWSTONE LANDSCAPE			400.00 002365
8/15/25	00044	6/03/25 06032025	202506 300-20700-10200		*	44.73	
		COMMISSIONS THRU 6/03/25					
				FLAGLER COUNTY TAX COLLECTOR			44.73 002366
8/15/25	00027	8/01/25 18005137	202506 320-53800-43000		*	902.00	
		PREMIUM LIGHTING JUN25					
				FLORIDA POWER & LIGHT COMPANY			902.00 002367
8/15/25	00118	8/01/25 8	202508 310-51300-34000		*	3,192.58	
		AUG MANAGEMENT FEES					
		8/01/25 8	202508 310-51300-35200		*	57.83	
		AUG WEBSITE ADMIN					
		8/01/25 8	202508 310-51300-35100		*	101.58	
		AUG INFORMATION TECH					
		8/01/25 8	202508 310-51300-31300		*	208.33	
		AUG DISSEMINATION SVCS					
		8/01/25 8	202508 310-51300-51000		*	.84	
		OFFICE SUPPLIES					
		8/01/25 8	202508 310-51300-42000		*	26.48	
		POSTAGE					

DRUN DEER RUN AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
		8/01/25	8	202508	310-51300-42500					*	112.05		
			COPIES										
		8/01/25	8	202508	310-51300-41000					*	17.83		
			TELEPHONE										
									GOVERNMENTAL MANAGEMENT SERVICES			3,717.52	002368
8/15/25	00092	8/05/25	428556	202508	320-53800-52000					*	247.50		
			ACCESS CARDS										
									HI-TECH SYSTEM ASSOCIATES INC			247.50	002369
8/15/25	00102	7/10/25	990838	202507	320-53800-47000					*	2,038.93		
			LAKE MAINTENANCE JUL25										
									J & J AQUATICS SPECIALIST LLC			2,038.93	002370
8/15/25	00102	8/10/25	990896	202508	320-53800-47000					*	2,038.93		
			LAKE MAINTENANCE AUG25										
									J & J AQUATICS SPECIALIST LLC			2,038.93	002371
8/15/25	00056	7/31/25	280	202507	320-53800-12110					*	6,169.90		
			JUL FACILITY ATTENDANT										
									RIVERSIDE MANAGEMENT SERVICES, INC			6,169.90	002372
8/15/25	00056	8/01/25	278	202508	320-53800-12100					*	6,543.08		
			AUG FACILITY MANAGEMENT										
		8/01/25	278	202508	320-53800-12000					*	2,924.08		
			AUG FIELD MANAGEMENT										
									RIVERSIDE MANAGEMENT SERVICES, INC			9,467.16	002373
8/15/25	00042	8/01/25	973748	202508	320-53800-46000					*	10,536.00		
			AUG LANDSCAPE MAINTENANCE										
									YELLOWSTONE LANDSCAPE			10,536.00	002374
8/19/25	00066	8/12/25	81821315	202508	320-53800-48400					*	96.77		
			PEST CONTROL AUG25										
									FLORIDA PEST CONTROL & CHEMICAL CO			96.77	002375
8/19/25	00107	7/31/25	7250881	202507	310-51300-48000					*	26.38		
			NOTICE OF MEETING-7/16/25										
									GANNETT MEDIA CORP			26.38	002376
8/19/25	00082	8/09/25	196	202508	320-53800-48300					*	400.00		
			CLEANING WEEK - 8/4/25										
									J&G COMMERCIAL CLEANING SERVICE LLC			400.00	002377
8/19/25	00082	8/17/25	197	202508	320-53800-48300					*	400.00		
			CLEANING WEEK - 8/11/25										
									J&G COMMERCIAL CLEANING SERVICE LLC			400.00	002378
									DRUN DEER RUN				
									AMOSSING				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/19/25	00056	8/13/25 281	202507 320-53800-50000	JUL FACILITIES MAINT	*	1,297.00	
		8/13/25 281	202507 320-53800-59100	HOLIDAY DECOR	*	123.50	
		8/13/25 281	202507 320-53800-53000	JUL OPERATING SUPPLIES	*	668.98	
		8/13/25 281	202507 320-53800-57000	OFFICE SUPPLIES	*	246.32	
		8/13/25 281	202507 320-53800-55000	POOL REPAIRS & MAINT	*	22.99	
		8/13/25 281	202507 320-53800-54000	AMENITY REPAIRS & MAINT	*	1,067.00	
RIVERSIDE MANAGEMENT SERVICES, INC						3,425.79	002379
8/19/25	00056	8/13/25 282	202507 320-53800-59000	SPECIAL EVENT SUPP - 8/5	*	817.34	
RIVERSIDE MANAGEMENT SERVICES, INC						817.34	002380
8/26/25	00110	6/25/25 3843	202507 320-53800-48000	JUL POOL SERVICES	*	1,800.00	
		6/25/25 3843	202507 320-53800-48100	POOL TILE SOAP	*	76.65	
C BUSS ENTERPRISES INC						1,876.65	002381
8/26/25	00082	8/23/25 198	202508 320-53800-48300	CLEANING WEEK - 8/18/25	*	400.00	
J&G COMMERCIAL CLEANING SERVICE LLC						400.00	002382
TOTAL FOR BANK A						50,287.46	
TOTAL FOR REGISTER						50,287.46	

DRUN DEER RUN AMOSSING

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50267	13	BARBARA A DESANTIS	184.70	8/29/2025
50268	12	FRANKLIN D GATES	184.70	8/29/2025
50269	10	GARY D GARNER	184.70	8/29/2025
50270	15	GARY R MASTEN	.00	8/29/2025
50271	14	MELISSA TABARES	184.70	8/29/2025
TOTAL FOR REGISTER			738.80	

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

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



Bill to

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Approved
Pool Maintenance
001.320.53800.48000
Rich Gray

Invoice details

Invoice no.: 4022
Terms: Net 30
Invoice date: 07/25/2025
Due date: 08/24/2025

RECEIVED

By Tara Lee at 3:20 pm, Jul 25, 2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE; AUGUST	1	\$1,800.00	\$1,800.00
2.	TILE SOAP	PER GAL	1	\$76.65	\$76.65

Total

\$1,876.65

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

approved by MC 07-0811/2025



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

51000

Invoice #: 428038
Invoice Date: 08/01/2025
Completed: 08/01/2025
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	1.00	\$20.00	20.00
Hi-Tech Commercial Video 4			
7421520 - Access Control System - Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr. Bunnell, FL	1.00	\$20.00	20.00
Hi-Tech Commercial Access 1			
HT Comm Access 8	1.00	\$79.99	79.99
AS50-0181 - Fire System - Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr. Bunnell, FL	1.00	\$59.99	59.99
HT Napco Fire	1.00	\$75.00	75.00
Fire Alarm Inspection			
AS50-0183 - Security System - Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr. Bunnell, FL	1.00	\$59.99	59.99
Hi-Tech Commercial Interactive Plus	1.00	\$5.95	5.95
Hi-Touch Ultimate Service Plan			0.00
Sales Tax			

RECEIVED

By Tara Lee at 2:10 pm, Aug 01, 2025

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

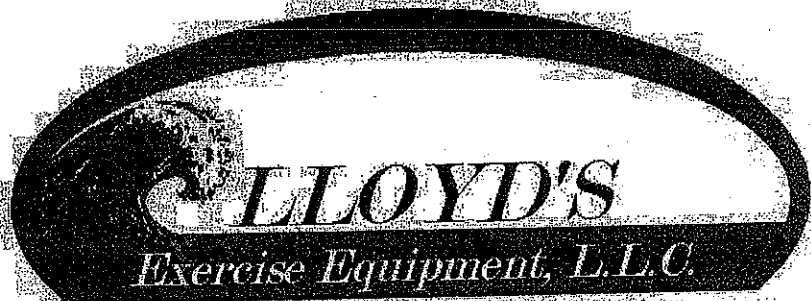
Support@hitechflorida.com
Office: 850-385-7649

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

Approved by NC ORC 1/01/2025

Scheduled Service Invoice

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



Customer Bill To:

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

Service Date

Invoice #

P.O. No.

Terms

6/17/25

709S6-2025

Due on receipt

Unit	Tech Notes	Amount
	Your Scheduled Service is set for 4x per year (circle one): 1st, <u>2nd</u> , 3rd, 4th Visit.	175.00
2 Spirit CT800 Treadmills	adjusted walkbelts cleaned up tested	
2 Spirit CE800 Ellipticals	cleaned up tested	
1 Spirit CR800 Recumbent Bike	cleaned up tested	
1 Inspire Functional Trainer	checked hardware / Lubed guide rods	
1 Inspire Adjustable Bench	checked hardware	
3 Paramount Dual Circuits	checked hardware / Lubed guide rods	

See check-sheet on reverse for routine maintenance descriptions

Date

6/17/2026

Signature

[Signature]

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



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

Invoice

Date
Invoice#

8/1/2025
111295614070

Terms	Net 20
Due Date	8/21/2025
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

Approved
Pool Chemicals
001.320.53800.48100
Rich Gray

Amount Paid/Credit Applied \$0.00

Balance Due \$1,601.51

[Click Here to Pay Now](#)



RECEIVED

By Tara Lee at 10:31 am, Jul 21, 2025



111295614070



Pool Furniture Supply

A Furniture Leisure Web Store

Phone: (877) 646-6320

Fax : (386) 437-6652

Quote

PO Box 2390
Bunnell, FL 32110

Date	Quote No.
7/8/2025	PFS22569

Bill To
Deer Run CDD 501 Grand Reserve Drive Bunnell, FL 32110

Ship To
Deer Run CDD 501 Grand Reserve Drive Bunnell, FL 32110 USA

P.O. No.	Rep	Terms
	KC	50%Deposit/Net

Item	Description	Qty	Cost	Total
MC-150	Replacement sling for MC-150 chaise lounge Sling Color: Sand Plus	25	120.00	3,000.00
Estimated Lead Time	Estimated lead time is 10-12 weeks, not including transit. ***THIS QUOTE IS VALID FOR 14 DAYS***		0.00	0.00
S&H	Shipping and Handling. Commercial Delivery - LTL - Delivery does not include offloading freight. Lift Gate and 24 hr Call Ahead are requested for all applicable orders but are not guaranteed. - The delivery address must have ample room for a 53' semi truck to enter and turn around or exit the property without incident or obstacle. Notify your Sales Rep if a smaller truck is required. - Certain products will ship unassembled. Delivery does not include assembly, installation, placement of furniture, or removal of packing materials.		307.78	307.78

RECEIVED

By Tara Lee at 8:58 am, Jul 31, 2025

Credit Card payments are subject to a 4% fee of the Total amount charged. All first time orders and orders up to \$24,999.99 require a 50% deposit, all orders \$25,000.00 and above require a 75% deposit. The Balance is due once the order ships. Due to Credit Card Processing guidelines, all Credit Card purchases will be processed for the full amount within 7 days of purchase. Orders will not be processed until the credit is approved by Furniture Leisure, Inc. All Custom Orders (made to the customer's specifications) require payment in advance and are non-cancelable and non-returnable. A 25% restocking fee plus all shipping costs are required to return stock merchandise. Customer is responsible for organizing and payment of return freight. Returns must receive a "Return Authorization" from Furniture Leisure, Inc. prior to shipping. All Returns must be received in the original cartons and in new condition.

The manufacturer of merchandise purchased from Furniture Leisure, Inc. warrants all products. Written warranties are available upon request. Furniture Leisure, Inc. assumes no responsibility to extend, alter, or modify any product warranty.

Furniture Leisure, Inc. will be held harmless against all claims of liability resulting from receiving, installation and use of these products. All Shipments are scheduled ASAP "as soon as possible". All effort will be made to expedite, however the purchaser acknowledges no arrival dates are guaranteed. Customer agrees to pay reasonable collection costs allowed by law and/or attorneys fees incurred in connection with the collection of this transaction. The venue for any litigation with Furniture Leisure, Inc will be Flagler County, FL.

Receiving, Offloading, Assembly, Placement of Furniture, Installation, and Removal of Packing Materials of the merchandise is solely the customer's responsibility and is not included in the above price.

Subtotal

Sales Tax (0.0%)

Order Total

Signature

Title _____ Date _____

sales@poolfurnituresupply.com

Page 1

www.poolfurnituresupply.com



Pool Furniture Supply

A Furniture Leisure Web Store

Phone: (877) 646-6320

Fax : (386) 437-6652

Quote

PO Box 2390
Bunnell, FL 32110

Date	Quote No.
7/8/2025	PFS22569

Bill To
Deer Run CDD 501 Grand Reserve Drive Bunnell, FL 32110

Ship To
Deer Run CDD 501 Grand Reserve Drive Bunnell, FL 32110 USA

P.O. No.	Rep	Terms
	KC	50%Deposit/Net

Item	Description	Qty	Cost	Total
Inspection by Custo...	<p>**Customer MUST INSPECT all products in the Driver's presence during the Time of Delivery.</p> <p>*Take pictures of the package as it arrives.</p> <p>*Accept the delivery even if damaged. Note any observed damages of the packaging or products on the Bill of Lading before signing. If B.O.L is electronic, request an Exception Number from the driver.</p> <p>*If the driver cannot wait for inspection & there are damages to the packaging, note "Subject to Inspection" on the B.O.L. or request the Exception Number before they leave.</p> <p>**CONTACT Your Sales Rep WITHIN 48 HOURS of DELIVERY with pictures, the number of products affected, any missing pieces, and/or damage details for further assistance on Freight Claims and resolutions.</p> <p>--- PLEASE NOTE: FREIGHT DAMAGE & MISSING PARTS Discovered After The Carrier Has Left Will Be The Responsibility of the Receiving Party. ---</p>		0.00	0.00
Credit Card Usage Fee	<p>4% Credit Card Fee</p> <p>** Fee Will Not Apply to Payments Made by Paper CHECK or ACH.</p> <p>**Please Advise if payment will be made other than Credit/Debit Card.</p> <p>** Credit Card Fees Are NON-Refundable**</p>		0.00	0.00

Credit Card payments are subject to a 4% fee of the Total amount charged. All first time orders and orders up to \$24,999.99 require a 50% deposit, all orders \$25,000.00 and above require a 75% deposit. The Balance is due once the order ships. Due to Credit Card Processing guidelines, all Credit Card purchases will be processed for the full amount within 7 days of purchase. Orders will not be processed until the credit is approved by Furniture Leisure, Inc. All Custom Orders (made to the customer's specifications) require payment in advance and are non-cancelable and non-returnable. A 25% restocking fee plus all shipping costs are required to return stock merchandise. Customer is responsible for organizing and payment of return freight. Returns must receive a "Return Authorization" from Furniture Leisure, Inc. prior to shipping. All Returns must be received in the original cartons and in new condition.

The manufacturer of merchandise purchased from Furniture Leisure, Inc. warrants all products. Written warranties are available upon request. Furniture Leisure, Inc. assumes no responsibility to extend, alter, or modify any product warranty.

Furniture Leisure, Inc. will be held harmless against all claims of liability resulting from receiving, installation and use of these products. All Shipments are scheduled ASAP "as soon as possible". All effort will be made to expedite, however the purchaser acknowledges no arrival dates are guaranteed. Customer agrees to pay reasonable collection costs allowed by law and/or attorneys fees incurred in connection with the collection of this transaction. The venue for any litigation with Furniture Leisure, Inc will be Flagler County, FL.

Receiving, Offloading, Assembly, Placement of Furniture, Installation, and Removal of Packing Materials of the merchandise is solely the customer's responsibility and is not included in the above price.

Subtotal \$3,307.78

Sales Tax (0.0%) \$0.00

Order Total \$3,307.78

Signature _____ Title _____ Date _____



YELLOWSTONE LANDSCAPE

Bill To:

Deer Run CDD
c/o GMS-CF, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092

Property Name: Deer Run CDD

Address: 400 Grand Reserve Dr
Bunnell, FL 32110

INVOICE

INVOICE #	INVOICE DATE
965820	8/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2025

Invoice Amount: \$400.00

Description	Current Amount
Zone 7 Valve Replacement 7-25	
Irrigation Repairs	\$400.00
Approved Irrigation Repairs 001.320.53800.46200 Rich Gray	

RECEIVED

By Tara Lee at 10:51 am, Aug 04, 2025

Invoice Total **\$400.00**

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

**SHELLY EDMONSON
FLAGLER COUNTY TAX COLLECTOR**

June 3, 2025

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

#9	
Remitted Prior Distribution	1,168,083.77
Remitting Current Distribution	<u>2,236.44</u>
TOTAL COLLECTIONS REMITTED	<u><u>1,170,320.21</u></u>
 Total Commissions Receivable	 23,406.40
Less Received Prior Billing	<u>23,361.68</u>
 COMMISSIONS NOW DUE	 44.73

RECEIVED

By Tara Lee at 12:36 pm, Aug 08, 2025

PAYMENT COUPON

/4115006401063000160342180051376300000090200

1800513763 1 of 1

4,1,1500,640106,3000160342,1800513763,0,0000090200

Please mail this portion with your check

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

Cust. No.: 3000160342	Inv. No.: 1800513763
This Month's Charges	Amount Due
Past Due After	This Invoice
08/31/2025	\$ 902.00

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

RECEIVED

By Tara Lee at 10:42 am, Aug 11, 2025

FPL
General Mail Facility
Miami FL 33188-0001

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

Invoice

Customer Name and Address

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

Customer Number: 3000160342

Invoice Number: 1800513763

Invoice Date: 08/01/2025

4,1,1500,640106,3000160342,1800513763,0,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 3000160342 Invoice No: 1800513763

Description	Amount
PREMIUMLIGHTING	902.00
For Inquiries Contact: PREMIUM LIGHTING	Total Amount Due \$902.00 This Month's Charges Past Due After 08/31/2025

AUG 08 2025

Wire & ACH Payments

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

Check Payments

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

General Mail Facility
Miami FL 33188-0001

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

Invoice #: 8
Invoice Date: 8/1/25
Due Date: 8/1/25
Case:
P.O. Number:

Deer Run CDD
9145 Narcoossee Rd
Suite A206
Orlando FL 32827

Total	\$3,717.52
Payments/Credits	\$0.00
Balance Due	\$3,717.52

By Tara Lee at 9:42 am, Aug 07, 2025

approved by NC on 8/6/25



Tallahassee, FL 32308
2498 Centerville Rd.

52000

Invoice

Invoice #: 428556
Invoice Date: 08/05/2025
Completed: 08/05/2025
Terms: Due On Receipt
Bid#: 9672-2
Job: 475 West Town Place

Bill to:

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

HiTechFlorida.com

Description	Qty	Rate	Amount
Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr. Bunnell, FL	50.00	\$4.95	247.50
CDVI-CS Proxy Card			0.00
Sales Tax			

RECEIVED

By Tara Lee at 9:46 am, Aug 07, 2025

Tech Resolution Note:

Access

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

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

Total	\$247.50
Payments	\$0.00
Balance Due	\$247.50

INVOICE

J & J Aquatics Specialist LLC
PO Box 3417
Lake City, FL 32056

jandjaquatics22@gmail.com
+1 (386) 898-8649



Bill to

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Ship to

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Invoice details

Invoice no.: 990838
Terms: Net 30
Invoice date: 07/10/2025
Due date: 08/09/2025

Approved
Lake Maintenance
001.320.53800.47000
Rich Gray

RECEIVED

By Tara Lee at 8:35 am, Aug 11, 2025

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

Total

\$2,038.93

Thank you for your business. We accept Cash, Check or Credit Card.

Note If paying by Credit Card a 3.9% transaction fee will be required.

Total if paying by Credit Card is \$

Note to customer

Thank you for your business!!

INVOICE

J & J Aquatics Specialist LLC
PO Box 3417
Lake City, FL 32056

jandjaquatics22@gmail.com
+1 (386) 898-8649



Bill to

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Ship to

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Invoice details

Invoice no.: 990896
Terms: Net 30
Invoice date: 08/10/2025
Due date: 09/09/2025

Approved
1.320.53800.47000
Lake Maintenance
Rich Gray

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

Total

\$2,038.93

Thank you for your business. We accept Cash, Check or Credit Card.

Note if paying by Credit Card a 3.9% transaction fee will be required.

Total if paying by Credit Card is \$

Note to customer

Thank you for your business!!

RECEIVED

By Tara Lee at 9:25 am, Aug 12, 2025

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

Invoice

Invoice #: 280
Invoice Date: 7/31/2025
Due Date: 7/31/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Attendant through July 2025	224.36	27.50	6,169.90
<i>Alison Moring</i> 8-12-25			

RECEIVED

By Tara Lee at 10:37 am, Aug 12, 2025

Total	\$6,169.90
Payments/Credits	\$0.00
Balance Due	\$6,169.90

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Facility Attendant

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
224.36	Facility Attendant	\$ 27.50	\$ 6,169.90

Covers Period: July 2025

GL # 001.320.53800.12110

TOTAL DUE:

\$ 6,169.90

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/25	1.63	C.P.	Assisted with planning, completed daily checklist
7/3/25	7.13	C.P.	Assisted with planning, completed daily checklist
7/4/25	8.23	P.B.	4th of July Event - set up, assist and clean up
7/4/25	6.67	C.P.	4th of July Event - set up, assist and clean up
7/4/25	3.05	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/5/25	6.08	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
7/5/25	5.37	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/6/25	6.08	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
7/6/25	5.23	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/7/25	6.1	C.P.	Assisted with planning, completed daily checklist
7/9/25	8.33	C.P.	Assisted with planning, completed daily checklist
7/11/25	9.07	C.P.	Assisted with planning, completed daily checklist
7/11/25	5.15	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/12/25	6.2	C.O.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
7/12/25	5.33	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/13/25	6.3	C.P.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
7/13/25	5.12	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/14/25	5.05	P.B.	Craft Night - set up, assist and clean up
7/14/25	7.65	C.P.	Assisted with planning, completed daily checklist
7/15/25	5.77	C.P.	Assisted with planning, completed daily checklist
7/18/25	5.12	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/19/25	7.18	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
7/19/25	5.32	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/20/25	6.15	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
7/20/25	5.23	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/21/25	4.08	P.B.	Assisted with planning, completed daily checklist
7/22/25	8.1	P.B.	Assisted with planning, completed daily checklist
7/24/25	2.15	P.B.	Assisted with planning, completed daily checklist
7/25/25	6.65	C.P.	Assisted with planning, completed daily checklist
7/25/25	8.2	P.B.	Paint Night - set up, assist and clean up
7/25/25	5.22	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/26/25	6.05	C.O.	Assisted with planning, completed daily checklist
7/26/25	6.62	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
7/26/25	5.12	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/27/25	6.23	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
7/27/25	5.13	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/27/25	6.3	C.P.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
7/29/25	5.97	C.P.	Assisted with planning, completed daily checklist

224.36

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

Invoice

Invoice #: 278
Invoice Date: 8/1/2025
Due Date: 8/1/2025

Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - August 2025		6,543.08	6,543.08
1.320.53800.1200 - Field Management - Deer Run - August 2025		2,924.08	2,924.08
<div>Alison Moring 8-26-25</div>			

RECEIVED

By Tara Lee at 9:40 am, Aug 07, 2025

Total \$9,467.16

Payments/Credits \$0.00

Balance Due \$9,467.16



YELLOWSTONE

LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
973748	8/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Deer Run CDD
c/o GMS-CF, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092

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: August 31, 2025

Invoice Amount: \$10,536.00

Description	Current Amount
Monthly Landscape Maintenance August 2025	\$10,536.00

Approved
Landscape Maintenance
001.320.53800.46000
Rich Gray

Invoice Total **\$10,536.00**

RECEIVED

By Tara Lee at 9:25 am, Aug 12, 2025

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



PO Box 13848
Reading, PA 19612-3848

SERVICE INVOICE

Invoice number:

81821315

Due date:

9/11/2025

Total due:

\$96.77

Bill To number:

2692782

Invoice date:

8/12/2025

PAYMENT REQUESTED FROM

907 1 MB 0.672 5 Return Service Requested

Deer Run Cdd

6200 Lee Vista Blvd Suite 300
ATTN INDIRA 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

Deer Run Cdd

501 GRAND RESERVE DR

BUNNELL, FL ON 8/12/2025

96.77

SUBTOTAL:

\$96.77

TOTAL DUE:

\$96.77

*approved by NC
on 8/18/25*

RECEIVED

By Tara Lee at 1:00 pm, Aug 18, 2025

Payment Receipt. Please Return with Payment Remittance

Amount due: \$96.77

Payment due: 9/11/2025

To pay by phone call 386-673-0405.

Customer name:

DEER RUN CDD

Bill To number:

2692782

Invoice number:

81821315



Mail this form with payment to:

FLORIDA PEST CONTROL
PO BOX 740608
CINCINNATI OH 45274-0608

0026927820000000000081821315000009677202509110004



Florida
GANNETT

Deer Run Comm Dev Dist

464637

07/31/25

INVOICE #

0007250881

INVOICE PERIOD

Jul 1- Jul 31, 2025

CURRENT INVOICE TOTAL

\$26.38

PREPAY
(Memo Info)

\$0.00

UNAPPLIED
(included in amt due)

\$0.00

TOTAL CASH AMT DUE*

\$26.38

BILLING ACCOUNT NAME AND ADDRESS

Deer Run Communitydevelopment District
219 E. Livingston St.
Orlando, FL 32801-1508



PAYMENT DUE DATE: AUGUST 31, 2025

Legal Entity: Gannett Media Corp.

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

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

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

Date	Description	Amount
7/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/9/25	11414138	DTB Flagler/ Palm Coast News Tribune	July Workshop Notice		\$26.38

RECEIVED

By Tara Lee at 12:03 pm, Aug 18, 2025

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

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Deer Run Comm Dev Dist		ACCOUNT NUMBER 464637		INVOICE NUMBER 0007250881		AMOUNT PAID
CURRENT DUE \$26.38	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$26.38
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$27.43
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00004646370000000000000072508810000263867174

THE FLAGLER/PALM COAST
NEWS-TRIBUNE PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katelyn Beach
Deer Run Community
Development District
219 E Livingston ST
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

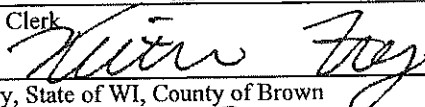
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Flagler/Palm Coast NEWS-TRIBUNE, published in Flagler County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website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

07/09/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/09/2025

Legal Clerk


Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost:	\$26.38	
Tax Amount:	\$0.00	
Payment Cost:	\$26.38	
Order No:	11414138	# of Copies:
Customer No:	464637	1
PO #:		

THIS IS NOT AN INVOICE!

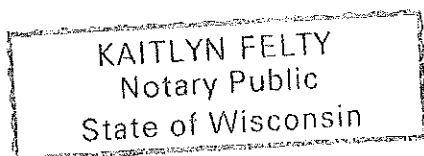
Please do not use this form for payment remittance.

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

The Board of Supervisors (the "Board") of the Deer Run Community Development District will hold a workshop on Wednesday, July 16th, 2025, at 6:30 p.m. located at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110. Immediately following will be with regular meeting of the Board of Supervisors. The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

James Oliver
District Manager
NT#11414138 7/9/2025 11



approved by NC on 8/14/2025
48300

Invoice

196

8/9/2025

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 8/4	400.00
Total Due:	400.00

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

Thank you,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164

RECEIVED

By Tara Lee at 9:16 am, Aug 15, 2025



approved by Nc on 8/18/2025

Invoice

197

48300

8/17/2025

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 8/11	400.00
Total Due:	400.00

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

Thank you,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164



RECEIVED

By Tara Lee at 11:40 am, Aug 18, 2025

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

Invoice

Invoice #: 281
Invoice Date: 8/13/2025
Due Date: 8/13/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance June 1 - June 30, 2025	40.98	40.00	1,639.20
Maintenance Supplies		1,786.59	1,786.59
Approved			
Facilities Maintenance			
001.320.53800.50000-\$1,297.00			
Holiday Decor			
001.320.53800.59100-\$123.50			
Operating Supplies			
001.320.53800.53000-\$668.98			
Office Supplies			
001.320.53800.57000-\$246.32			
Pool Repairs & Maintenance			
001.320.53800.55000-\$22.99			
Amenity Repairs & Maintenance			
001.320.53800.54000-\$1,067.00			
Total			\$3,425.79
Payments/Credits			\$0.00
Balance Due			\$3,425.79

Alison Moring
8-15-25

RECEIVED

By Tara Lee at 9:45 am, Aug 18, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/3/25	7.75	M.C.	Pressure washed rubber floor mats for men's restroom and women's restroom on pool deck, straightened and organized pool deck furniture, removed debris around amenity center, pool deck, courts, roadways and parking lot, checked and changed trash receptacles
7/8/25	8	M.C.	Cut stone to fit grill front panel and cut some stone for the side openings, pressure washed tables and chairs on patio, straightened and organized pool deck furniture, removed debris around amenity center, pool deck, courts, roadways and parking lot, checked and changed trash receptacles
7/17/25	8.7	M.C.	Used PL Max to hold brick stone on open fire pit, made water run and swapped five empty containers for five full ones, installed switch in fitness center and removed the non working one, straightened and organized pool deck furniture, removed debris around amenity center, pool deck, courts, roadways and parking lot, checked and changed trash receptacles
7/24/25	8.18	M.C.	Fixed fan in fitness room, straightened and organized pool deck chairs, tables and umbrellas, removed debris around amenity center and roadways, checked and changed trash receptacles
7/31/25	8.35	M.C.	Painted steps in amenity center leading to second floor, the white kick plate riser was painted white again, straightened and organized pool deck chairs, tables and umbrellas, removed debris along all entrance and exit roads and around amenity center, checked and changed trash receptacles
TOTAL	<u>40.98</u>		
MILES	<u>0</u>		

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN				
	6/25/25	Bathroom Mats	57.45	N.C.
	6/25/25	Fourth of July Décor	88.87	N.C.
	6/25/25	Fourth of July Mini Flags	5.34	N.C.
	6/25/25	Magazine Holder	29.29	N.C.
	6/25/25	Printer Paper	22.99	N.C.
	6/25/25	Paper Plates	20.64	N.C.
	6/25/25	Plastic Cups	28.74	N.C.
	6/25/25	Paper Cone Cups	39.08	N.C.
	6/25/25	Coffee Cups	35.52	N.C.
	6/28/25	HP Instant Ink	206.09	N.C.
	6/30/25	Amazon Prime Membership	17.24	N.C.
	6/30/25	Repair Work Add Piece to Existing Grill	357.08	R.G.
	7/1/25	Large Wall Mount J-Hook (3)	36.85	R.G.
	7/1/25	Ice Machine Cleaner	17.22	R.G.
	7/6/25	Coffee Creamer	17.24	N.C.
	7/8/25	4.5" Diablo Blade 3pk	29.87	R.G.
	7/8/25	Loctite Premium (3)	43.06	R.G.
	7/8/25	Switch	9.74	R.G.
	7/13/25	Trifold Paper Towels	47.14	N.C.
	7/15/25	Paper Towels	47.71	N.C.
	7/15/25	Toilet Paper	75.30	N.C.
	7/17/25	5 Gallon Water Jugs	48.76	N.C.
	7/18/25	Pool Thermometer	22.99	N.C.
	7/20/25	Sign Up Genius	34.49	N.C.
	7/21/25	Constant Contact Monthly Fee	99.73	N.C.
	7/24/25	Welman Stainless Steel Cleaner and Polish (2)	24.56	R.G.
	7/24/25	Microfiber Towel 24pk	12.28	R.G.
	7/24/25	Grill Brush with 3 Pads (4)	39.27	R.G.
	7/24/25	Grill Tool Set 4 Piece (2)	61.47	R.G.
	7/24/25	BBQ and Grill Cleaner (3)	36.85	R.G.
	7/24/25	Thermostat Guard (2)	56.29	R.G.
	7/24/25	Silicone	15.89	R.G.
	7/24/25	Wall Mount Key Safe	40.38	R.G.
	8/2/25	BBQ Grill Brush (2)	61.19	R.G.
		TOTAL	<u>\$1,786.59</u>	

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

Invoice

Invoice #: 282
Invoice Date: 8/13/2025
Due Date: 8/13/2025
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Events Supplies - Special Events ending 8/5/25 1.320.53800.59000		817.34	817.34
Alison Moring 8-15-25			

RECEIVED

By Tara Lee at 9:45 am, Aug 18, 2025

Total	\$817.34
Payments/Credits	\$0.00
Balance Due	\$817.34

SPECIAL EVENTS

Period Ending 8/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	6/25/25	Paint Night	Brushes	20.13	N.C.
	6/25/25	Paint Night	Paper Plates	2.88	N.C.
	6/25/25	Paint Night	Table Covers	10.06	N.C.
	6/25/25	Paint Night	Posterboard	2.21	N.C.
	7/3/25	July 4th	Case of Water	5.51	N.C.
	7/3/25	July 4th	Swirn Noodles	20.13	N.C.
	7/3/25	Bingo	Bingo Prizes	161.00	N.C.
	7/4/25	Craft Night	Wooden Boxes	64.39	N.C.
	7/4/25	Craft Night	Napkins	54.99	N.C.
	7/4/25	Craft Night	Crackle Paint Medium	64.35	N.C.
	7/4/25	Family Bingo	Bingo Prizes	194.34	N.C.
	7/13/25	Family Meeting with Melissa	Credit for Food Platter	-89.80	N.C.
	7/18/25	Kids Pool Party	Juice	17.20	N.C.
	7/18/25	Kids Pool Party	Seitzer Water	2.23	N.C.
	7/18/25	Kids Pool Party	Candy	13.66	N.C.
	7/18/25	Kids Pool Party	Pinatas	31.00	N.C.
	7/18/25	Kids Pool Party	Candy	60.21	N.C.
	7/18/25	Kids Pool Party	Prizes	182.85	N.C.
TOTAL				<u>\$817.34</u>	

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.: 3843
Terms: Net 30
Invoice date: 06/25/2025
Due date: 09/01/2025

Approved
Pool Maintenance
001.320.53800.4800
Rich Gray

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JULY	1	\$1,800.00	\$1,800.00
2.	TILE SOAP	PER GAL	1	\$76.65	\$76.65
Total					\$1,876.65

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

RECEIVED

By Tara Lee at 2:54 pm, Aug 25, 2025

approved by NC on 8/25/2025

48300

Invoice

198

8/23/2025

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 8/18	400.00
Total Due:	400.00

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

Thank you,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164

RECEIVED

By Tara Lee at 12:02 pm, Aug 25, 2025



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Deer Run CDD

Board Meeting Date: August 27, 2025

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

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

Approved for Payment:


District Manager Signature

8.27.2025
Date

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