

*Deer Run Community
Development District*

Agenda

November 19, 2025

AGENDA

Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.DeerRunCDD.com

November 12, 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, November 19, 2025, at 6:30 p.m.** at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110.

Audit Committee Meeting

- I. Roll Call
- II. Review and Ranking of Proposals Received in Response to the RFP
 - A. Berger, Toombs, Elam, Gaines & Frank
 - B. Grau & Associates
 - C. Dimov Audit
- III. Other Business
- IV. Adjournment

Regular Meeting

- I. Roll Call
- II. Public Comments *(regarding agenda items below)*.
- III. Bunnell City Manager, Dr. Alvin Jackson
- IV. Bunnell City Engineer, Mr. Marcus DePasquale

- V. Consideration of Committee Rankings of Proposals to Perform the Audit for Fiscal Year 2025
- VI. Consideration of Conveyances:
 - A. Right of Way
 - B. Stormwater Ponds
 - C. Common Area Tracts
- VII. Consideration of Work Authorization from Dewberry for Fiscal Year 2026 District Engineering Services
- VIII. Consideration of Drain Grate Replacement at Zero Entry on Pool Deck
- IX. Close Out Letter from SJRWMD for the Required Easement Planting for Areas 4/11 from 2023 Inspection
- X. Discussion Items:
 - A. Florida Team Pickleball League Agreement
 - B. FPL Streetlight Transfer to Freedom HOA
- XI. Engineer's Report
- XII. Staff Reports
 - A. Attorney
 - B. District Manager
 - 1. Review of Fiscal Year 2025 Goals and Objectives
 - 2. Review of Fiscal Year 2026 Annual Meeting Schedule (change time to 6:30 p.m.)
 - C. Operations Manager
 - 1. Report
 - 2. Discussion of Landscape Enhancements to the Amenity Center
 - D. Amenity Manager
- XIII. Supervisor's Request
- XIV. Public Comments
- XV. Approval of Consent Agenda

- A. Approval of the Minutes of the September 24, 2025 Meeting
- B. Acceptance of the Minutes of the September 24, 2025 Audit Committee Meeting
- C. Balance Sheet as of September 30, 2025 and Statement of Revenues and Expenses for the Period Ending September 30, 2025
- D. Approval of Check Register

XVI. Next Scheduled Meeting – January 28, 2026 at 6:30 p.m. @ Island Club

XVII. Adjournment

Community Interest:

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

SECOND ORDER OF BUSINESS

Deer Run Community Development District
Auditor Selection Evaluation Criteria

	Ability of Personnel (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 workload; proposed staffing levels, etc.)	Proposer's Experience (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.)	Understanding of Scope of Work Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	Ability to Furnish the Required Services 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).	Price Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to services.	Point Total
Proposer	20	20	20	20	20	100
Berger, Tooms, Elam, Gaines & Frank						
Grau & Associates						
Dimov Audit						

A.

**DEER RUN
COMMUNITY DEVELOPMENT DISTRICT
PROPOSAL FOR AUDIT SERVICES**

PROPOSED BY:

Berger, Toombs, Elam, Gaines & Frank
CERTIFIED PUBLIC ACCOUNTANTS, PL

600 Citrus Avenue, Suite 200
Fort Pierce, Florida 34950

(772) 461-6120

CONTACT PERSON:

Maritza Stonebraker, CPA, Director

DATE OF PROPOSAL:

November 10, 2025

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

November 10, 2025

Deer Run Community Development District
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Deer Run Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Deer Run Community Development District. We will provide you with top quality, responsive service.

Experience

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits. We will conduct the audit in accordance with auditing standards generally accepted in the United States of America; "Government Auditing Standards" issued by the Comptroller General of the United States; the provisions of the Single Audit Act, Subpart F of Title 2 US Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

Deer Run Community Development District
November 10, 2025

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. Maritza Stonebraker is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Deer Run Community Development District.

Very truly yours,

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

PROFILE OF THE PROPOSER

Description and History of Audit Firm

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 69 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire 69 year history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and currently, we are the independent auditors for St. Lucie County since 2002, and for 34 of the 38 years that the county has been audited by CPA firms. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 75 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

Professional Staff Resources

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has a total of 32 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>Total</u>
Partners/Directors (CPA's)	7
Managers (1 CPA)	2
Senior/Supervisor Accountants (1 CPA)	3
Staff Accountants	8
Paraprofessional	6
Administrative	<u>6</u>
Total – all personnel	32

Following is a brief description of each employee classification:

Staff Accountant – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

Senior Accountant – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

Managers – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

Partner/Director – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

Professional Staff Resources (Continued)

Independence – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Deer Run Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

AuSection 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

Ability to Furnish the Required Services

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 74 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

GOVERNMENTAL AUDITING EXPERIENCE

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has been practicing public accounting in Florida for 69 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 1,100 community development districts, and over 2,100 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

Continuing Professional Education

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

Quality Control Program

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 34 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

Certificate of Achievement for Excellence in Financial Reporting (CAFR)

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

References

Florida Green Finance Authority
Jeff Walker, Special District Services
(561) 630-4922

South Village Community Development District
Darrin Mossing, Governmental Management
Services LLC
(407) 841-5524

Gateway Community Development
District
Stephen Bloom, Severn Trent Management
(954) 753-5841

Habitat Community Development
District
Cal Teague, Premier District Management
(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

Community Development Districts

Aberdeen Community Development
District

Beacon Lakes Community
Development District

Alta Lakes Community Development
District

Beaumont Community Development
District

Amelia Concourse Community
Development District

Bella Collina Community Development
District

Amelia Walk Community
Development District

Bonnet Creek Community
Development District

Aqua One Community Development
District

Buckeye Park Community
Development District

Arborwood Community Development
District

Candler Hills East Community
Development District

Arlington Ridge Community
Development District

Cedar Hammock Community
Development District

Bartram Springs Community
Development District

Central Lake Community
Development District

Baytree Community Development
District

Channing Park Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Cheval West Community Development District	Evergreen Community Development District
Coconut Cay Community Development District	Forest Brooke Community Development District
Colonial Country Club Community Development District	Gateway Services Community Development District
Connerton West Community Development District	Gramercy Farms Community Development District
Copperstone Community Development District	Greenway Improvement District
Creekside @ Twin Creeks Community Development District	Greyhawk Landing Community Development District
Deer Run Community Development District	Griffin Lakes Community Development District
Dowden West Community Development District	Habitat Community Development District
DP1 Community Development District	Harbor Bay Community Development District
Eagle Point Community Development District	Harbourage at Braden River Community Development District
East Nassau Stewardship District	Harmony Community Development District
Eastlake Oaks Community Development District	Harmony West Community Development District
Easton Park Community Development District	Harrison Ranch Community Development District
Estancia @ Wiregrass Community Development District	Hawkstone Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District	Madeira Community Development District
Heritage Isles Community Development District	Marhsall Creek Community Development District
Heritage Lake Park Community Development District	Meadow Pointe IV Community Development District
Heritage Landing Community Development District	Meadow View at Twin Creek Community Development District
Heritage Palms Community Development District	Mediterra North Community Development District
Heron Isles Community Development District	Midtown Miami Community Development District
Heron Isles Community Development District	Mira Lago West Community Development District
Highland Meadows II Community Development District	Montecito Community Development District
Julington Creek Community Development District	Narcoossee Community Development District
Laguna Lakes Community Development District	Naturewalk Community Development District
Lake Bernadette Community Development District	New Port Tampa Bay Community Development District
Lakeside Plantation Community Development District	Overoaks Community Development District
Landings at Miami Community Development District	Panther Trace II Community Development District
Legends Bay Community Development District	Paseo Community Development District
Lexington Oaks Community Development District	Pine Ridge Plantation Community Development District
Live Oak No. 2 Community Development District	Piney Z Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Poinciana Community Development District	Sampson Creek Community Development District
Poinciana West Community Development District	San Simeon Community Development District
Port of the Islands Community Development District	Six Mile Creek Community Development District
Portofino Isles Community Development District	South Village Community Development District
Quarry Community Development District	Southern Hills Plantation I Community Development District
Renaissance Commons Community Development District	Southern Hills Plantation III Community Development District
Reserve Community Development District	South Fork Community Development District
Reserve #2 Community Development District	St. John's Forest Community Development District
River Glen Community Development District	Stoneybrook South Community Development District
River Hall Community Development District	Stoneybrook South at ChampionsGate Community Development District
River Place on the St. Lucie Community Development District	Stoneybrook West Community Development District
Rivers Edge Community Development District	Tern Bay Community Development District
Riverwood Community Development District	Terracina Community Development District
Riverwood Estates Community Development District	Tison's Landing Community Development District
Rolling Hills Community Development District	TPOST Community Development District
Rolling Oaks Community Development District	

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Triple Creek Community Development District	Vizcaya in Kendall Development District
TSR Community Development District	Waterset North Community Development District
Turnbull Creek Community Development District	Westside Community Development District
Twin Creeks North Community Development District	WildBlue Community Development District
Urban Orlando Community Development District	Willow Creek Community Development District
Verano #2 Community Development District	Willow Hammock Community Development District
Viera East Community Development District	Winston Trails Community Development District
VillaMar Community Development District	Zephyr Ridge Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Other Governmental Organizations

City of Westlake	Office of the Medical Examiner, District 19
Florida Inland Navigation District	Rupert J. Smith Law Library of St. Lucie County
Fort Pierce Farms Water Control District	St. Lucie Education Foundation
Indian River Regional Crime Laboratory, District 19, Florida	Seminole Improvement District
Viera Stewardship District	Troup Indiantown Water Control District

Current or Recent Single Audits.

St. Lucie County, Florida
Early Learning Coalition, Inc.
Gateway Services Community Development District
Healthy Start Coalition

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River
Martin
Okeechobee
Palm Beach

Municipalities

City of Port St. Lucie
City of Vero Beach
Town of Orchid

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Special Districts

Bannon Lakes Community Development District
Boggy Creek Community Development District
Capron Trail Community Development District
Celebration Pointe Community Development District
Coquina Water Control District
Diamond Hill Community Development District
Dovera Community Development District
Durbin Crossing Community Development District
Golden Lakes Community Development District
Lakewood Ranch Community Development District
Martin Soil and Water Conservation District
Meadow Pointe III Community Development District
Myrtle Creek Community Development District
St. Lucie County – Fort Pierce Fire District
The Crossings at Fleming Island
St. Lucie West Services District
Indian River County Mosquito Control District
St. John's Water Control District
Westchase and Westchase East Community Development Districts
Pier Park Community Development District
Verandahs Community Development District
Magnolia Park Community Development District

Schools and Colleges

Federal Student Aid Programs – Indian River Community College
Indian River Community College
Okeechobee County District School Board
St. Lucie County District School Board
Indian River School District – Internal Accounts

State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)
Florida School for Boys at Okeechobee
Indian River Community College Crime Laboratory
Indian River Correctional Institution

FEE SCHEDULE

We propose the fee for our audit services described below to be \$4,000 for the years ended September 30, 2025 and 2026, \$4,200 for the year ended September 30, 2027, and \$4,400 for the years ended September 30, 2028 and 2029. In addition, if a bond issuance occurs in the fiscal year ended September 30, 2025, there will be a fee for each additional bond. The fee is contingent upon the financial records and accounting systems of Deer Run Community Development District being “audit ready” and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

SCOPE OF WORK TO BE PERFORMED

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Deer Run Community Development District as of September 30, 2025, 2026, 2027, 2028, and 2029. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP

Director – 31 years experience

Education

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)
- ◆ Board Member – Phrozen Pharos (2019-2021)

Professional Experience

- ◆ Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
 - St. Lucie County, Florida
 - 19th Circuit Office of Medical Examiner
 - Troup Indiantown Water Control District
 - Exchange Club Center for the Prevention of Child Abuse, Inc.
 - Healthy Kids of St. Lucie County
 - Mustard Seed Ministries of Ft. Pierce, Inc.
 - Reaching Our Community Kids, Inc.
 - Reaching Our Community Kids - South
 - St. Lucie County Education Foundation, Inc.
 - Treasure Coast Food Bank, Inc.
 - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP (Continued)

Director

Continuing Professional Education

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

- Not-for-Profit Auditing Financial Results and Compliance Requirements

- Update: Government Accounting Reporting and Auditing

- Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

Matthew Gonano, CPA

Director – 14 years total experience

Education

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

Professional Affiliations/Community Service

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

Commitment to Quality Service

Personnel Qualifications and Experience

Melissa Marlin, CPA

Director – 12 years

Education

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American Institute of Certified Public Accountants
- ◆ Member of the Florida Institute of Certified Public Accountants
- ◆ Affiliate member of the Government Finance Officers Association

Professional Experience

- ◆ Accountant with over 10 years of experience providing professional services to nonprofit and governmental entities.
- ◆ Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Maritza Stonebraker, CPA

Director – 10 years

Education

- ♦ Indian River State College, B.S. – Accounting

Registrations

- ♦ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ♦ Member of the American Institute of Certified Public Accountants
- ♦ Member of the Florida Institute of Certified Public Accountants
- ♦ Affiliate of the Government Finance Officers Association

Professional Experience

- ♦ Maritza launched her professional auditing career at Berger, Toombs, Elam, Gaines, & Frank, accumulating over 9 years of expertise in the field
- ♦ Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ♦ Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ♦ Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Jonathan Herman, CPA

Director – 12 years

Education

- ◆ University of Central Florida, B.S. – Accounting
- ◆ Florida Atlantic University, MACC

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Affiliate member Government Finance Officers Association

Professional Experience

- ◆ Over 10 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Herman has been involved in all phases of the audits listed on the preceding pages.

Continuing Professional Education

- ◆ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments. He has attended courses in those areas over the last two years such as:
 - Governmental Accounting Report and Audit Update
 - Annual Update: Government Accounting Reporting and Auditing
 - Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA

Accounting and Audit Manager – 34 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ◆ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ◆ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

Professional Experience

- ◆ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ◆ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ◆ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

Counties:

St. Lucie County

Municipalities:

City of Fort Pierce

City of Stuart

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA (Continued)

Accounting and Audit Manager

Professional Experience (Continued)

Special Districts:

Bluewaters Community Development District
Country Club of Mount Dora Community Development District
Fiddler's Creek Community Development District #1 and #2
Indigo Community Development District
North Springs Improvement District
Renaissance Commons Community Development District
St. Lucie West Services District
Stoneybrook Community Development District
Summerville Community Development District
Terracina Community Development District
Thousand Oaks Community Development District
Tree Island Estates Community Development District
Valencia Acres Community Development District

Non-Profits:

The Dunbar Center, Inc.
Hibiscus Children's Foundation, Inc.
Hope Rural School, Inc.
Maritime and Yachting Museum of Florida, Inc.
Tykes and Teens, Inc.
United Way of Martin County, Inc.
Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

Continuing Professional Education

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Paul Daly

Senior Accountant – 14 years

Education

- ♦ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Bryan Snyder

Manager – 11 years

Education

- ◆ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ◆ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ◆ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

Continuing Professional Education

- ◆ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ◆ Mr. Snyder is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Tifanee Terrell, CPA

Senior Accountant – 5 years

Education

- ◆ Florida Atlantic University, M.A.C.C. – Accounting

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Dylan Dixon

Senior Accountant – 4 years

Education

- ♦ Indian River State College, B.S. – Accounting
- ♦ Florida Gulf Coast University, M.S. – Accounting

Professional Experience

- ♦ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ♦ Mr. Dixon is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Brennen Moore

Staff Accountant – 3 years

Education

- ♦ Indian River State College, B.S. – Accounting

Professional Experience

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Mr. Moore participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Katie Gifford

Staff Accountant – 2 years

Education

- ◆ Indian River State College, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Gifford participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Rayna Zicari

Staff Accountant – 2 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Zicari participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Deandre McFadden

Staff Accountant – 1 year

Education

- ◆ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. McFadden participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

Bodine Perry

Bodine Perry

(BERGER_REPORT22)



B.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

DEER RUN

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: November 10, 2025
5:00PM

Submitted to:

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

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

November 10, 2025

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

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Deer Run Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners
11 Professional Staff
2 Administrative Professionals



2005

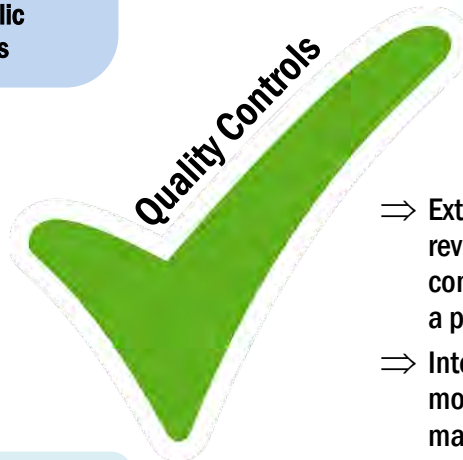
Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

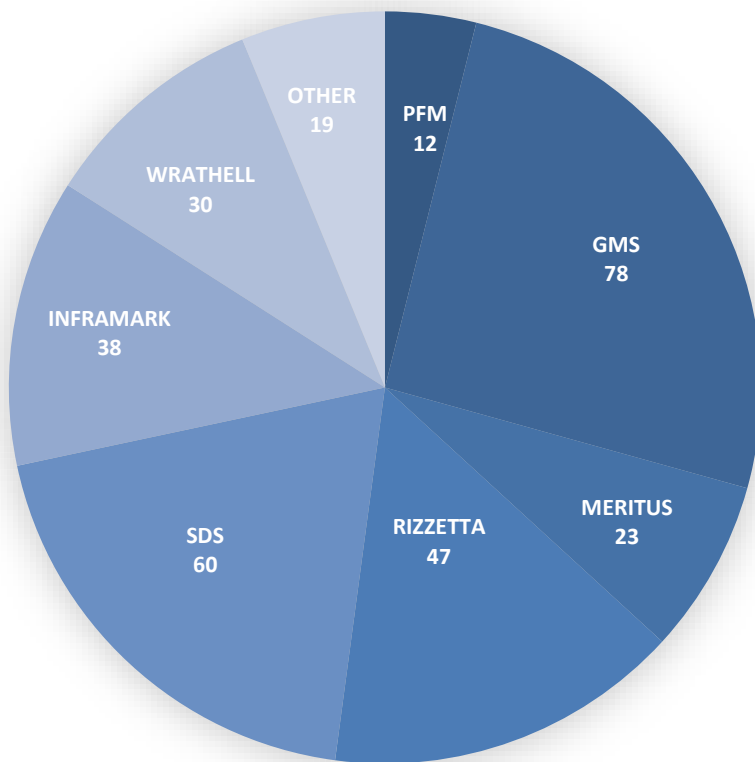
Review Number: 594791

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

56 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

David Caplivski, CPA (Partner)

Years Performing Audits: 13+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

64 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I,II,IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District
Boca Raton Airport Authority	
Greater Naples Fire Rescue District	
Key Largo Wastewater Treatment District	
Lake Worth Drainage District	
South Indian River Water Control	

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	56
Total Hours	80 (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner
Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts Aid to Victims of Domestic Abuse Boca Raton Airport Authority Broward Education Foundation CareerSource Brevard CareerSource Central Florida 403 (b) Plan City of Lauderdale GERS City of Parkland Police Pension Fund City of Sunrise GERS Coquina Water Control District Central County Water Control District City of Miami (program specific audits) City of West Park Coquina Water Control District East Central Regional Wastewater Treatment Fac. East Naples Fire Control & Rescue District	Hispanic Human Resource Council Loxahatchee Groves Water Control District Old Plantation Water Control District Pinetree Water Control District San Carlos Park Fire & Rescue Retirement Plan South Indian River Water Control District South Trail Fire Protection & Rescue District Town of Haverhill Town of Hypoluxo Town of Hillsboro Beach Town of Lantana Town of Lauderdale By-The-Sea Volunteer Fire Pension Town of Pembroke Park Village of Wellington Village of Golf
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Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	<u>88</u> (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
Member, Florida Institute of Certified Public Accountants
Member, Florida Government Finance Officers Association
Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2025-2029 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2025	\$4,200
2026	\$4,300
2027	\$4,400
2028	\$4,500
2029	<u>\$4,600</u>
TOTAL (2025-2029)	<u>\$22,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

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Current
Arbitrage
Calculations

We look forward to providing Deer Run Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

C.

Proposed by
Independent qualified
CPA licensed
Accounting Firm



RFP:
**Annual Audit Services
for FY ending September 30, 2025
with option for annual renewals**

Due Date:
November 10, 2025

Contact Person: George Dimov

Dimov Audit / Dimov Associates LLC
401 NW 31ST AVE
MIAMI FL 33125-4228
proposals@dimovtax.com
Tel: 855-622-9009



PROPOSAL FOR ANNUAL AUDIT SERVICES FOR DEER RUN COMMUNITY DEVELOPMENT DISTRICT

**Dimov Audit**

401 NW 31ST AVE MIAMI

FL 33125-4228

Phone: 855-622-9009

Fax: (305) 123-4567

Email: proposals@dimovtax.com

dimovaudit.com

Youtube: @GeorgeDimovTax

October 31, 2025

Matthew Biagetti

District Manager

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Governmental Management Services

475 West Town Place, Suite 114

St. Augustine, Florida 32092

Subject: Letter of Transmittal – Proposal for Annual Audit Services

Dear Mr. Biagetti,

Dimov Audit, a DBA of Dimov Associates LLC, is pleased to submit our proposal in response to the Request for Annual Audit Services for DEER RUN COMMUNITY DEVELOPMENT DISTRICT. **As an established CPA firm** with over 16 years of experience, we have a proven track record in delivering comprehensive, high-quality, and compliant audit services for **member-controlled organizations (HOAs) and non-profit entities with grant funding, restrictions and compliance requirements.**

Firm Information

- **Firm Name:** Dimov Audit (DBA of Dimov Associates LLC)
- **Business Address:** 401 NW 31ST AVE MIAMI FL 33125-4228
- **Phone:** 855-622-9009
- **Fax:** (305) 123-4567
- **Email:** proposals@dimovtax.com

Authorized Signer & Primary Contact

The undersigned, **Dimov Associates LLC**, Founder and Lead Audit Partner, is authorized to bind Dimov Audit contractually. I will also serve as the primary contact for this engagement. I can be reached directly at:

- **Phone:** 855-622-9009
- **Email:** george@dimovtax.com

Statement of Commitment

Dimov Audit hereby acknowledges that all documents submitted pursuant to this RFP process will become a matter of public record. Our proposal is a **firm and irrevocable offer, valid for ninety (90) days** from the submission date.

We are fully prepared and committed to performing the audit services outlined in **DEER RUN COMMUNITY DEVELOPMENT DISTRICT** for the fiscal year 2025. We confirm that we will commence the engagement within fourteen (14) days of receipt of the Notice of Award from the District.

Scope of Services & Deliverables

- Audit of Deer Run CDD's basic financial statements for the fiscal year ending September 30, 2025, in accordance with U.S. Generally Accepted Government Auditing Standards (GAGAS), Government Auditing Standards, and Florida Statutes (Section 218.39), including applicable rules of the Florida Auditor General.
- Report on internal control over financial reporting and compliance.
- Management Letter containing recommendations for operational and accounting improvements.
- Submission of the final Independent Auditor's Report and all required audit reports no later than June 30, 2026, with coordination with District management throughout the engagement.
- Option for annual renewal of audit services in subsequent fiscal years, subject to mutual agreement. Proposed pricing includes one base year (FY 2025) and four optional renewal years (FY 2026–FY 2029) as detailed in Section 8 of this proposal.

Our team of Certified Public Accountants has extensive experience with audits for compliance with government requirements, grants and federally funded programs, ensuring clear, timely, and actionable results for the District.

Compliance & Resources

Dimov Associates LLC holds an **active Florida CPA license**, and our key personnel are in good standing. We confirm that all forms, certificates, and compliance statements required by the District are included in our proposal. We have the staffing, technology, and processes to meet all deliverables and timelines.

We appreciate the opportunity to present our qualifications and demonstrate our dedication to excellence, accuracy, and transparency in serving Deer Run CDD. We look forward to partnering with you to support the District financial stewardship and compliance.

A handwritten signature in black ink, appearing to read "G Dimov", written in a cursive style.

Dimov Associates LLC

Founder & Lead Audit Partner

Dimov Audit

Phone: 855-622-9009

Email: george@dimovtax.com

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01

OUR VALUE PROPOSITION TO THE CITY

Our proven quality, specialized expertise, and cost-conscious pricing make us the best choice to serve The City of Paxton.

Context and Objectives



The Deer Run Community Development District (the "District") is a local unit of special-purpose government established under Chapter 190, Florida Statutes, to finance, construct, and maintain public infrastructure within the community. The District, located in Flagler County, **oversees the stewardship of its general fund, capital reserve fund, and debt service fund.**



The District seeks a qualified independent certified public accounting firm to audit its financial statements for the fiscal year ending September 30, 2025, with options for four annual renewals. The engagement will be conducted in accordance with Generally Accepted Auditing Standards (GAAS), Government Auditing Standards (GAS), Florida Statutes §218.39, and the Rules of the Florida Auditor General. **The Board's objective is to obtain an independent opinion that reinforces the District's commitment to transparency, financial integrity, and compliance with statutory requirements** while supporting effective oversight of capital and maintenance programs reflected in the FY2025 adopted budget.

What We Will Deliver



- **Independent Financial Audits (FY 2025–2027)**
- **Compliance and Internal Control Review**
- **Management Letter**
- **Audit Reports and Filings**
- **Presentations and Coordination:** Meetings with the City Clerk and Council to review findings

Dimov Audit is a young dynamic team of auditors

Dimov Audit is a young, hard-working team of 6 Senior Auditors within a 90-person accounting firm built from the ground up by George Dimov, who grew a solo practice into a nationwide operation through persistence and integrity. Each engagement reflects the spirit that built this firm: timely and clear communication, diligent work, and a commitment to doing things right and to a high standard.

+526

Audits conducted

+16

Years of experience

+6

Senior Auditors

How We Will Work With the City

Our approach is designed to remove predictable friction points for lean teams:

- **Transparent, fixed fees**
- **Consistent communication:** written updates; responses within 24 hours .
- **Short, purposeful PBC lists** reviewed by the auditor doing the work
- **Readable reporting:** with clarity and practical next steps
- **Progress visibility:** simple status tracking
- **Secure document exchange**

Our Fixed Fees

We noted that your proposed budget for the audit expenses is \$4,200. Following our review of your firm's financial and audit status, we propose a baseline audit at a professional fee of \$3,900 (for scope definition please see Fees section of this proposal). The baseline audit fee assumes timely access to records, standard audit schedules, and no material changes in operations or reporting requirements. If the scope exceeds a baseline audit, fees will be adjusted accordingly, with your prior approval (for details please refer to our Fee Proposal)

02 PERSONNEL EXPERTISE AND QUALIFICATIONS

The senior leadership team at Dimov Audit brings together decades of expertise across audit, financial management and taxation.

Our audit team brings together a group of audit professionals who combine **technical proficiency, broad accounting expertise, and a commitment to excellent client service**. Each member of the proposed engagement team has extensive experience performing financial statement audits for member-controlled organizations and non-profit entities throughout the United States. The team has been carefully selected to ensure an ideal balance of senior-level oversight, technical accuracy, and efficient execution.

Our managing partner, George Dimov, is a Florida CPA, who will provide overall leadership and ensure that the audit is conducted in full accordance with **Government Auditing Standards and Section 218.39, Florida Statutes**.

We present our senior team on the following pages. The team has worked together for over 8 years and this team continuity will promote close collaboration, proactive communication, and responsiveness to the District management. Each professional is committed to delivering a transparent, efficient audit process and recommendations for enhancing internal controls.

Our proposed audit team is ready and fully capable of meeting the Deer Run CDD's expectations with integrity, diligence, and precision. Together, they represent not just technical excellence, but a partnership grounded in reliability and accountability.

We confirm the availability of both senior and junior staff for this engagement and will be able to assign specific team members within 14 days of the award.



**George Dimov CPA
Managing Partner**

**Licensed CPA in Florida
(License AC62211),
with over 16 years of
experience in audit,
taxation, and financial
management**

George Dimov is the founder of Dimov Tax & Accounting, a dynamic entrepreneur with over 16 years of experience in tax, audit, and financial services. His passion for excellence in serving accounting clients has led to his practice to grow from a solo venture into a **90-strong team**, and he oversees all audit engagements personally.

George brings years of proven experience in navigating **complex financial landscapes, including audit and attestation services**, multi-state taxation, and wealth preservation. His background includes high-level financial services in hedge fund accounting, M&A advisory, and business valuations. With a Master's in Accountancy from Baruch College and an impressive record of 5-star client reviews, George is leading the firm to delivering exceptional results.

George's area of special interest is preservation of wealth through optimized taxation, and his latest endeavour, Tax Talk with Dimov youtube podcast is dedicated to sharing expert knowledge and insights with the wealth building community. You can meet him virtually at **@GeorgeDimovTax**.

SENIOR TEAM MEMBERS



Alexander Chertok
Audit Manager

Alexander **manages the audit team** and oversees the full cycle of audits performed under **GAGAS (Yellow Book), Single Audit (Uniform Guidance), GAAS (Generally Accepted Auditing Standards) and PCAOB standards.**

He has **over 20 years of experience in accounting and finance**, with a strong focus on external audit, budgeting, management accounting, and financial control. Over the past decade, he has specialized in senior audit roles across diverse sectors, such as retail, IT, manufacturing, and nonprofits.

Alexander's qualifications include: **DiplFR, ACCA; certification in Government Auditing Standards (GAGAS / The Yellow Book); annual CPE in accounting, auditing, and ethics.**

Alexander draws on insights from thought leaders at **CPA Magazine and the Institute of Internal Auditors (IIA)**, guiding his team toward effective audit execution and the highest standards of excellence.

”I have been working with the Dimov team for the past 3 years and have been very satisfied with the services they provided thus far for the 501c3 non-profit organization I run...”



Bobojon Bobojonov
Senior Auditor

Bobojon **leads audit fieldwork** and supports end-to-end engagements under IFRS and US GAAP frameworks, coordinating with client management to remediate control gaps and strengthen internal controls.

He brings experience in public accounting and risk management, including roles at George Dimov, CPA (Senior Auditor), KPMG (Audit Specialist), and Baker Tilly (Audit Specialist). His work covers analytical and detailed testing, variance analysis, evaluation of internal controls, and the preparation of clear, actionable management letters.

Bobojon's toolkit includes advanced Excel, QuickBooks, SQL, and R, which he uses to perform data-driven testing and reporting. He holds a Master's in Financial Markets and Institutions.

He is known for structured, evidence-based audit execution, helping clients align practice with policy and tighten control environments.

”...I have been working with the Dimov team since 2019. They are always on time, affordable, informative, and their work is high quality.... ”

SENIOR TEAM MEMBERS (cont'd)



Irina Kovalchuk
Audit Manager

Irina Kovalchuk **leads audit teams** in full-cycle audits for profit and nonprofit companies under **GAAS, GAGAS (Yellow Book), Single Audit (Uniform Guidance), PCAOB, and IFRS standards.**

She has **over 14 years of experience in audit and financial management**, with strong expertise in **IFRS and GAAP reporting**, budgeting, and financial control across diverse sectors

Her qualifications include **DipIFR (ACCA), DipNRF(ACCA), CIMA P1, certification in Government Auditing Standards** and ongoing professional education with annual CPE in accounting, auditing, and ethics.

She combines international audit expertise with hands-on ERP implementation experience (SAP), bridging financial systems with reporting and compliance requirements.

Irina is expanding her focus on Data Analytics and Audit Technology, applying AI-driven tools and dashboards to identify anomalies and anticipate risks. By integrating technical fluency with audit excellence, she guides her teams toward efficient execution and the highest standards of quality.

”..I've worked with George Dimov and his team for several years and they have been nothing short of amazing...”



Xintian Wang, CPA
Senior Tax Manager

Xintian brings to the audit team her experience with **tax planning, multi-state taxation, and equity compensation.** She advises clients on optimal tax strategies, while navigating complex areas such as restricted stock unit (RSU) compensation and alternative minimum tax (AMT) calculations.

She has nearly **seven years of experience as a Senior Tax Manager** at George Dimov, CPA, she brings an international perspective to her work and fosters strong client relationships across diverse backgrounds.

Xintian's qualifications include: Certified Public Accountant (CPA); Advanced VITA Certificate and Master's Degree in Accounting from Fordham Gabelli School of Business.

Drawing on **insights from leaders in tax policy and financial planning**, Xintian ensures her clients and team benefit from strategies grounded in both technical rigor and forward-looking perspective.

”I've been a client of Dimov Tax Specialists in Washington DC since 2022, and they've consistently provided exceptional service.”

SENIOR TEAM MEMBERS (cont'd)



Mikayel Sargsyan
Senior Auditor

Mikayel Sargsyan is a Senior Auditor with deep expertise in **financial reporting, internal controls, and compliance assurance**.

He leads audit engagements by designing and executing effective testing strategies, ensuring the accuracy of financial statements and the integrity of reporting processes.

With a strong command of IFRS and GAAS standards, Mikayel applies risk-based audit methodologies to deliver **reliable insights to clients and stakeholders**.

Mikayel graduated from **University of California** with a BA in Business, his professional experience includes **senior audit roles** at Dimov CPA Services and BDO.

As a senior member of his team, he contributes to knowledge sharing, mentors junior colleagues, and upholds the **highest standards of quality and professionalism** in every audit engagement.



Andrew Nartovich
Senior Auditor

Andrew Nartovich is a Senior Auditor with 15+ years in **financial reporting, internal controls, and compliance** across Big Four and mid-market firms.

He leads complex audits end-to-end—scoping, risk assessment, testing, and issue remediation—using risk-based approaches. His work spans consolidations, revenue, inventories, estimates, and disclosures, with clear communication to management and external stakeholders.

Fluent in IFRS/IAS and US GAAP, Andrew executes ISA/GAAS-aligned procedures. He holds a degree in Accounting, Analysis, and Audit, DipIFR and is pursuing ACCA.

Andrew's experience includes senior roles at Deloitte and KPMG, Senior Auditor at George Dimov CPA, plus prior positions at BDO and EPAM. He mentors teams and champions audit quality.

TEAM CONTINUITY STATEMENT

Our firm is **committed to team stability**, with exceptionally low turnover over the past three years. Through ongoing training and mentorship, we ensure clients benefit from consistent professionals who understand their history and objectives.

None of the individuals we are proposing have had complaints filed with the state board of accountancy or any other regulatory authority. We uphold the highest ethical standards through strong internal controls and address any concerns with transparency, urgency, and accountability—protecting client trust while reinforcing professional excellence.

03 DIMOV AUDIT EXPERIENCE

Dimov Audit commits to delivering comprehensive, compliant audits with strong expertise in financial transparency and regulatory standards.

Dimov Audit is an audit division of Dimov Associates LLC, an accounting firm with a team of 90 professionals who specialize in delivering comprehensive audit and financial services. George Dimov, CPA is a licensed firm with a dedicated audit and tax divisions that have **completed more than 95 audits** in the past two years, including **over 62 nonprofit and grant-funded audits**. Nonprofit organizations are a core segment of our clients, and we have developed deep expertise in addressing the unique financial complexities they face—particularly those linked to compliance with donor restrictions, government grants, and Uniform Guidance requirements.

Dimov Audit team offers a **full range of services**, including:

- **Financial Statement Audit Service:** Comprehensive and meticulous financial statement audits to ensure accuracy and compliance with regulatory standards.
- **Financial Statement Review:** Analytical review services offering a high-level assessment of financial statements for accuracy and plausibility.
- **Compiled Financial Statements:** Professional compilation services to assist in the preparation of financial statements in accordance with applicable frameworks.

Our team has **extensive experience conducting audits under GAAS, GAGAS (Yellow Book), Uniform Guidance (Single Audit), PCAOB, IFRS** and other US as well as international standards across a variety of industries, including private and public sectors. Our ability to navigate complex regulatory environments and our use of advanced technology to streamline audit processes position us as an ideal partner for customers.

Quality Assurance

Dimov Audit maintains rigorous adherence to professional standards, as confirmed by our most **recent AICPA Peer Review**, in which we received a **"Pass" rating with no deficiencies**. This independent verification affirms the quality of our systems of control and the reliability of our work.

Our team holds **membership in the American Institute of Certified Public Accountants (AICPA)**, aspiring to uphold the highest standards of ethics and professional integrity. By drawing on the organization's continuing education, research, and technical guidance, we ensure our staff stay consistently up to date with the latest accounting knowledge and best practices.

We take pride in quick communication, seamless service delivery, and accurate work. We offer comprehensive consulting, assuring trust and transparency with each audit conducted.

DIMOV AUDIT EXPERIENCE (cont'd)

Experience with Membership Entities and Community Focused Audits

Dimov Associates LLC brings extensive experience auditing nonprofit, and community-focused entities—**organizations accountable to public stakeholders and subject to rigorous reporting and compliance requirements**. Our recent work demonstrates our ability to perform financial statement audits in accordance with **U.S. Generally Accepted Auditing Standards (GAAS), Generally Accepted Government Auditing Standards (GAGAS, Yellow Book), and, where applicable, Uniform Guidance**.

In 2023–2024, our firm completed more than ninety-five (95) audit engagements, including numerous projects for **entities funded through public and grant programs**. Among these was the audit of **Private School Axis**, which involved a financial statement audit under a special-purpose cash basis framework. The organization, which provides educational opportunities for underserved communities, required careful evaluation of restricted and unrestricted fund activity, revenue recognition timing, and donor compliance. The audit produced an unmodified opinion and enhanced stakeholder confidence in the organization's governance and reporting.

Dimov Associates also conducted an independent audit for **Coding Clarified LLC**, an educational and training entity subject to detailed reporting under GAAP. The audit evaluated internal controls, accounting policies, and transparency of financial reporting. The result was a clean opinion with no findings, reinforcing the entity's fiscal soundness and reliability.

Across these engagements, Dimov Associates demonstrated consistent capacity to **meet demanding deadlines, navigate multi-source funding structures, and ensure full compliance with applicable federal, state, and local audit standards**. Dimov Audit's experience auditing community-focused and member-based organizations is directly relevant to the Deer Run CDD. The firm's familiarity with Florida statutory reporting under §218.39 and Chapter 190 enables precise compliance with CDD audit requirements.

Comparable Association and Membership Entities

Beyond nonprofits, we routinely support membership-based and association-like organizations, including housing associations and, by streamlining reporting packages for member meetings and annual budgets, strengthening internal controls, and enhancing clarity and transparency so boards can make well-informed decisions and members maintain confidence year-round.

Breadth of Audit and Tax Services

Our services include financial statement audits, compliance audits, reviews, compilations, and ongoing bookkeeping and tax support. For organizations like the **Science for All Foundation** and its subsidiary KXI Research and Consulting, LLC, our audits not only confirmed compliance but also identified operational efficiencies and improved investor confidence. This dual emphasis on compliance and practical outcomes is consistent across our engagements, allowing us to provide value beyond the audit report.

04 UNDERSTANDING OF SCOPE OF WORK

Dimov Audit is fully aware of the purpose, constraints, and statutory environment of the Deer Run Community Development District

Dimov Audit is fully aware of the purpose, constraints, and statutory environment of the Deer Run Community Development District (the “District”). Dimov Audit understands that Deer Run CDD is a local unit of special-purpose government established under Chapter 190, Florida Statutes, to finance, construct, operate, and maintain public infrastructure serving the community in Flagler County, Florida. The District is governed by a five-member Board of Supervisors and is subject to Florida’s public accountability laws on open meetings, records, budgeting, and financial transparency.

The annual audit is a key instrument of public trust—providing assurance to the Board, residents, and oversight bodies that the financial statements are fairly presented, internal controls operate effectively, and public resources are managed in accordance with law. The engagement will comply with Section 218.39, Florida Statutes, the Rules of the Florida Auditor General (Chapter 10.550), and Government Auditing Standards (GAGAS). The District’s recent audit was performed in accordance with GAAS and GAGAS and included the required Internal Control and Compliance reporting and the independent accountants’ report on Section 218.415, Florida Statutes.

Dimov Audit recognizes that CDD audits differ from commercial or nonprofit engagements. For Deer Run, the accounting environment includes a General Fund, a Capital Reserve/Capital Projects Fund, and a Debt Service Fund for the Series 2018 Special Assessment Revenue and Refunding Bonds.

Dimov Audit will tailor procedures to Deer Run’s specific control environment and reporting needs. In addition to issuing an independent opinion on the financial statements, we will:

- Evaluate the design and operating effectiveness of internal controls over financial reporting and compliance and issue the required Government Auditing Standards report.
- Test compliance with applicable Florida statutes and Auditor General rules under §218.415, and debt-related covenants—and issue the required compliance report(s) and management letter.
- Review special assessment methodologies and collections across the General and Debt Service Funds; reconcile to the assessment rolls and to county collections. FY2025 O&M assessment allocations and per-unit rates will be traced to the adopted assessment tables.
- For bonded indebtedness, examine debt service activity, trust indenture accounts (revenue, redemption, reserve, interest, prepayment), reserve sufficiency, and any extraordinary redemptions or prepayments.
- Coordinate deliverables and timelines with the District Manager, Trustee , dissemination agent, and other service providers identified in the District’s budget narrative.

Project management & timing. We will coordinate our fieldwork and reporting to align with Deer Run's statutory deadlines and the Auditor General filing cadence. Notably, the District has publicly noticed an RFP for audit services for FY2025 (with four optional renewals), identifying core compliance requirements (Chapter 473 licensure; GAGAS) and submission logistics via the Recording Secretary. Our planning will honor the evaluation criteria and timeline established in that notice.

Dimov Audit approaches this engagement as a collaborative partnership focused on clarity, compliance, and communication. Our procedures are calibrated to the scale and complexity of Deer Run CDD so the Board receives not only an audit opinion but targeted, actionable insights that strengthen fiscal stewardship, accountability, and public confidence.

05 AUDIT PLAN FOR THE DEER RUN CDD

To outline our firm's approach to The Deer Run CDD audit, we provide a scope of audit and audit plan below

Standards & independence.

The audit will be conducted in accordance with the **U.S. Generally Accepted Auditing Standards (GAAS), Government Auditing Standards (GAS or 'Yellow Book')**, and the applicable provisions of **Florida Statutes Chapter 218.39 governing annual financial audits of local governmental entities. Our firm meets all independence and peer review requirements under the rules of the Florida Board of Accountancy and the AICPA Code of Professional Conduct.**

1. Methodology overview

Risk assessment & materiality.

We will evaluate financial reporting risks associated with debt service, assessments, reserve funding, and infrastructure maintenance. Materiality will be determined based on both quantitative measures (total revenues and expenses) and qualitative factors such as bond covenant compliance and statutory requirements.

Internal control understanding.

We will perform walkthroughs of key transaction cycles—assessment billing and collection, cash disbursements, debt service payments, and financial reporting. These procedures will identify control strengths and areas for improvement.

Substantive testing.

Analytical procedures and sampling will be performed across significant accounts such as assessments, cash, investments, payables, and reserves. Testing will include reconciliation of Series 2018 Special Assessment Revenue and Refunding Bonds to trustee confirmations and District records.

Compliance focus.

Testing will verify compliance with Florida Statutes, bond indenture agreements, and applicable state reporting requirements. This includes verification of compliance with Section 218.39(3)(c), Florida Statutes, regarding the submission of the audit to the Auditor General.

Quality control.

A concurring review partner will perform an independent quality review before issuance to ensure adherence to professional standards

2. Work Plan, Timing, and Staffing

Phase	Key Activities (non-exhaustive)	Time Estimate*	Team
Planning	Engagement setup; prior-year review; obtain bond and budget documents; establish materiality; risk identification.	1 week	Partner, Senior Manager, Seniors
Interim Testing	Walkthroughs of control systems; testing assessment billings and collections; verify internal control implementation.	1-2 weeks	Seniors, Staff
Fieldwork	Substantive testing of accounts and disclosures; verification of assessment revenue, debt service payments, reserves, and expenditures.	2 weeks	Senior Manager, Seniors, Staff
Reporting	Preparation of draft financial statements and reports; review with management and the Board; final issuance and submission per Florida Statutes.	1 week	Partner, Senior Manager

*Time estimates are approximate and subject to scope and client readiness.

3. Work to be accomplished

The audit will be conducted in accordance with Government Auditing Standards, Generally Accepted Auditing Standards (GAAS), Florida Statutes §218.39, and the Rules of the Auditor General of Florida. Deliverables will include:

- Independent Auditor's Report
- Management's Discussion & Analysis review
- Government-wide and Fund financial statements
- Internal Control and Compliance Report
- Management Letter per Chapter 10.550 Rules of the Auditor General
- Independent Accountant's Report on Investment Compliance (§218.415 F.S.)
-

4. Collaboration & communication

- Kick-off and PBC coordination: A detailed prepared-by-client list will be issued with clear deadlines for documentation delivery.
- Status meetings: Weekly check-ins during fieldwork to discuss progress and open items.
- Exit meeting: Discussion of audit results with management and, upon request, presentation to the Board of Supervisors.

5. Success prerequisites & assumptions

- Timely access to financial records, budgets, and bond documentation.
- Availability of District Management for discussion and review of findings.
- Accuracy and completeness of the accounting system and underlying records.
- Cooperative communication throughout the engagement to meet statutory deadlines.

06 REFERENCES

We operate nationwide and have earned a strong reputation, reflected in **numerous 5-star reviews across multiple platforms**, which we share below - please click on the platform name to view.

[Yelp](#) [Google](#) [Proadvisor](#) [Expertise](#) [LinkedIn](#) [Thumbtack](#)

Additionally, we have successfully **served clients in Florida**, including **Dunham-Bush USA LLC**, where we conducted a financial statement audit, which resulted in a clean opinion confirming fair financial presentation and strong financial management. The owner, Eric Hogan, has kindly consented to serve as a reference.

Dunham-Bush USA LLC

1800 SE 38th Ave, Homestead, FL 33035.

Project Overview:

We conducted an audit of Dunham-Bush USA LLC's financial statements for the year ended December 31, 2018. The company operates in the sale of heating, ventilating, air conditioning units, and refrigeration equipment, with a focus on manufacturing and distribution.

Services Provided:

- Independent audit of the company's financial statements, including the statement of financial position, profit or loss, changes in equity, and cash flows.
- Evaluation of the company's adherence to International Financial Reporting Standards (IFRS).
- Analysis of the company's internal control systems, ensuring compliance with financial regulations and best practices.

The Result

The audit concluded that the financial statements presented fairly, in all material respects, the company's financial position. The positive outcome enhanced the company's financial transparency and demonstrated robust financial management, supporting stakeholder confidence and the company's ongoing business operations.

Contact person:	Eric Hogan <i>Title: Owner</i>
Phone number and email:	Eric@dbamericas.com <i>Phone: 786-420-6403</i>

REFERENCES (cont'd)



CODING CLARIFIED LLC

Project Overview:

We conducted an independent audit of the financial statements for Coding Clarified LLC, an online medical coding school offering self-paced courses to prepare individuals for certification exams. The audit covered the financial statements for the year ended December 31, 2023.

Services Provided:

- Conducted a full audit of the company's financial statements, including the balance sheet, income statement, and statement of cash flows.
- Evaluated the company's financial position, ensuring compliance with U.S. Generally Accepted Accounting Principles (GAAP).
- Reviewed internal controls and accounting practices to ensure the accuracy of financial reporting.

Timeframe:

The audit was completed for the fiscal year ending December 31, 2023, and the report was finalized on July 19, 2024.

Positive Outcome:

The audit concluded that the financial statements presented fairly, in all material respects, the financial position of Coding Clarified LLC. The result reinforced the company's credibility and transparency in its financial reporting, instilling confidence among stakeholders and positioning the company for continued success.

Contact person:	Janine Mothershed <i>Title: Founder</i>
Phone number and email:	Email:janine@codingclarified.com Phone: (833) 633 2633

REFERENCES



BACKCOUNTRY BROADBAND LLC

Project Overview:

We conducted an independent audit for Backcountry Broadband LLC, a startup regional Internet Service Provider (ISP) based in Colorado that focuses on delivering high-speed fiber-optic internet to underserved mountain communities. The audit covered the financial statements for the year ended December 31, 2022.

Services Provided:

- Conducted a comprehensive audit of the financial statements, including the balance sheet, income statement, and cash flow statement.
- Ensured compliance with U.S. Generally Accepted Accounting Principles (GAAP).
- Evaluated the company's internal financial processes, focusing on areas such as revenue recognition, property and equipment depreciation, and liabilities.

Timeframe:

The audit was completed for the fiscal year ending December 31, 2022, and the report was finalized on March 19, 2024.

Positive Outcome:

The audit confirmed that the financial statements fairly presented the financial position of Backcountry Broadband LLC. Although the company operated at a net loss, it successfully secured financing and made significant investments in infrastructure to facilitate future growth.

This audit strengthened the company's financial transparency, which is essential for its continued expansion and credibility with investors and stakeholders.

Contact person:	Thomas Amundsen <i>Title: CEO</i>
Phone number and email:	<i>Email: ramundsen@americanbath.us</i> <i>Phone: (702) 881 9270</i>

07

LICENSES AND INSURANCE

CPA LICENSING

Dimov Associates LLC is duly licensed under Chapter 473, Florida Statutes, and fully authorized to practice public accountancy in the State of Florida. The firm maintains an active license in good standing with the Florida Board of Accountancy and is qualified to perform audits in accordance with "Government Auditing Standards" as adopted by the Florida Board of Accountancy and the rules of the Florida Auditor General. The managing partner, George Dimov CPA, assigned to this engagement holds a valid Florida CPA license and the team meets the independence and competency requirements established under Florida law and applicable governmental auditing standards.

Florida CPA firm license No. AD72289

CPA Firms #AD72289 Logged in as Dimov, George

License Menu
Select the function you wish to perform.
Press "Back" to return to the main menu.

License Issued To:	DIMOV ASSOCIATES LLC
License Status:	Current
Originally Licensed On:	10/28/2025 (mm/dd/yyyy)
Expires On:	12/31/2027 (mm/dd/yyyy)
Modifiers:	Corporation 10/28/2025 (mm/dd/yyyy)

Functions

- [Address Change](#)
- [Print License Certificate](#)
- [Request License Certification](#)
- [Transfer existing firm license to Corporation](#)
- [Transfer existing firm license to Partnership](#)
- [Transfer existing firm license to Sole Proprietor](#)
- [Remove This License From My Account](#)

[Back](#)

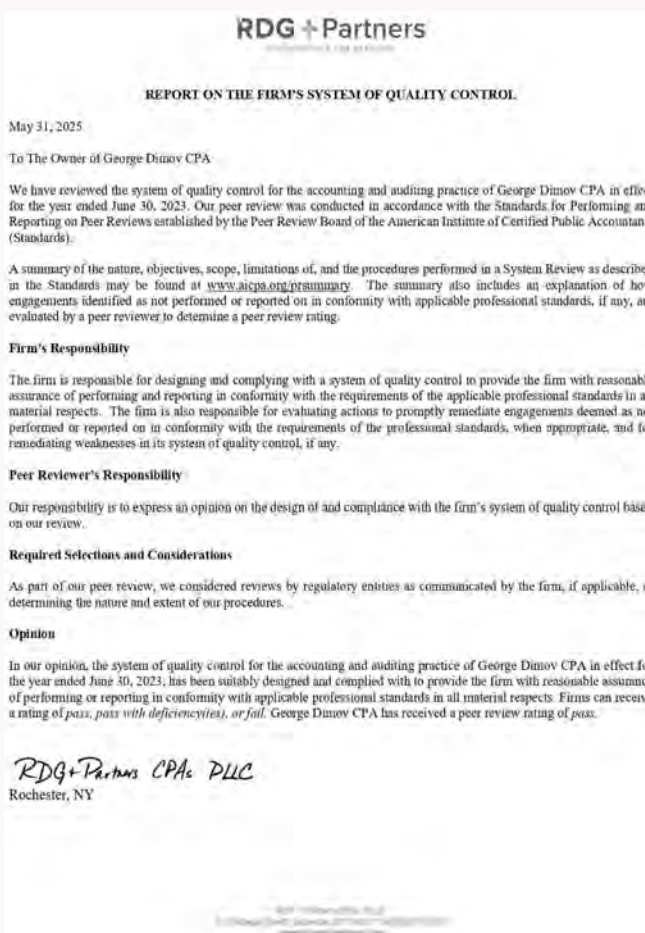
George Dimov, a Florida Certified Public Accountant (License No. AC62211), will sign the auditor's report and all related deliverables.



LICENSES AND INSURANCE (con't)

PEER REVIEW

We are proud to have successfully completed a **rigorous independent peer review, affirming our commitment to audit quality, integrity, and continuous improvement.**



INSURANCE

Dimov Associates LLC maintains the following **active liability coverages**: Commercial General Liability; Automobile Liability; Umbrella/Excess Liability; Accountants Professional Liability; Employment Practices Liability; Directors & Officers Liability; and Cyber Liability. A current ACORD 25 certificate of insurance is available and will be provided upon request.

08 OUR FEE PROPOSAL TO THE DISTRICT

Our pricing model is flexible: we offer a transparent base fee with optional services, giving the district choice to tailor the scope and cost to its priorities.

Focused Audit Engagement — Baseline Option

Having reviewed the District's audit history, we recognize that the District undergoes annual audits and is familiar with the routine requirements of the process. Accordingly, we are proposing a focused, standards-based engagement designed to meet statutory requirements efficiently and professionally.

The base engagement includes:

- **Independent Auditor's Report** in accordance with GAAS and Government Auditing Standards.
- **Statutory compliance procedures** required for filing (minimum sampling and procedures required by applicable Florida rules).
- **Substantive testing** sufficient to support year-end balances and disclosures.
- **Preparation of required financial statements and the management letter** limited to matters required by statute.
- **Communication with management and those charged with governance** on any required matters.

Additional advisory services, expanded testing, or operational reviews are outside the base engagement and will be performed only upon separate authorization.

Non-Standard / Optional Services (Beyond the Baseline Option)

The following services are excluded from the baseline engagement and will be performed only upon written client authorization and under a separately agreed scope and fee:

- Detailed **bond-issuance and trustee accounting/testing**, including application of bond proceeds and amortization schedules.
- **Comprehensive construction-in-progress testing**, including contract review, draw schedule verification, change-order testing, and developer contribution analysis.
- **Expanded investment attestations** or larger sample sizes beyond statutory minimums, and any **agreed-upon procedures** engagement related to investments.
- **In-depth review of related-party or management-company transactions**, including compensation testing and cost allocations.
- Any **advisory, consulting, or operational improvement** work, such as expanded management-letter recommendations, process redesign, or forensic testing.

Our fees **for a baseline audit** as specified in above are as follows:

\$3,900	GAAS Audit for FY ending September 30, 2025 Includes: Audit of Deer Run CDD's basic financial statements, report on internal controls, management letter, and submission of the final Independent Auditor's Report and all required audit reports.
	Responses within 24 hours .
	Short, purposeful PBC list
	Secure document exchange
	Minor adjustments to deliverables - up to 2 hrs of staff time Minor, directly related adjustments to deliverables under the flat-fee engagement. Time exceeding 2.0 hours will be billed at the blended rate stated below.
\$3,900	One-year engagement total

Additional fees:

\$250	Ad-Hoc Professional Services (Blended Rate) Scope: Audit-related services outside the baseline. Billed in 0.25-hour increments.
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Notes:

1. The District may **renew** this engagement for up to four (4) additional one-year terms, subject to mutual agreement, at the following annual rates: FY2026 – \$4,000 | FY2027 – \$4,100 | FY2028 – \$4,200 | FY2029 – \$4,300
2. **Fees are inclusive of all expenses** associated with conducting the baseline audit in accordance with Government Auditing Standards and Section 218.39, Florida Statutes, as outlined in this section of the proposal.
3. **Payment Terms:** 100% of the engagement fee is payable before work begins. Flexible arrangements may be considered upon request.
4. **Prepared by Client (PBC):** Fee assumes timely delivery of standard PBC items (trial balance, subledgers, aging, WIP schedules, lease listings, bank/legal contacts) at least 10 business days before fieldwork. Delays or substantial rework may require a change order agreed in advance.
5. **Financial Statement Drafting:** Dimov may assist in drafting financial statements and disclosures at an additional fee; management retains full responsibility for the financial statements and internal control.
6. **Location:** Work and all meetings will be performed remotely.
7. **Out-of-Scope Items:** as per the this section of the proposal
8. **Change Management:** Any change in scope will be discussed promptly and priced in a written amendment before work proceeds.
9. **Ad-Hoc Services Cap — 15% of Engagement Fee:** Ad-hoc services performed without prior written authorization are capped at 15% of the total audit engagement fee per engagement.

09

MANDATORY CRITERIA AFFIRMATION

Dimov Associates LLC affirms that it meets all mandatory criteria required under the Deer Run Community Development District's Request for Proposals for Annual Audit Services.

Licensing Compliance:

Dimov Associates LLC is duly licensed under Chapter 473, Florida Statutes, and fully authorized to practice public accountancy in the State of Florida. The firm maintains an active license in good standing with the Florida Board of Accountancy and complies with all professional and statutory requirements.

Professional Standards:

All audit engagements will be conducted in accordance with Florida Law, Section 218.39, Florida Statutes, and the rules of the Florida Auditor General, as well as Government Auditing Standards (Yellow Book) issued by the U.S. Government Accountability Office.

Independence:

Dimov Associates LLC maintains full independence, both in fact and appearance, from the Deer Run Community Development District and any related entities, in accordance with the independence requirements of Government Auditing Standards (2018 Revision).

Qualified Personnel:

All key personnel assigned to the engagement hold valid and active Certified Public Accountant (CPA) licenses and possess the requisite education, experience, and continuing professional education (CPE) credits required under Florida law and Government Auditing Standards.

Good Standing:

The firm has no record of substandard audit work and maintains an exemplary reputation with state and federal oversight agencies. Dimov Associates LLC has not been subject to any disciplinary action by the Florida Board of Accountancy or the AICPA.

Dimov Associates LLC acknowledges and accepts the District's protest procedures as outlined in the RFP Section 13 and recognizes the limitation of liability under Section 768.28, Florida Statutes.

SIXTH ORDER OF BUSINESS



October 31, 2025

Via email: mbiagetti@gmsnf.com
Matthew Biagetti, District Manager
Deer Run CDD (Grand Reserve)
Government Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

**Re: Conveyance of the Rights-of-Way Within Units 1A, 1B, Phase 2, Phase 4,
Phase 5 & Phase 6.
Transfer of Stormwater Ponds in Phase 5 and Phase 6
Conveyance of Common Area Tracts in Phase 5 and Phase 6**

Dear Matthew,

As a follow-up to Emily Pierce's letter dated August 19, 2025 to Jim Oliver, D.R. Horton, Inc. – Jacksonville ("DRH") would like to offer the Deer Run Community Development District (the "CDD") Board a maintenance bond on the roads that will be impacted by construction traffic until completion of the houses in Grand Reserve Phase 5 in exchange for the CDD accepting ownership of the roads as set forth in the attached Quit Claim deed.

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

Below is the current status of the roads:

Grand Reserve Phase 2

- Engineer's Certification of Completion dated March 24, 2021
- Development Acceptance at May 10, 2021 City Commission
- Warranty Repairs complete August 29, 2025
- Maintenance Bond release on November 10, 2025 City Commission

Grand Reserve Phase 4

- Engineer's Certification of Completion dated May 18, 2022
- Development Acceptance at February 27, 2023 City Commission
- Warranty Repairs complete August 29, 2025
- Maintenance Bond released at October 13, 2025 City Commission

Grand Reserve Phase 5

- Engineer's Certification of Completion dated April 17, 2025
- Development Acceptance on November 24, 2025 City Commission
- Maintenance Bond effective November 24, 2025
- Warranty Inspection shall occur October 2027
- 2nd Lift Asphalt to occur after completion of Warranty Repairs

Grand Reserve Phase 6

- Engineer's Certification of Completion dated July 8, 2025
- City Final Inspection: partial October 30, 2025. final to be November 2025.
- Development Acceptance upon completion of City Final Inspection punch items
- Maintenance Bond effective at time of Development Acceptance
- Warranty Inspection shall occur 24 months after effective date of Maintenance Bond
- 2nd Lift Asphalt to occur after completion of Warranty Repairs

Transfer of Stormwater Ponds in Phase 5 and Phase 6

DRH is also asking the CDD to accept transfer of the stormwater ponds in Grand Reserve Phase 5 and Phase 6. Below is the current status of the stormwater ponds

Grand Reserve Phase 5

- SJRWMD as-built certification dated May 21, 2025
- CDD Engineer inspection August 12, 2025
- DRH completed CDD Engineer punch list September 24, 2025
- Existing pond SMF-13A, Tract C. All houses are complete
- SMF 5-4, Tract L. No houses touch this SMF.
- SMF 5-3, Tract H. 50% houses are complete.
- SMF 5-2, Tract I. 50% houses are complete.
- SMF 5-1, Tract I. Only 2 lots touch this SMF.

Grand Reserve Phase 6

- SJRWMD as-built certification dated August 4, 2025
- CDD Engineer inspection August 12, 2025
- DRH completed CDD Engineer punch list September 24, 2025
- Existing SMF A1, Tract H. Only 1 lot touches this SMF.
- SMF 6-1, Tract E. No houses started yet.

Conveyance of Common Area Tracts in Phase 5 and Phase 6

DRH is also asking the CDD to accept transfer of the Common Area Tracts in Grand Reserve Phase 5 and Phase 6. Below is the current status of the Common Area Tracts.

Grand Reserve Phase 5

- Tract D. House is complete.
- Tract F. House is complete.
- Tracts B, E, G, J, K, M, N, O, Q are sodded

Grand Reserve Phase 6

- Tracts C, D, F, G, H, K, L, I, J are sodded
- Tract B to be sodded

Thank you for your consideration in these matters.

D.R. Horton, Inc. – Jacksonville

Shane Ricci

Shane T. Ricci, P.E.
Land Development Manager

cc: Emily Pierce, RT Law

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

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

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

CORRECTIVE QUIT CLAIM DEED

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

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

Print Name: _____

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

Print Name: 4220 Race Track Road

Address: St. Johns, FL 32259

By: _____

Print Name: Dennis Then

Its: Vice President

STATE OF FLORIDA
COUNTY OF FLAGLER

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

NOTARY PUBLIC

EXHIBIT "A"

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

Together with

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

Together with

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

Together with

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

Together with

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

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

Exhibit "B"

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

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

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

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

SEVENTH ORDER OF BUSINESS



Sent Via Email: joliver@gmsnf.com

September 22, 2025

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

Subject: **Work Authorization Number 2026-1
Deer Run Community Development District
District Engineering Services – FY 2026**

Dear Mr. Oliver:

Dewberry Engineers Inc. (Engineer) is pleased to submit this work authorization to provide general engineering services for the Deer Run Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineer Agreement").

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2026 only. We estimate a budget of \$17,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced District Engineering Agreement, represents the entire understanding between the Deer Run Community Development District and Dewberry Engineers Inc. with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing our business relationship.

Sincerely,



Joey V. Duncan, P.E.
Principal Engineer



Reinardo Malavé, P.E.
Associate Vice President

JVD:RM:ap

J:\DRB1 Deer Run CDD Bunnell\Administrative Jobs\Correspondence\Deer Run CDD FY 2026 District Engineering_09-22-2025

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Deer Run Community Development District

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$125.00, \$140.00, \$160.00
Engineer IV, V, VI	\$185.00, \$210.00, \$240.00
Engineer VII, VIII, IX	\$270.00, \$300.00, \$335.00
Environmental Specialist I, II, III	\$110.00, \$135.00, \$160.00
Senior Environmental Scientist IV, V, VI	\$175.00, \$195.00, \$220.00
Planner I, II, III	\$110.00, \$135.00, \$160.00
Senior Planner IV, V, VI	\$175.00, \$195.00, \$220.00
Landscape Designer I, II, III	\$110.00, \$135.00, \$160.00
Senior Landscape Architect IV, V, VI	\$175.00, \$195.00, \$220.00
Principal	\$375.00
Technical	
CADD Technician I, II, III, IV, V	\$90.00, \$110.00, \$130.00, \$145.00, \$190.00
Designer I, II, III	\$110.00, \$140.00, \$170.00
Designer IV, V, VI	\$190.00, \$210.00, \$245.00
Construction	
Construction Professional I, II, III	\$125.00, \$160.00, \$190.00
Construction Professional IV, V, VI, VII	\$225.00, \$255.00, \$305.00, \$340.00
Survey	
Surveyor I, II, III	\$70.00, \$85.00, \$110.00
Surveyor IV, V, VI	\$130.00, \$145.00, \$160.00
Surveyor VII, VIII, IX	\$180.00, \$210.00, \$255.00
Senior Surveyor IX	\$310.00
Fully Equipped 1, 2, 3 Person Field Crew	\$160.00, \$200.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$72.00, \$105.00, \$125.00, \$155.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

EIGHTH ORDER OF BUSINESS

ESTIMATE

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

Estimate details
Estimate no.: 1461
Estimate date: 10/22/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL PARTS	REPLACE BEACH ENTRY GUTTER GRATES, PER LFT	40	\$73.08	\$2,923.20
2.	LABOR	INSTALLATION	1	\$400.00	\$400.00
Total					\$3,323.20

Accepted date

Accepted by

NINTH ORDER OF BUSINESS



St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

2501 S. Binion Road • Apopka, FL 32703 • 407-659-4800 • www.sjrwmd.com

October 03, 2025

Deer Run CDD
219 E. Livingston Street
Suite #1
Orlando, FL 32801
Send via email: mdady@lerneradvisors.com

Re: **Closure Letter** Grand Reserve & Golf Club
Permit Number: 18525-10 Item Number: 1394805
(Please reference the permit number/item number on all correspondence.)

Dear Permittee:

Upon review of the annual mitigation monitoring report, the St. Johns River Water Management District (District), discovered encroachments to the conservation easement. The District performed a site inspection on August 16, 2023. Based on this investigation, non-compliance concerns were noted. The District has worked with the responsible entity to bring the project into compliance and resolve this matter. We have determined that the required corrective action has been completed and at this time the system is in compliance with the issued permit and functioning in accordance with District rules. Please note that future evaluations including site inspections may be necessary to ensure continued compliance with State law and District rules.

As a result of our determination, the District considers this matter to be closed. The District appreciates you working with us to facilitate compliance of your project and wish you well. If you should have any questions, please call me at (407) 215-1479 or by email at GAClemen@sjrwmd.com.

Sincerely,

Grace Clements
Compliance Supervisor
Division of Regulatory Services

CC: Regulatory File

Sent via Email:

Nicole Gough-Dewberry-Sent via Email: ngough@dewberry.com

GOVERNING BOARD

Rob Bradley, CHAIR
FLEMING ISLAND

Ryan Atwood
MOUNT DORA

Maryam H. Ghyabi-White, VICE CHAIR
ORMOND BEACH

Doug Bournique
VERO BEACH

J. Chris Peterson, SECRETARY
WINTER PARK

Douglas Burnett
ST AUGUSTINE

Ron Howse
COCOA

Cole Oliver, TREASURER
MERRITT ISLAND

Janet Price
FERNANDINA BEACH

Richard Gray-GMS/RMS-Sent via Email: Rgray@rmsnf.com

TWELFTH ORDER OF BUSINESS

1.



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

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Print Name:_____

Deer Run Community Development District

Date:_____

District Manager:_____

Print Name:_____

Deer Run Community Development District

Date:_____

2.

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

The Board of Supervisors of the **Deer Run Community Development District** will hold the remainder of regularly scheduled public meetings for **Fiscal Year 2026** at **6:30 pm at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110** on the fourth Wednesday of the following months or otherwise noted:

January 28, 2026

March 25, 2026

May 27, 2026 (budget approval)

June 24, 2026

August 26, 2026 (budget adoption)

C.

1.

Deer Run

11/19/2025

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

November 19, 2025

To: Board of Supervisors

From: Natalie Clem
Amenity Manager

Rich Gray
Manager Of Operations

RE: Amenity Management Report – November 19, 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 October:

- 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

Upcoming Special Events:

- November 6th Bingo
- November 7th Food Truck Friday—TBA
- November 8th Fall Festival
- November 10th Craft Night
- November 12th Italian Night—Sal's Cucina
- November 14th Family Bingo
- November 14th Food Truck Friday—Chicken Slayer
- November 19th CDD Meeting
- November 21st Food Truck Friday—Cool Beans

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 for October & November Events



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.

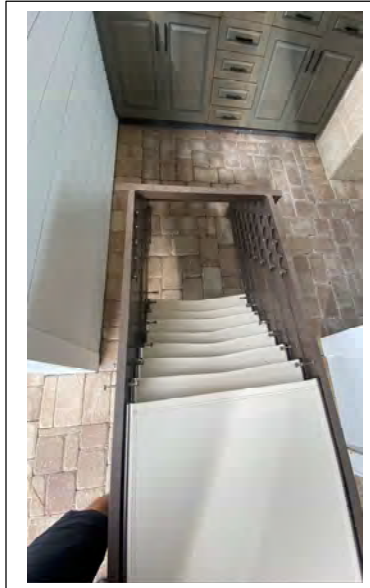
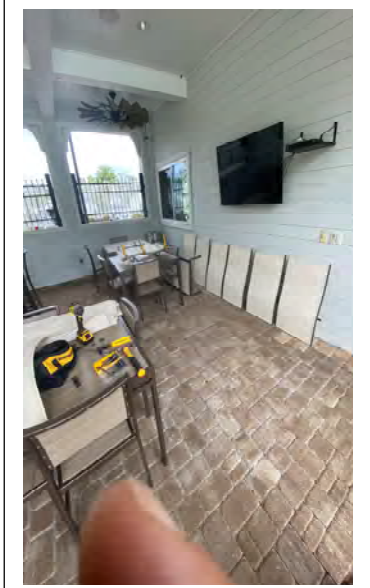
Additional Maintenance Items Completed

- C-Buss completed the necessary repairs to the Pool transition seam and the required repairs to the pool lighting. Additional recommended repairs are needed for the zero-entry grates. I will bring a proposal for repair to this meeting.
- Yellowstone completed all required plantings in Parcel areas 4/11. This project has been marked closed by the SJRWMD.
- RMS completed pressure washing on the Pool Deck and the surrounding area. Also, completing the re-strapping of all broken chairs on the property.

➤ 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

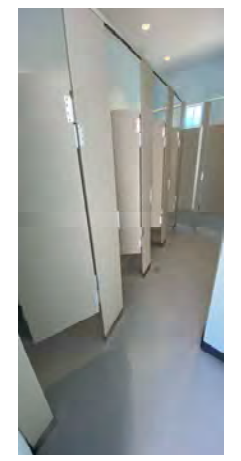
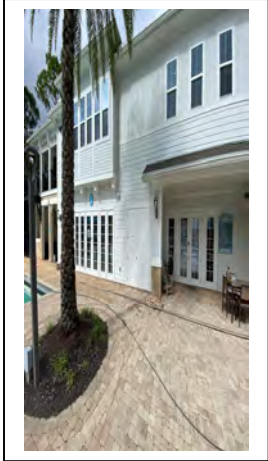


RMS re-strapped all broken chairs that were present on the Pool Deck for a total of 16 chairs completed.



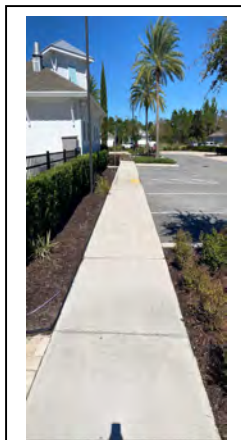
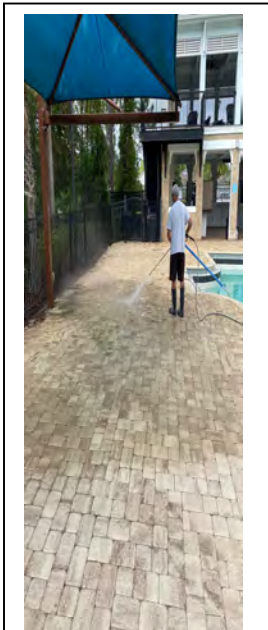
RMS installed new AED marking signage in the Amenity Center and installed Wildlife present signage at the Phase 6 Rec Park.

Completed Projects



RMS pressure washing the Pool Deck, Amenity Center building, Pool Deck furniture, all sidewalk and curbing, US-1 entrance and Hwy 100 entrance, Bocce Ball Paver area, and Pickleball entry area.

RMS painted all trash cans on the property, repainted the bathroom floors in both the Men's and Women's RR on the Pool Deck, and cleaned out all drain gutters present on the Pool Deck for better flow.



Additional photos of RMS completed pressure washing on property.

Completed Projects



C-buss completed the needed repairs to the Transition Seam in the Pool, along with replacing (1) of the pool lights that was not functioning as it should. All systems appear to be functioning correctly currently.



Grover Electric completed the needed repairs to the Pool Deck lighting, bringing (4) poles back online. All systems are functioning as they should.

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

Kind Regards,

Natalie Clem
Amenity Manager

Richard Gray
Manager Of Operations

2.



Proposal #: 611202

Date: 9/24/2025

From: Raul Hernandez

**Landscape Enhancement Proposal for
Deer Run CDD**

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

LOCATION OF PROPERTY

400 Grand Reserve Dr
Bunnell, FL 32110

**Additional Amenity Center Phase 2 Landscape
Renovation 9-25**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor For Removal, Irrigation & Installation	60	\$65.00	\$3,900.00
Liriope 1 GAI	75	\$8.50	\$637.50
Bulbine 1 GAI	75	\$13.00	\$975.00
viburnum 3 GAI	6	\$23.00	\$138.00
Arboricola 3 GAI	20	\$23.00	\$460.00
Podocarpus 3 GAI	2	\$22.00	\$44.00
Orange Bird Of Paradise 3 Gal	30	\$45.00	\$1,350.00
White Bird Of Paradise 7 GAL	3	\$300.00	\$900.00
Designer Brown Mulch (Yards)	15	\$89.00	\$1,335.00
St. Augustine Sod (Pallets)	2	\$400.00	\$800.00
1 1/2" Brown River Rock & Weed mat	5	\$785.00	\$3,925.00
Misc. Irrigation Material	1	\$360.00	\$360.00
Dump Fee	1	\$145.00	\$145.00

additional Landscape Renovation Based on additional renderings provided bellow

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Deer Run CDD

Subtotal	\$14,969.00
Sales Tax	\$0.00
Proposal Total	\$14,969.00

THIS IS NOT AN INVOICE

Deer Run

Palm Coast, FL

September, 2025

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Bulbine (BU)
- Podocarpus ‘Maki’ (PM)
- Viburnum (VI)
- Liriope (LI)
- Bird of Paradise (BP)
- Mulch

(BU)

(PM)

(VI)

(LI)

(BP)



Potential

Deer Run

Palm Coast, FL

September, 2025

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Bulbine (BU)
- Liriope (LI)
- Bird of Paradise (BP)
- Mulch
- Sod
- Brown River Rock

(BU)

(LI)

(BP)



Potential

Deer Run

September, 2025

Palm Coast, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- White Bird of Paradise (WB)
- Mulch
- Sod

(WB)



Potential

Deer Run

Palm Coast, FL

September, 2025

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- White Bird of Paradise (WB)
- Arboricola (AR)
- Liriope (LI)
- Bird of Paradise)BP)
- Bulbine (BU)
- Mulch
- Sod

- (WB)
- (AR)
- (LI)
- (BP)
- (BU)



Potential

Deer Run

April, 2025

Palm Coast, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Japanese Blue Berry (JB)
- Liriope Muscari (LM)
- Gold Mound Duranta (GD)
- Dwarf Bottle Brush 'Litte John'(DJ)
- Blue My Mind (BM)
- Mulch



Potential

Deer Run

April, 2025

Palm Coast, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Japanese Blue Berry (JB)
- Gold Mound Duranta (GD)
- Coontie Palm (CP)
- Blue My Mind (BM)
- Dwarf Bottle Brush 'Litte John'(DJ)
- Mulch

(JB)

(GD)

(CP)

(BM)

(DJ)



Potential

Deer Run

April, 2025

Palm Coast, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

(PP)

(CP)

(LM)

(BM)

(DJ)



Potential

Landscape Design Suggestions

- Podocarpus Pringle (PP)
- Coontie Palm (CP)
- Liriope Muscari (LM)
- Blue My Mind (BM)
- Dwarf Bottle Brush 'Litte John'(DJ)
- Mulch

Deer Run

April, 2025

Palm Coast, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Podocarpus Pringle (PP)
- Gold Mound Duranta (GD)
- Blue My Mind (BM)
- Liriope Muscari (LM)
- Mulch

(PP)

(GD)

(BM)

(LM)



Potential

Deer Run

April, 2025

Palm Coast, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Coontie Palm (CP)
- Liriope Muscari (LM)
- Mulch

(LM)

(CP)



Potential



Proposal #: 630709

Date: 11/11/2025

From: Raul Hernandez

**Landscape Enhancement Proposal for
Deer Run CDD**

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

LOCATION OF PROPERTY

400 Grand Reserve Dr
Bunnell, FL 32110

Amenity Center Landscape Proposal (Option 2) 9-25

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor For Removal, Preparation, Installation & Irrigation	98	\$65.00	\$6,370.00
Liriope 1 GAL	140	\$8.50	\$1,190.00
Blue Daze, 1 GAL	100	\$13.00	\$1,300.00
Gold Mound Duranta 3 GAL	40	\$23.00	\$920.00
Arboricola 3 GAL	140	\$19.00	\$2,660.00
Dwarf Bottlebrush, 3 GAL	65	\$40.00	\$2,600.00
Coontie Palm, 7 GAL	50	\$47.50	\$2,375.00
Japanese Blue Berry 15 GAL	7	\$200.00	\$1,400.00
Disposal Fee	1	\$350.00	\$350.00
Misc. Irrigation Material	1	\$700.00	\$700.00

The removal of current landscape and installation of new plant material based on provided renderings option 2

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Deer Run CDD

Subtotal	\$19,865.00
Sales Tax	\$0.00
Proposal Total	\$19,865.00

THIS IS NOT AN INVOICE

Deer Run

Palm Coast, FL

September, 2025

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Bulbine (BU)
Podocarpus 'Maki' (PM)
Viburnum (VI)
Liriope (LI)
Bird of Paradise (BP)
Mulch

(BU)

(PM)

(VI)

(LI)

(BP)



Potential

Deer Run

Palm Coast, FL

September, 2025

Conceptual Rendering-Plants are depicted at mature stage



Existing

(BU)

Landscape Design Suggestions

Bulbine (BU)

Liriope (LI)

Bird of Paradise (BP)

Mulch

Sod

Brown River Rock

(LI)

(BP)



Potential

Deer Run

Palm Coast, FL

September, 2025

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

White Bird of Paradise (WB)

Mulch

Sod

(WB)



Potential

Deer Run

Palm Coast, FL

September, 2025

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

White Bird of Paradise (WB)

Arboricola (AR)

Liriope (LI)

Bird of Paradise (BP)

Bulbine (BU)

Mulch

Sod

(WB)

(AR)

(LI)

(BP)

(BU)



Potential

Deer Run

Palm Coast, FL

April, 2025

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Japanese Blue Berry (JB)
Liriope Muscari (LM)
Gold Mound Duranta (GD)
Dwarf Bottle Brush 'Litte John'(DJ)
Blue My Mind (BM)
Mulch

(JB)

(LM)

(GD)

(DJ)

(BM)



Potential

Deer Run

Palm Coast, FL

April, 2025

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Japanese Blue Berry (JB)
Gold Mound Duranta (GD)
Coontie Palm (CP)
Blue My Mind (BM)
Dwarf Bottle Brush 'Litte John'(DJ)
Mulch

(JB)

(GD)

(CP)

(BM)

(DJ)



Potential

Deer Run

Palm Coast, FL

November, 2025

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Arboricola (AR)
Coontie Palm (CP)
Liriope Muscari (LM)
Blue My Mind (BM)
Dwarf Bottle Brush 'Litte John'(DJ)
Mulch

(AR)

(CP)

(LM)

(BM)

(DJ)



Potential

Deer Run

Palm Coast, FL

April, 2025

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Coontie Palm (CP)
Liriope Muscari (LM)
Mulch

(LM)

(CP)



Potential



Proposal #: 630939

Date: 11/11/2025

From: Raul Hernandez

**Landscape Enhancement Proposal for
Deer Run CDD**

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

LOCATION OF PROPERTY

400 Grand Reserve Dr
Bunnell, FL 32110

Amenity Center Mulch Installation 11-25

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Brown Mulch (Yards)	80	\$65.00	\$5,200.00

The installation of 80 yards of brown mulch

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Deer Run CDD

Subtotal	\$5,200.00
Sales Tax	\$0.00
Proposal Total	\$5,200.00

THIS IS NOT AN INVOICE

FIFTEENTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Run Community Development District was held Wednesday, September 24, 2025 at 6:33 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

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

Also present were:

Matt Biagetti	District Manager
Katie Buchanan	District Counsel by telephone
Joey Duncan	District Engineer by Zoom
Daniel Harvey	GMS
Natalie Clem	RMS
Rich Gray	RMS
Cheryl Palmes	RMS
Alison Mossing	RMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

Mr. Dean asked if we can we get draft minutes posted as soon as they are transcribed.

Mr. Garner stated there is an agreement with GMS that they will be posted within two weeks of the meeting.

Mr. Dean stated on the amenity rules it says special events can range from \$0 - \$15. Can you define the special events? The board can put public comments at the beginning of the meeting

so that if somebody brings up something of importance, just a question that the board can address during the meeting rather than kicking it down the road.

Mr. Gates stated suggested on the draft minutes that we use a watermark or something that clearly indicates it is draft, as it is not really a public document.

THIRD ORDER OF BUSINESS

Acceptance of Audit Committee's Recommendation; Approval of Audit Criteria and Authorization for Staff to Public an RFP for Auditing Services

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in the recommendations of the audit committee were accepted and staff was authorized to issue a request for qualifications for audit services.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt Amenity Rates, Resolution 2025-07

Ms. Mossing stated the current rates for amenity rental is \$200 refundable security deposit and \$50 per hour to rent the facility. At the last meeting there was discussion to raise the rental hourly fee to \$100 per hour instead of \$50 per hour. There was additional verbiage, a maximum of a four-hour rental and they must be made at least 30-days in advance of the rental date. That is for this room.

Mr. Gates stated I would like to revisit this once a year in the March/April timeframe.

Ms. DeSantis stated I'm concerned about doubling the cost of the rentals. We pay a substantial amount in the fees to live in this community. I believe it is a little excessive and maybe \$75 might be a more affordable rate.

Mr. Gates stated I'm comfortable with \$100.

Mr. Biagetti asked can the board consider a range of rates up to \$100 and then charge according to the season?

Ms. Buchanan stated yes, you can do a range of rates with the caveat that we would apply that consistently to a different individual to rent. They may fluctuate from season to season but not from renter to renter.

Mr. Gates stated currently the rentals in 2025 exceed the number of rentals in 2024 so it is being utilized but I don't want a range.

Ms. Mossing stated the range of \$0 to \$15 allows the CDD the ability to charge per event, but because it starts at zero we also have the ability to continue with free events. Based on the board's feedback, you can decide what types of events you want to charge for if you want to charge but you have the ability to have free events. This range allows the CDD to charge for attending special events such as Christmas parties, paint night, craft nights, whatever special events the CDD puts on, the CDD now has the ability to charge attendees if they so choose.

Mr. Gates stated if you agree to accept the \$0 to \$15 per event you are saying we can still charge zero or up to \$15. Is Natalie going to make that decision month to month?

Ms. Mossing stated no, we would get approval from you for the events you want us to charge for. As of now we don't charge for any events. If you want us to charge for events we will take that feedback, we will not make that decision.

Ms. DeSantis asked are we hurting for special events budget?

Ms. Mossing stated the current budget is \$17,500 and we are planning to use the extent of that budget this year. Based on the events currently hosted here, that takes up that whole budget. If you would like to see more done that is where charging will come into play.

Mr. Gates stated the only thing I can think of that would be chargeable would be Christmas parties or a kegger. Last year the biggest single event was the Christmas party that was catered.

Ms. DeSantos stated Natalie and I had a meeting to go over some of the activities we are planning and, considering the holiday parties, we looked at some of the selection of food items and the budget for the event sometimes doesn't cover the expected expenses. I believe this option should be available probably just for the holiday parties since it costs a little bit more and we would like to make it a very special event for the community.

Mr. Garner stated Christmas party and Superbowl party we shouldn't be putting anything into that. We are buying paper plates, cups, drinks so they can have mixed drinks and we don't provide that for any potluck or any other organization. If the adults want a Superbowl party and to have an adult Christmas party I'm not against that. Talk to staff, set it up and they bring their stuff. I don't think we should furnish for that.

Mr. Gates stated we spent hours on this subject in April. I'm not sure I quite understand why we are rehashing some of these things. If we want to revisit it in April and see what develops over the course of the next seven months and if we need to make changes we can always make

changes, but it seems like we are making changes before we see the results of our decisions. My preference is leave things the way they are until we can get some history and some data.

Mr. Garner stated you can look at Natalie's budget and get an idea of what they are spending.

Ms. Mossing stated for the events rate, I recommend that you approve them, because we did have to advertise this as a public hearing so we would have to go through this process again if we do want to approve the rates. Where it is now we still have the ability to not charge rent, so we don't have to implement these changes, but we have the ability to if you decide to down the road.

Mr. Garner stated when residents RSVP to Natalie for paint night and craft night you need to tell them a list of what they need to bring. We need to get out of the supply business. I mentioned previously let's charge them \$5 or \$15 or whatever but I don't want you collecting money unless you get cash app or Zelle. Once word gets out there is money being collected you are opening this place up to be broken into.

Ms. Tabares stated that it would be too hard for people to bring supplies.

Mr. Garner stated it is time for us to get out of the bingo business. Residents can come in here and have bingo and if they want prizes let them do the prizes and we are not giving district money out for bingo. We can't charge for bingo and give out prizes.

Ms. DeSantis stated if we approved the budget and all these things were in the budget why are we going back and not utilizing the funds that were budgeted for that.

Mr. Garner stated just because it is budgeted doesn't mean we have to spend it.

Ms. DeSantis stated as a resident as well, I pay a pretty hefty CDD fee and if I go to bingo and other residents are not able to go to bingo then we need to rotate it. You can only go every three months if that is the problem. But it is open to everyone and there are a lot of people who go. Maybe we look at the procedure for it. If it is something we are able to do then I don't understand why we can't do it.

Mr. Gates stated I agree, if we are going to start pulling things out of that \$17,500 we should have done it when we approved the budget. We approved it we have moved on and if we want to revisit this whole issue again we do it after we have had it for a year to see if we need to make any changes.

On MOTION by Ms. DeSantis seconded by Ms. Tabares with all in favor the public hearing was opened.

The following comments were made: Not in favor of residents bringing supplies to craft night and paint night, not sure how the app works but same people participate, sign-up genius waiting list, able to create new groups, need activities to get to know everybody, charging for craft night might deter people from participating, rental for private party is very reasonable and people are more likely to take care of it, will there be a charge for kids activities,

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

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor Resolution 2025-07 adopting Rule No. 2025-01 was approved.

FIFTH ORDER OF BUSINESS

Discussion Items

A. Bus Stop Shade Structure

Mr. Gray stated at the last meeting you approved staff to move forward on this item. I have two options, the first option we discussed around that \$4,700 to \$5,000 which is benches, shade enclosure. It is a 6-foot bench integrated to galvanized poles straight up and the sales will match what currently exists. If you want to spend a little more, I have a proposal for two six-foot benches side by side, have the bike rack or one on each side and a shade structure to go around the whole pad and that is 25 X 20. I would like to know what the board would like and I will get it ordered.

A resident stated there are three groups of kids and we have to move the high schoolers and middle schoolers away from the intersection, 10-12 high school, 10-12 middle school and 10-12 elementary school.

Mr. Garner stated we need a shelter for about 20-25 kids.

Mr. Gray stated that would be the 20 X 20.

On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor staff was authorized to move forward with two 6-foot benches with shade enclosure to match the existing structure on the pool deck.

B. Right of Way Conveyances

Ms. Buchanan stated I provided information to a board member in connection with follow-up questions. Essentially, they had given us information that indicates where they are in the completion of the construction process. Whether there has been a warranty bond issued, whether the city has accepted that. I think the bottom line is that the board is not going to be ready to move forward until you have your engineer with boots on the ground reviewing the condition of the road. Even then you may have differing opinions as to whether it is the right time to do it. For tonight's purpose I don't think there is any action of the board. If you want to talk about any questions you may have considered or have arisen since last month, we can do that, but I told Horton not to expect a decision from you tonight.

Mr. Garner asked if the HOA wants to take over that conveyance, can they do it or does it have to be the district?

Ms. Buchanan stated it is possible for the HOA to maintain it. The question as to whether the district can give it to the HOA depends on whether or not bond proceeds were spent on it. If we used bond money for that construction then we are not able to give it away, but the HOA can always assume the landscaping if they want it to look a certain way.

Mr. Garner asked if bond money would pay for the streets in the HOA.

Ms. Buchanan stated it wouldn't behind the gates.

Mr. Gates stated Gary is talking about the entrance to Burney Way up to Grand Reserve instead of the CDD having to maintain a 15-foot strip of pavement.

Ms. Buchanan stated I want to make sure my message back to Horton is, thank you for the information and in the upcoming weeks we are going to ask our engineer to review it. Or, is there a different message back to Horton?

Mr. Gates stated I have information that Horton said that they had inspections completed already on some of these.

Ms. Buchanan stated correct.

Mr. Gates asked can we get those as a starting point and only for Sand Wedge and Grand Par, which I believe is listed as parcel 1B.

Ms. Buchanan stated yes, I think they would provide what they have. I think the city can help out with the language.

Mr. Gates stated our answer back to Horton is the only thing we would possibly consider taking is Sand Wedge and Grand Par, which is 1B. All the other roads are still subject to many heavy traffic vehicles and we would not entertain that until we got to a point where that was complete.

Mr. Biagetti stated I believe I requested those inspections from the city and I will follow-up on that. Would you like Joey to take a look at that?

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the engineer was authorized to inspect Sand Wedge and Grand Par once the inspection reports are received from the city.

C. FPL Streetlight Transfer to Freedom HOA

Mr. Biagetti stated we have 13 lights that have been identified with the Freedom HOA section and the CDD has been funding the monthly bill. At the last meeting I had just received the billing information for Freedom HOA. We submitted that to FPL. It is not moving as quickly as we had hoped but we signed an agreement with FPL today to transfer those 13 lights and Freedom will be doing the same thing, signing this to accept those 13 lights. Once we get a signature from Freedom it takes FPL two days to create that account. I anticipate that within the next 24 hours we will have that signature from Freedom HOA.

The second part to that is for board discussion for consideration of any retro pay the CDD would be seeking from the Freedom HOA. The Links HOA started funding their streetlights mid-2023 and mid-2024. Looking at a two-year time period the average cost the CDD is currently paying for the streetlights is \$35.51 per streetlight, which is \$461 per month so for 24 months that is about \$11,000. We are looking at the install and when we started to see the billing about five years ago and 60 months is about \$27,000.

Mr. Gates stated a repayment plan should definitely be on the agenda. Two years is very generous because that community was built out before two years ago. I think we ought to take it up with Vesta since they are supposed to be running their community. I would like to get Phase 1 of this issue done.

Mr. Biagetti stated I think we are satisfying what the board and community has asked and that is to get these lights figured out and in the proper accounts.

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor staff was directed to wait until after the first phase is done to determine the back billing.

SIXTH ORDER OF BUSINESS

Engineer's Report

Mr. Duncan stated Matt mentioned you might discuss the easement area south of the amenity center about putting a basketball court or playground that piece of land.

Mr. Biagetti stated there appears to be a drainage easement in that strip of land so the south of the lift station. Joey has a couple options.

Mr. Duncan stated I consulted with some of our environmental and water experts and the first thing to do is pull the as-builts from the St. Johns River Water Management District and determine what this easement is supposed to do. If it was supposed to convey water or is it just an extra piece of land. Once we know what it is I suggest having a meeting with the water management district to discuss what you want to do and see how their attitude is about changing the piece of property so we can use it. If it comes back favorable then from there you can proceed with design of whatever you want to go in there. Because there is probably going to be additional impervious area, we would have to come up with a design to handle that additional stormwater. It might be an additional pond it might be a way to route the water to the pond southeast of there. The first thing is to determine what the easement was actually supposed to be used for.

Mr. Garner stated my opinion is to put it on hold. There are other things developing now.

Mr. Biagetti asked do you have anything additional on the email from Horton that concerned ponds we had previously discussed and denied conveyance. There were a couple other tracts that looked different to me. I think one stated the homes were already constructed around. Do you have any knowledge on that?

Mr. Duncan stated not additionally. The original report that I gave back to you but my recommendation still stands, it had some things in there that Horton has corrected. There were issues that should have been corrected already by them. I still recommend if there is construction adjacent to a pond you should not accept the pond at this time.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manager

Mr. Biagetti stated just a reminder to complete your ethics training by December 31st.

C. Operations Manager - Report

Mr. Gray stated I hand delivered the deposit to Tim and we expect to break ground this week for the irrigation enclosure. We are working on the access agreement now. After extensive research and work with Tim there is a rain meter and rain station we can place onto the unit. It will measure the rain and set the depth and it will automatically shut down the system at the panel. Tim doesn't trust anyone except me and himself and he has asked if it does go out we allow 48 hour timeframe for it to be put back in. He felt if that goes off we will have had enough rain and it is not going to harm anything keeping it out of service for two days. The cost is \$6,750. When we started the process we started with \$148,895 with everything we have done the enclosure, the pump station, including the \$3,800 for the PM and this will leave us going over by \$1,185 of the original budget amount that I can take out of irrigation repairs.

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor staff was authorized to have the sensor installed.

Mr. Gray stated the conservation easement planting has been completed and I'm waiting for the water management district to inspect the site. We budgeted for the transitioning seam repair and I have to time that before the weather starts to change. I'm looking at the third week of October to close the pool for four days.

Mr. Garner stated just close it down for the whole week.

Ms. Clem reviewed in detail the three proposals for blinds, one from Home Depot, one from Lowes and one from Blinds by Jason and after discussion the board took the following action.

On MOTION by Mr. Gates seconded by Ms. Tabares with all in favor the proposal from Blinds by Jason was approved in the amount of \$2,885 was approved.

Ms. Clem stated I would like clarification on the alcohol policy. I have had several residents approach me about not understanding if they are allowed to drink or if they are not allowed to drink and the way the policy is worded it is a little unclear.

Mr. Garner stated if it is a potluck or super bowl party or something like that I don't have a problem but if you are having kids in here I have a problem with that.

Mr. Gates asked what is the wording?

Ms. Mossing stated the alcohol policy reads: alcoholic beverages shall not be served or sold at the amenity except for preapproved special events. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages and must provide proof of this to the amenity manager prior to the event. Anyone who appears to be under the influence of drugs or alcohol will be asked to leave. How I read this policy is that alcohol is allowed here BYOB. You can't serve or sell it here and that goes for us if we are hosting a CDD event we as staff can't serve ourselves, we would have to have a licensed and insured bartender do that. The same for the residents renting this room, they have to provide a licensed and insured bartender to monitor the consumption of residents during an event.

At other CDDs they specifically state, alcohol is not allowed on CDD property. That is not what your policy says and I read it as if you bring your own beverage that is allowed but you cannot have events where alcohol is being served or sold without the proper license.

Mr. Gray stated the biggest problem is our signs don't match our policy.

Ms. Mossing stated I think the signs need to be updated to reflect the policy.

Mr. Garner stated change the signs but there is no alcohol on the pool deck.

Ms. DeSantis stated I don't agree with that.

Ms. Buchanan stated this is something we should get some insight on from our insurance company.

Ms. DeSantis stated I think the thing with alcohol is discretion and closed container. I think people come and don't realize but I think we have always followed that rule that we use with discretion and come with a closed container.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Additional comments: Town Hall meeting was held, city is responsible for bus stop signs, request to lower age for kids to use the gym from 15, irrigation, recognize the band who used to

perform here, post draft minutes, check when the fire hydrants were checked, do we need signage for alligators, working on upcoming events and Natalie will send out save the date, garage sale is October 4th, Natalie will provide a list of residents who are participating, will provide information for drop offs such as Goodwill and Restore, working on adult Halloween party October 24, kids Halloween party October 25, November 8th is the fall festival, December 6th kids holiday crafts, December 13 adult Christmas party, December 20th kids holiday party, in the process of purchasing a freezer to have sundae socials, buying a popcorn machine and karaoke machine, need sound system and D.J., social meeting October 8 at 5 p.m. and everyone is welcome, we can use the park and the city will give us their sign vendor, no dogs allowed, open from dawn to dusk, it has a full size basketball court, tennis courts, picnic area, playground and clean restrooms, putting in a gravel parking lot is much less expensive than the district building a playground, predators use that park, sex offenders live close to the park, a transient locked himself into one of the men's stalls, vision workshop for the City of Bunnell, update on water pumped 4,919,000 gallons in August, almost 2 ½ times what the golf course used, we will continue to send out reminders, we qualified for a rebate program with St. Johns River Water Management and anybody who purchases and installs a smart irrigation system will get reimbursed 50%, more rentals than budgeted, we need to give feedback to the city on the issues with the park, Alan Jackson and Dustin both said they enjoyed coming to the last meeting and giving a presentation.

NINTH ORDER OF BUSINESS

Public Comments

Additional comments: Clean lounge chairs and chairs before the end of the season, the drains in bathroom need to be cleaned, location of the bus stop, oil blotches on the roadways near curbs caused by garbage trucks, city will clean all the streets

TENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the August 27, 2025 Meeting

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor the minutes were approved as presented.

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

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

C. Approval of Check Register

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

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – October 22, 2025 at
3:00 p.m. at the Island Club**

Mr. Garner stated we had a regular meeting and a budget workshop, and I suggest we skip October and meet November 19th

On MOTION by Ms. DeSantis seconded by Mr. Masten with all in favor the next meeting will be held November 19, 2025 at 6:30 p.m.

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor the meeting adjourned at 9:23 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

MINUTES OF MEETING
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The Deer Run Community Development District audit committee met Wednesday, September 24, 2025 at 6:30 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

Gary Garner
Franklin Gates
Barbara DeSantis
Melissa Tabares
Gary Masten

Also present were:

Matt Biagetti
Katie Buchanan
Joey Duncan
Daniel Harvey
Natalie Clem
Rich Gray
Cheryl Palmes
Alison Mossing

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Review and Selection of Audit RFP Criteria

Mr. Biagetti reviewed the evaluation criteria for the selection of an audit firm.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the evaluation criteria to include price was approved.

THIRD ORDER OF BUSINESS

Other Business

There being none,

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the audit committee meeting adjourned at 6:33 p.m.

C.

Deer Run
Community Development District

Unaudited Financial Reporting
September 30, 2025



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10	<u>Assessment Receipt Schedule</u>
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Deer Run
Community Development District
Combined Balance Sheet
September 30, 2025

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 56,832	\$ 3,099	\$ -	\$ -	\$ 59,931
INV-SBA	\$ 180,641	\$ 243,855	\$ -	\$ -	\$ 424,496
<u>Investments:</u>					
<u>Series 2018</u>					
Reserve	\$ -	\$ -	\$ 317,719	\$ -	\$ 317,719
Revenue	\$ -	\$ -	\$ 471,923	\$ -	\$ 471,923
Interest	\$ -	\$ -	\$ 70	\$ -	\$ 70
Prepayment	\$ -	\$ -	\$ 13,942	\$ -	\$ 13,942
Sinking Fund	\$ -	\$ -	\$ 77	\$ -	\$ 77
Construction	\$ -	\$ -	\$ -	\$ 25,175	\$ 25,175
Due from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due from Other	\$ -	\$ -	\$ -	\$ -	\$ -
Due from Golf Course	\$ 1,160	\$ -	\$ -	\$ -	\$ 1,160
Prepaid Expenses	\$ 42,771	\$ -	\$ -	\$ -	\$ 42,771
Total Assets	\$ 285,229	\$ 246,954	\$ 805,920	\$ 25,176	\$ 1,363,278
Liabilities:					
Accounts Payable	\$ 18,715	\$ 27,450	\$ -	\$ -	\$ 46,165
Accrued Expense Payable	\$ 9,997	\$ -	\$ -	\$ -	\$ 9,997
Deferred Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	\$ 0	\$ -	\$ -	\$ -	\$ 0
Due to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Payable	\$ 1,906	\$ -	\$ -	\$ -	\$ 1,906
Total Liabilities	\$ 30,617	\$ 27,450	\$ -	\$ -	\$ 58,067
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 42,771	\$ -	\$ -	\$ -	\$ 42,771
Restricted for:					
Debt Service - Series 2008	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service - Series 2018	\$ -	\$ -	\$ 805,920	\$ -	\$ 805,920
Capital Projects - Series 2008	\$ -	\$ -	\$ -	\$ 0	\$ 0
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 25,175	\$ 25,175
Assigned for:					
Capital Reserves	\$ -	\$ 219,504	\$ -	\$ -	\$ 219,504
Unassigned	\$ 211,840	\$ -	\$ -	\$ -	\$ 211,840
Total Fund Balances	\$ 254,611	\$ 219,504	\$ 805,920	\$ 25,176	\$ 1,305,211
Total Liabilities & Fund Balance	\$ 285,229	\$ 246,954	\$ 805,920	\$ 25,176	\$ 1,363,278

Deer Run
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance

Revenues:

Assessments	\$ 1,006,746	\$ 1,006,746	\$ 1,014,987	\$ 8,241
Golf Course Lake Maintenance Contribution	\$ 4,642	\$ 4,640	\$ 4,640	\$ -
Rental Income	\$ 500	\$ 500	\$ 2,925	\$ 2,425
Miscellaneous Income	\$ -	\$ -	\$ 200	\$ 200
Interest - SBA	\$ -	\$ -	\$ 14,295	\$ 14,295
Total Revenues	\$ 1,011,888	\$ 1,011,886	\$1,037,046	\$ 25,161

Expenditures:

General & Administrative:

Supervisor Fees	\$ 8,000	\$ 8,000	\$ 9,800	\$ (1,800)
FICA Expense	\$ 612	\$ 612	\$ 750	\$ (138)
Engineering	\$ 17,000	\$ 17,000	\$ 27,188	\$ (10,188)
Dissemination	\$ 2,500	\$ 2,500	\$ 3,600	\$ (1,100)
Attorney	\$ 25,000	\$ 25,000	\$ 21,034	\$ 3,966
Annual Audit	\$ 4,200	\$ 4,200	\$ 3,375	\$ 825
Trustee Fees	\$ 3,500	\$ 3,500	\$ -	\$ 3,500
Arbitrage	\$ 450	\$ 450	\$ 900	\$ (450)
Assessment Roll Services	\$ 2,625	\$ 2,625	\$ 2,625	\$ -
Management Fees	\$ 38,311	\$ 38,311	\$ 38,311	\$ 0
Information Technology	\$ 1,219	\$ 1,219	\$ 1,219	\$ 0
Website Maintance	\$ 694	\$ 694	\$ 694	\$ 0
Telephone	\$ 168	\$ 168	\$ 246	\$ (78)
Postage	\$ 850	\$ 850	\$ 874	\$ (24)
Insurance	\$ 8,518	\$ 8,518	\$ 7,450	\$ 1,068
Printing & Binding	\$ 800	\$ 800	\$ 710	\$ 91
Travel Per Diem	\$ 250	\$ 250	\$ -	\$ 250
Legal Advertising	\$ 2,000	\$ 2,000	\$ 531	\$ 1,469
Other Current Charges	\$ 2,500	\$ 2,500	\$ 1,962	\$ 538
Office Supplies	\$ 100	\$ 100	\$ 7	\$ 93
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 119,472	\$ 119,472	\$ 121,449	\$ (1,977)

Operations & Maintenance

Field Expenditures

Field Management	\$ 35,089	\$ 35,089	\$ 35,089	\$ 0
Electric	\$ 103,789	\$ 103,789	\$ 79,991	\$ 23,798
Water & Sewer	\$ 18,400	\$ 18,400	\$ 16,047	\$ 2,353
Landscape Maintenance	\$ 164,000	\$ 164,000	\$ 131,737	\$ 32,263
Landscape Contingency	\$ 3,000	\$ 3,000	\$ 5,430	\$ (2,430)
Mulch	\$ 5,250	\$ 5,250	\$ -	\$ 5,250
Tree Pruning	\$ 4,725	\$ 4,725	\$ 3,022	\$ 1,703
Lake Maintenance and Repairs	\$ 25,700	\$ 25,700	\$ 25,557	\$ 143
Irrigation Repairs	\$ 21,420	\$ 21,420	\$ 8,365	\$ 13,055
Sidewalk Repair	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Street Repair	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Contingency	\$ 2,500	\$ 2,500	\$ 500	\$ 2,000
Subtotal Field Expenditures	\$ 391,373	\$ 391,373	\$ 306,064	\$ 85,309

Deer Run
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Amenity Expenditures				
Amenities Management	\$ 78,517	\$ 78,517	\$ 80,508	\$ (1,991)
Facilities Assistant	\$ 20,983	\$ 20,983	\$ 38,685	\$ (17,702)
Property Insurance	\$ 40,000	\$ 40,000	\$ 34,505	\$ 5,495
Pool Maintenance	\$ 12,000	\$ 12,000	\$ 21,600	\$ (9,600)
Pool Chemicals	\$ 20,000	\$ 20,000	\$ 19,453	\$ 547
Janitorial Services	\$ 16,425	\$ 16,425	\$ 16,547	\$ (122)
Pest Control	\$ 1,155	\$ 1,155	\$ 1,161	\$ (6)
Facilities Maintenance	\$ 19,250	\$ 19,250	\$ 20,390	\$ (1,140)
Cable, Internet & Telephone Services	\$ 5,963	\$ 5,963	\$ 4,718	\$ 1,245
Electric - Amenities	\$ 17,600	\$ 17,600	\$ 16,877	\$ 723
Water & Sewer - Amenities	\$ 55,930	\$ 55,930	\$ 50,851	\$ 5,079
Gas Service	\$ 1,045	\$ 1,045	\$ 684	\$ 361
Security Monitoring	\$ 1,500	\$ 1,500	\$ 4,751	\$ (3,251)
Access Cards	\$ 500	\$ 500	\$ 1,210	\$ (710)
Operating Supplies	\$ 3,150	\$ 3,150	\$ 3,642	\$ (492)
Amenity Repairs & Maintenance	\$ 20,680	\$ 20,680	\$ 27,413	\$ (6,733)
Pool Repairs & Maintenance	\$ 11,000	\$ 11,000	\$ 10,270	\$ 730
Special Events	\$ 17,500	\$ 17,500	\$ 16,433	\$ 1,067
Holiday Décor	\$ 2,000	\$ 2,000	\$ 2,220	\$ (220)
Fitness Center Repairs & Maintenance	\$ 1,500	\$ 1,500	\$ 905	\$ 595
Office Supplies	\$ 2,500	\$ 2,500	\$ 2,436	\$ 64
Elevator Maintenance	\$ 2,000	\$ 2,000	\$ 2,355	\$ (355)
Contingency	\$ 1,000	\$ 1,000	\$ 250	\$ 750
Capital Project/Transfer Out	\$ 148,845	\$ 148,845	\$ 148,845	\$ -
Subtotal Amenity Expenditures	\$ 501,043	\$ 501,043	\$ 526,709	\$ (25,666)
Total Operations & Maintenance	\$ 892,416	\$ 892,416	\$ 832,773	\$ 59,643
Total Expenditures	\$ 1,011,888	\$ 1,011,888	\$ 954,222	\$ 57,666
Excess (Deficiency) of Revenues over Expenditures	\$ (0)		\$ 82,825	
Fund Balance - Beginning	\$ -		\$ 171,787	
Fund Balance - Ending	\$ (0)		\$ 254,611	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 99,964	\$ (99,964)
Miscellaneous Expenses	\$ -	\$ -	\$ 4,644	\$ (4,644)
Total Expenditures	\$ -	\$ -	\$ 104,608	\$ (104,608)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (104,608)	
Other Financing Sources/(Uses)				
Transfer In	\$ 148,845	\$ 148,845	\$ 148,845	\$ -
Interest - SBA	\$ 1,000	\$ 1,000	\$ 9,175	\$ 8,175
Total Other Financing Sources (Uses)	\$ 149,845	\$ 149,845	\$ 158,020	\$ 8,175
Net Change in Fund Balance	\$ 149,845		\$ 53,412	
Fund Balance - Beginning	\$ 42,132		\$ 166,092	
Fund Balance - Ending	\$ 191,977		\$ 219,504	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Assessments	\$ 636,575	\$ 636,575	\$ 653,604	\$ 17,029
Assessments - Direct	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ 28,490	\$ 28,490
Interest	\$ 13,000	\$ 13,000	\$ 33,365	\$ 20,365
Total Revenues	\$ 649,575	\$ 649,575	\$ 715,459	\$ 65,884
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		\$ 55,674	
Fund Balance - Beginning	\$ 378,368		\$ 750,246	
Fund Balance - Ending	\$ 387,476		\$ 805,920	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 1,017	\$ 1,017
Total Revenues	\$ -	\$ -	\$ 1,017	\$ 1,017
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1,017	
Fund Balance - Beginning	\$ -		\$ 24,159	
Fund Balance - Ending	\$ -		\$ 25,175	

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	\$ -	\$ -	\$ -	\$ 1,160	\$ 4,640
Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 875	\$ -	\$ 750	\$ 550	\$ -	\$ -	\$ 750	\$ 2,925
Misc Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125	\$ 50	\$ -	\$ -	\$ 25	\$ 200
Interest - SBA	\$ 431	\$ 367	\$ 368	\$ 409	\$ 1,715	\$ 1,893	\$ 1,787	\$ 1,706	\$ 1,653	\$ 1,619	\$ 1,358	\$ 989	\$ 14,295
Total Revenues	\$ 431	\$ 143,898	\$ 173,823	\$ 510,223	\$ 94,091	\$ 10,708	\$ 11,601	\$ 76,688	\$ 3,647	\$ 7,656	\$ 1,358	\$ 2,924	\$ 1,037,046

Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 1,200	\$ -	\$ 800	\$ 200	\$ 1,000	\$ -	\$ 2,000	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 9,800
FICA Expense	\$ 77	\$ 92	\$ -	\$ 61	\$ 15	\$ 77	\$ -	\$ 153	\$ 61	\$ 61	\$ 77	\$ 77	\$ 750
Engineering	\$ 1,500	\$ 300	\$ 300	\$ 2,600	\$ -	\$ 400	\$ 748	\$ 4,138	\$ 3,148	\$ 1,110	\$ 7,918	\$ 5,028	\$ 27,188
Dissemination	\$ 1,208	\$ 208	\$ 208	\$ 308	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 3,600
Attorney	\$ 3,331	\$ 3,132	\$ 1,388	\$ 1,618	\$ 2,231	\$ -	\$ 1,213	\$ 2,477	\$ 2,965	\$ 2,680	\$ -	\$ -	\$ 21,034
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,375	\$ 3,375
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ 900
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	\$ 3,193	\$ 38,311
Information Technology	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 1,219
Website Maintenance	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 694
Telephone	\$ 2	\$ -	\$ 17	\$ 9	\$ -	\$ 93	\$ 8	\$ 44	\$ 14	\$ 8	\$ 18	\$ 33	\$ 246
Postage	\$ 64	\$ 91	\$ 35	\$ 49	\$ 178	\$ 12	\$ 175	\$ 136	\$ 56	\$ 35	\$ 26	\$ 16	\$ 874
Insurance	\$ 7,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,450
Printing & Binding	\$ 45	\$ 8	\$ 44	\$ 38	\$ 165	\$ 11	\$ 44	\$ 15	\$ 106	\$ 3	\$ 112	\$ 119	\$ 710
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 25	\$ 25	\$ -	\$ 25	\$ 30	\$ 25	\$ 75	\$ 26	\$ -	\$ 26	\$ 244	\$ 28	\$ 531
Other Current Charges	\$ 157	\$ 178	\$ 174	\$ 157	\$ 61	\$ 96	\$ 154	\$ 257	\$ 167	\$ 161	\$ 210	\$ 189	\$ 1,962
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 7
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 21,012	\$ 9,036	\$ 5,519	\$ 9,020	\$ 6,442	\$ 5,274	\$ 5,978	\$ 12,806	\$ 10,877	\$ 8,445	\$ 13,166	\$ 13,875	\$ 121,449

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	\$ 2,924	\$ 35,089
Electric	\$ 5,805	\$ 6,792	\$ 6,770	\$ 6,844	\$ 6,679	\$ 6,773	\$ 6,800	\$ 7,165	\$ 6,789	\$ 6,743	\$ 6,782	\$ 6,050	\$ 79,991
Water & Sewer	\$ 1,438	\$ 1,265	\$ 1,528	\$ 1,123	\$ 1,182	\$ 924	\$ 1,005	\$ 1,036	\$ 1,527	\$ 1,582	\$ 1,281	\$ 2,155	\$ 16,047
Landscape Maintenance	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 11,067	\$ 10,536	\$ 10,536	\$ 131,737
Landscape Contingency	\$ 2,700	\$ 1,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,650	\$ 5,430
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	\$ 2,039	\$ 25,557
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	\$ 25,081	\$ 24,002	\$ 25,354	\$ 306,064

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	\$ 6,543	\$ 80,508
Facilities Assistant	\$ 2,056	\$ 179	\$ 270	\$ 1,309	\$ 1,274	\$ 1,937	\$ 1,706	\$ 5,752	\$ 5,416	\$ 6,170	\$ 6,789	\$ 5,829	\$ 38,685
Property Insurance	\$ 34,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55	\$ 34,505
Pool Maintenance	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 21,600
Pool Chemicals	\$ 1,557	\$ 1,485	\$ 1,485	\$ 1,602	\$ 1,602	\$ 1,612	\$ 1,602	\$ 1,671	\$ 1,843	\$ 1,678	\$ 1,678	\$ 1,640	\$ 19,453
Janitorial Services	\$ 1,100	\$ 1,100	\$ 1,547	\$ 1,200	\$ 1,200	\$ 1,500	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,700	\$ 1,600	\$ 2,000	\$ 16,547
Pest Control	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 1,161
Facilities Maintenance	\$ 1,330	\$ 743	\$ 6,399	\$ 1,425	\$ 1,995	\$ 1,800	\$ 1,306	\$ 1,213	\$ 670	\$ 1,297	\$ 682	\$ 1,531	\$ 20,390
Cable, Internet & Telephone Services	\$ 400	\$ 400	\$ 400	\$ 401	\$ 401	\$ 406	\$ 406	\$ 406	\$ 406	\$ 406	\$ 416	\$ 269	\$ 4,718
Electric - Amenities	\$ 1,378	\$ 1,386	\$ 1,255	\$ 1,229	\$ 1,303	\$ 1,268	\$ 1,224	\$ 1,549	\$ 1,505	\$ 1,638	\$ 1,574	\$ 1,568	\$ 16,877
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	\$ 4,215	\$ 50,851
Gas Service	\$ 57	\$ 71	\$ 48	\$ 64	\$ 56	\$ 52	\$ 65	\$ 69	\$ 62	\$ 43	\$ 46	\$ 50	\$ 684
Security Monitoring	\$ -	\$ 617	\$ 1,788	\$ 10	\$ 248	\$ -	\$ -	\$ 805	\$ 321	\$ 321	\$ 321	\$ 321	\$ 4,751
Access Cards	\$ -	\$ 715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248	\$ -	\$ 248	\$ -	\$ 1,210
Operating Supplies	\$ 269	\$ 250	\$ 242	\$ 126	\$ 53	\$ 322	\$ 561	\$ 247	\$ -	\$ 669	\$ 904	\$ -	\$ 3,642
Amenity Repairs & Maintenance	\$ 1,330	\$ 1,200	\$ 1,000	\$ 473	\$ 1,043	\$ 2,415	\$ 236	\$ 6,153	\$ 1,500	\$ 8,591	\$ 400	\$ 3,072	\$ 27,413
Pool Repairs & Maintenance	\$ 836	\$ 200	\$ -	\$ -	\$ 500	\$ 6,657	\$ 23	\$ 1,731	\$ -	\$ 23	\$ -	\$ 300	\$ 10,270
Special Events	\$ 1,249	\$ 1,159	\$ 979	\$ 2,857	\$ 875	\$ 947	\$ 1,028	\$ 1,929	\$ 862	\$ 2,610	\$ 1,061	\$ 877	\$ 16,433
Holiday Décor	\$ -	\$ 250	\$ 1,289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124	\$ 37	\$ 520	\$ 2,220
Fitness Center Repairs & Maintenance	\$ -	\$ 150	\$ 175	\$ -	\$ -	\$ 405	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ 905
Office Supplies	\$ 208	\$ 500	\$ -	\$ 118	\$ 40	\$ 120	\$ 135	\$ -	\$ -	\$ 246	\$ 303	\$ 765	\$ 2,436
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	\$ 41,111	\$ 29,817	\$ 31,451	\$ 526,709
Total Operations & Maintenance	\$ 89,774	\$ 46,631	\$ 55,743	\$ 48,999	\$ 48,252	\$ 208,099	\$ 45,569	\$ 59,713	\$ 53,176	\$ 66,192	\$ 53,820	\$ 56,805	\$ 832,773
Total Expenditures	\$ 110,787	\$ 55,667	\$ 61,263	\$ 58,019	\$ 54,694	\$ 213,373	\$ 51,547	\$ 72,519	\$ 64,052	\$ 74,636	\$ 66,985	\$ 70,680	\$ 954,222
Excess (Deficiency) of Revenues over Expenditures	\$ (110,356)	\$ 88,230	\$ 112,560	\$ 452,205	\$ 39,397	\$ (202,665)	\$ (39,946)	\$ 4,168	\$ (60,405)	\$ (66,981)	\$ (65,628)	\$ (67,756)	\$ 82,825

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	\$317,719	
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	\$ 1,567.97	\$ 16,877.06
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	\$ 1,567.97	\$ 16,877.06
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	\$ 310.37	\$ 2,851.97
		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	\$ 932.09	\$ 10,159.51
		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	\$ 30.28	\$ 362.26
		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	\$ 133.51	\$ 1,127.58
		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	\$ 902.00	\$ 10,824.00
		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	\$ 4,643.93	\$ 55,567.37
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	\$ 6,952.18	\$ 80,892.69
			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	\$ 8,520.15	\$ 97,769.75
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	\$ 4,214.93	\$ 50,850.74
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	\$ 4,214.93	\$ 50,850.74
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	\$ 1,918.33	\$ 13,728.43
		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	\$ 236.35	\$ 2,318.26
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	\$ 2,154.68	\$ 16,046.69
			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	\$ 6,369.61	\$ 66,897.43
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	\$ 49.65	\$ 683.69
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	\$ 49.65	\$ 683.69
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	\$ 72.50	\$ 2,411.30
	ATT		295519998	\$ 190.69	\$ 190.69	\$ 190.69	\$ 191.03	\$ 191.03	\$ 191.03	\$ 191.22	\$ 191.22	\$ 191.22	\$ 190.83	\$ 201.16	\$ 196.18	\$ 2,306.99
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	\$ 268.68	\$ 4,718.29

D.

Deer Run Community Development District

Summary of Check Register

September 01, 2025 through September 30, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	9/3/25	2383-2390	\$ 16,371.76
	9/18/25	2391-2404	\$ 71,707.35
	9/23/25	2405-2410	\$ 7,898.63
	9/30/25	2411-2414	\$ 11,397.00
Capital Reserve			
	9/18/25	9	\$ 25,000.00
Payroll			
	9/25/25	50272 B. DeSantis	\$ 184.70
	9/25/25	50273 F. Gates	\$ 184.70
	9/25/25	50274 G. Garner	\$ 184.70
	9/25/25	50275 G. Masten	\$ -
	9/25/25	50276 M. Tabares	\$ 184.70
Total Amount			\$ 133,113.54

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/03/25	00110	8/25/25 4228	202509 320-53800-48000		*	1,800.00	
		SEP POOL SERVICE					
		8/25/25 4228	202509 320-53800-48100		*	38.33	
		TILE SOAP					
				C BUSS ENTERPRISES INC			1,838.33 002383
9/03/25	00043	8/21/25 22459810	202507 310-51300-31100		*	1,110.00	
		JUL ENGINEERING SERVICES					
				DEWBERRY ENGINEERS INC.			1,110.00 002384
9/03/25	00092	9/01/25 429534	202509 320-53800-51000		*	320.92	
		SEP SECURITY MONITORING					
				HI-TECH SYSTEM ASSOCIATES INC			320.92 002385
9/03/25	00082	8/31/25 199	202508 320-53800-48300		*	400.00	
		CLEANING WEEK - 8/25/25					
				J&G COMMERCIAL CLEANING SERVICE LLC			400.00 002386
9/03/25	00072	5/05/25 F1000023	202505 330-57200-49200		*	125.00	
		LOGISTICS/FUEL IMPACT FEE					
				OTIS ELEVATOR COMPANY			125.00 002387
9/03/25	00059	9/01/25 11129561	202509 320-53800-48100		*	1,601.51	
		SEP POOL CHEMICALS					
				POOLSURE			1,601.51 002388
9/03/25	00042	8/27/25 980620	202508 320-53800-46200		*	440.00	
		CONTROLLER REPLACEMENT					
				YELLOWSTONE LANDSCAPE			440.00 002389
9/03/25	00042	9/01/25 980632	202509 320-53800-46000		*	10,536.00	
		SEP LANDSCAPE MAINTENANCE					
				YELLOWSTONE LANDSCAPE			10,536.00 002390
9/18/25	00036	9/11/25 6149-09-	202509 310-51300-31200		*	450.00	
		ARBITRAGE REPORT SER 2018					
				AMTEC			450.00 002391
9/18/25	00046	9/02/25 373303	202509 310-51300-32200		*	3,375.00	
		ANNUAL AUDIT FYE 9/30/24					
				BERGER TOOMBS ELAM GAINES & FRANK			3,375.00 002392
9/18/25	00033	9/05/25 29051	202509 320-53800-45000		*	55.00	
		ADDED DOCK & FITNESS EQ					
				EGIS INSURANCE ADVISORS, LLC			55.00 002393
				DRUN DEER RUN			
				AMOSSING			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/18/25	00033	9/16/25	29350	202509 300-15500-10000	EGIS INSURANCE ADVISORS, LLC	*	42,771.00	42,771.00	002394
9/18/25	00027	9/01/25	18005173	202507 320-53800-43000	FLORIDA POWER & LIGHT COMPANY	*	902.00	902.00	002395
9/18/25	00109	9/11/25	91371	202509 320-53800-54000	FUTURE HORIZONS, INC.	*	925.00	925.00	002396
9/18/25	00107	8/31/25	7301596	202508 310-51300-48000	NOTICE OF RULEMAKING	*	112.40		
		8/31/25	7301596	202508 310-51300-48000	NOTICE OF BUDGET MEETING	*	73.40		
		8/31/25	7301596	202508 310-51300-48000	NOTICE OF FY26 MEETINGS	*	32.82		
		8/31/25	7301596	202508 310-51300-48000	NOTICE OF RULE DEVELOPMNT	*	25.00		
					GANNETT MEDIA CORP			243.62	002397
9/18/25	00118	9/01/25	9	202509 310-51300-34000	SEP MANAGEMENT FEES	*	3,192.58		
		9/01/25	9	202509 310-51300-35200	SEP WEBSITE ADMIN	*	57.83		
		9/01/25	9	202509 310-51300-35100	SEP INFORMATION TECH	*	101.58		
		9/01/25	9	202509 310-51300-31300	SEP DISSEMINATION SVCS	*	208.33		
		9/01/25	9	202509 310-51300-51000	OFFICE SUPPLIES	*	.63		
		9/01/25	9	202509 310-51300-42000	POSTAGE	*	15.54		
		9/01/25	9	202509 310-51300-42500	COPIES	*	118.95		
		9/01/25	9	202509 310-51300-41000	TELEPHONE	*	33.27		
					GOVERNMENTAL MANAGEMENT SERVICES			3,728.71	002398
9/18/25	00102	9/10/25	991003	202509 320-53800-47000	LAKE MAINTENANCE SEP25	*	2,038.93		
					J & J AQUATICS SPECIALIST LLC			2,038.93	002399
9/18/25	00082	9/06/25	200	202509 320-53800-48300	CLEANING WEEK - 9/01/25	*	400.00		
					J&G COMMERCIAL CLEANING SERVICE LLC			400.00	002400

DRUN DEER RUN AMOSSING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/18/25	00082	9/15/25	201	202509 320-53800-48300	CLEANING WEEK - 9/08/25	*	400.00		
					J&G COMMERCIAL CLEANING SERVICE LLC			400.00	002401
9/18/25	00060	9/01/25	11111780	202509 320-53800-50000	ANNUAL DEFIBRILLATOR FEE	*	212.00		
					LIFESAFE SERVICES, LLC			212.00	002402
9/18/25	00056	8/31/25	284	202508 320-53800-12110	AUG FACILITY ATTENDANT	*	6,788.93		
					RIVERSIDE MANAGEMENT SERVICES, INC			6,788.93	002403
9/18/25	00056	9/01/25	283	202509 320-53800-12100	SEP FACILITY MANAGEMENT	*	6,543.08		
		9/01/25	283	202509 320-53800-12000	SEP FIELD MANAGEMENT	*	2,924.08		
					RIVERSIDE MANAGEMENT SERVICES, INC			9,467.16	002404
9/23/25	00110	9/15/25	4392	202509 320-53800-55000	RPL/RESET BKN/LOSE TILES	*	300.00		
					C BUSS ENTERPRISES INC			300.00	002405
9/23/25	00066	9/12/25	83163392	202509 320-53800-48400	PEST CONTROL SEP25	*	96.77		
					FLORIDA PEST CONTROL & CHEMICAL CO			96.77	002406
9/23/25	00085	9/18/25	3626415	202506 310-51300-31500	JUN GENERAL COUNSEL	*	2,965.34		
					KUTAK ROCK LLP			2,965.34	002407
9/23/25	00056	9/11/25	285	202508 320-53800-50000	FACILITY MAINTENANCE	*	682.00		
		9/11/25	285	202508 320-53800-59100	HOLIDAY DECOR	*	36.71		
		9/11/25	285	202508 320-53800-53000	OPERATING SUPPLIES	*	903.87		
		9/11/25	285	202508 320-53800-57000	OFFICE SUPPLIES	*	303.43		
		9/11/25	285	202508 320-53800-54000	AMENITY REPAIRS & MAINT	*	400.00		
					RIVERSIDE MANAGEMENT SERVICES, INC			2,326.01	002408
9/23/25	00056	9/11/25	286	202508 320-53800-59000	SPECIAL EVENT SUPP - 9/5	*	1,060.51		
					RIVERSIDE MANAGEMENT SERVICES, INC			1,060.51	002409

DRUN DEER RUN AMOSSING

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/23/25	00101	9/09/25 62707050	202509 320-53800-54000	DUCT CLEANING & FOGGING	*	1,150.00	
				SUNSHINE STATE HEATING & AIR			1,150.00 002410
9/30/25	00043	9/22/25 22463203	202508 310-51300-31100	AUG ENGINEERING SERVICES	*	7,917.50	
				DEWBERRY ENGINEERS INC.			7,917.50 002411
9/30/25	00082	8/03/25 195	202507 320-53800-48300	CLEANING WEEK - 7/28/25	*	400.00	
				J&G COMMERCIAL CLEANING SERVICE LLC			400.00 002412
9/30/25	00082	9/22/25 202	202509 320-53800-48300	CLEANING WEEK - 9/15/25	*	400.00	
				J&G COMMERCIAL CLEANING SERVICE LLC			400.00 002413
9/30/25	00085	9/25/25 3627294	202507 310-51300-31500	JUL GENERAL COUNSEL	*	2,679.50	
				KUTAK ROCK LLP			2,679.50 002414
TOTAL FOR BANK A						107,424.74	
TOTAL FOR REGISTER						107,424.74	

DRUN DEER RUN AMOSSING

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

RECEIVED
By Tara Lee at 12:47 pm, Aug 25, 2025

Invoice details
Invoice no.: 4228
Terms: Net 30
Invoice date: 08/25/2025
Due date: 09/24/2025

Approved
Pool Maintenance
001.320.53800.48000
Rich Gray

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: SEPTEMBER	1	\$1,800.00	\$1,800.00
2.	TILE SOAP	PER GAL	0.5	\$76.65	\$38.33

Total \$1,838.33

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

Invoice

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



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

August 21, 2025
Project No: 50184160.000
Invoice No: 22459810
Due Date: September 20, 2025
Project Manager Joey Duncan

Project 50184160.000 Deer Run CDD FY 2025 Gen Eng

Professional Services from June 28, 2025 to July 25, 2025

Phase T001 GENERAL ENGINEERING

Professional Personnel

	Hours	Rate	Amount
ENGINEER VIII	2.00	300.00	600.00
PROFESSIONAL VII	2.00	255.00	510.00
Totals	4.00		1,110.00
Total Labor			1,110.00
Total this Phase			1,110.00

Total Invoice Amount Due 1,110.00

RECEIVED

By Tara Lee at 1:03 pm, Aug 27, 2025

Billing Backup

Monday, August 18, 2025

002 - Dewberry Engineers Inc.

Invoice 22459810 Dated 08/21/2025

10:46:59 AM

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

Professional Personnel

		Hours	Rate	Amount	
ENGINEER VIII					
Duncan, Joey	07/03/2025	1.00	300.00	300.00	
	Grand Reserve phase 3 district permit and pond transfer issues.				
Duncan, Joey	07/16/2025	1.00	300.00	300.00	
	Review of agenda, prep for update discussion, and attend BOS meeting. Discussion/update of pond transfer issues to Board.				
PROFESSIONAL VII					
GOUGH, NICOLE	07/01/2025	.50	255.00	127.50	
	plan review				
GOUGH, NICOLE	07/02/2025	1.00	255.00	255.00	
	coord SJR				
GOUGH, NICOLE	07/03/2025	.50	255.00	127.50	
Totals		4.00		1,110.00	
Total Labor					1,110.00
			Total this Phase		1,110.00
			Total this Project		1,110.00
			Total this Report		1,110.00



Tallahassee, FL 32308
2498 Centerville Rd.

approved by NC on 9/2/2025

51000

Invoice

Invoice #: 429534
Invoice Date: 09/01/2025
Completed: 09/01/2025
Terms: Due on Aging Date
Bid#:

Bill to:

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

475 West Town Place

HiTechFlorida.com

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

RECEIVED

By Tara Lee at 8:07 am, Sep 03, 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 on 9/2/2025
48300

Invoice

199

8/31/2025

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 8/25	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 8:07 am, Sep 03, 2025



approved by NC on 8/26/2025
49200



Signature
Service

INVOICE

Page 1 of 2

CUSTOMER NO.: 59688227
DATE: 5/5/2025
INVOICE NO.: F10000231809

GRAND RESERVE AMENITY CEN
DUE: 6/4/2025
PLEASE PAY PROMPTLY

ACCOUNT SUMMARY

BUILDING ADDRESS

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

Logistics and fuel impact fee

Letter of explanation enclosed within

\$125.00

RECEIVED

By Tara Lee at 12:09 pm, Aug 26, 2025

NET SERVICE CONTRACT AMOUNT

\$125.00

Sales Tax

\$0.00

TOTAL SERVICE CONTRACT AMOUNT DUE

\$125.00

IMPORTANT MESSAGES

We are pleased to offer the convenience and flexibility of paperless billing and e-payment options! To automate your payment, opt in to paperless billing, or to change your billing address, please visit our e-payment site at <https://otis.payinvoicedirect.com>.

QUESTIONS?

Invoice Questions: 1-844-636-6847

OTISLINE®: 1-800-233-6847

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

PAYMENTS NOT RECEIVED WITHIN 30 DAYS OF THE DATE OF THE INVOICE SHALL INCUR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH (18% PER ANNUM) OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

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

OTIS

11760 US Hwy 1 Suite W600 Palm Beach Gardens FL 33408

CUSTOMER NO.:

59688227

DATE:

5/5/2025

INVOICE NO.:

F10000231809

TOTAL SERVICE CONTRACT AMOUNT:

\$125.00

MAKE CHECK PAYABLE TO:

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

Otis Elevator Company
PO Box 730400
Dallas TX 75373-0400

F10000231809 0000012500 4



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

Invoice

Date
Invoice#

9/1/2025
111295614487

Terms	Net 20
Due Date	9/21/2025
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

RECEIVED

By Tara Lee at 3:16 pm, Aug 19, 2025

Approved
Pool Chemicals
001.320.53800.48100
Rich Gray

Subtotal \$1,601.51

Tax \$0.00

Total \$1,601.51

Amount Paid/Credit Applied \$0.00

Balance Due \$1,601.51

[Click Here to Pay Now](#)



111295614487



INVOICE

INVOICE #	INVOICE DATE
980620	8/27/2025
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

Property Name: Deer Run CDD

Address: 400 Grand Reserve Dr
Bunnell, FL 32110

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 26, 2025

Invoice Amount: \$440.00

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

Amenity Center Irrigation Controller Replacement 8-25

Irrigation Repairs

\$440.00

Approved
Irrigation Repairs
001.320.53800.46200
Rich Gray

RECEIVED

By Tara Lee at 9:42 am, Aug 28, 2025

Invoice Total \$440.00

IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



INVOICE

INVOICE #	INVOICE DATE
980632	9/1/2025
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: October 1, 2025

Invoice Amount: \$10,536.00

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

Approved
Landscape Maintenance
001.320.58300.46000
Rich Gray

Invoice Total **\$10,536.00**

RECEIVED

By Tara Lee at 9:42 am, Aug 28, 2025

IN COMMERCIAL LANDSCAPING

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



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

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

Invoice No. 6149-09-25
Date: September 11, 2025

For Professional Services:

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

RECEIVED

By Tara Lee at 2:50 pm, Sep 11, 2025

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK / ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):

Institution



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



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

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

RECEIVED

By Tara Lee at 10:42 am, Sep 09, 2025

*DEER RUN COMMUNITY DEVELOPMENT DISTRICT
6200 LEE VISTA BLVD
SUITE 300
ORLANDO, FL 32822*

*Invoice No. 373303
Date 09/02/2025
Client No. 20172*



Services rendered in connection with the audit of Basic Financial Statements
as of for the year ended September 30, 2024.

Total Invoice Amount \$ 3,375.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL

Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.



Deer Run Community Development District
c/o Governmental Management Services
219 E Livingston St
Orlando, FL 32801

INVOICE

Customer	Deer Run Community Development District
Acct #	257
Date	09/05/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 55.00
Payment Amount	
Payment for:	Invoice#29051
100124132	

Thank You

Please detach and return with payment



Customer: Deer Run Community Development District

Invoice	Effective	Transaction	Description	Amount
29051	09/05/2025	Policy change	Policy #100124132 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Added dock and fitness equip Due Date: 9/5/2025	55.00

RECEIVED

By Tara Lee at 2:55 pm, Sep 09, 2025

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total

\$ 55.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/05/2025



Coverage Agreement Endorsement

Endorsement No.: 1
Member: Deer Run Community Development District
Effective Date: 09/05/2025
Agreement No.: 100124132
Coverage Period: October 1, 2024 to October 1, 2025

In consideration of **an additional premium of \$55.00**, the coverage agreement is amended as follows:

Property

Added:

Unit #14

Description: REC Pond Dock

Address: 155 Grand Reserve Dr., Bunnell, FL

Unit #15

Description: REC Pond Fitness Equipment

Address: 15 Grand Reserve Dr., Bunnell, FL

Subject otherwise to the terms, conditions and exclusions of the coverage agreement.

Issued: September 05, 2025

Authorized by: 

**Deer Run Community Development District**

Policy No.: 100124132
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
1	Irrigation Pump Station		2010	10/01/2024	\$206,000		
	Within district boundaries Bunnell FL 32110		Non combustible	10/01/2025			\$206,000
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
2	Entrance Monument		2010	10/01/2024	\$77,250		
	US Hwy 1 & Grand Reserve Dr. Bunnell FL 32110		Masonry non combustible	10/01/2025			\$77,250
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
3	Entrance Monument		2010	10/01/2024	\$77,250		
	State Road 100 Bunnell FL 32110		Masonry non combustible	10/01/2025			\$77,250
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
4	Clubhouse		2019	10/01/2024	\$2,214,500		
	501 Grand Reserve Dr. Bunnell FL 32110		Joisted masonry	10/01/2025	\$139,462		\$2,353,962
	Complex			Asphalt shingles			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
5	Pool		2019	10/01/2024	\$643,750		
	501 Grand Reserve Dr. Bunnell FL 32110		Below ground liquid storage tank / pool	10/01/2025			\$643,750
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
6	Pickleball Fence and Lights		2019	10/01/2024	\$46,350		
	501 Grand Reserve Dr. Bunnell FL 32110		Non combustible	10/01/2025			\$46,350
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
7	Pool Fence		2019	10/01/2024	\$27,295		
	501 Grand Reserve Dr. Bunnell FL 32110		Non combustible	10/01/2025			\$27,295

**Deer Run Community Development District**

Policy No.: 100124132
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
8	Furniture at Pool		2019	10/01/2024	\$19,055			
	501 Grand Reserve Dr. Bunnell FL 32110		Property in the Open	10/01/2025			\$19,055	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
9	Canopies		2019	10/01/2024	\$84,460			
	501 Grand Reserve Dr. Bunnell FL 32110		Property in the Open	10/01/2025			\$84,460	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
10	Dock		2019	10/01/2024	\$36,050			
	501 Grand Reserve Dr. Bunnell FL 32110		Waterfront structures	10/01/2025			\$36,050	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
11	Rock Wall Fountain		2010	10/01/2024	\$20,600			
	US Hwy 1 & Grand Reserve Dr. Bunnell FL 32110		Non combustible	10/01/2025			\$20,600	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
12	15 HP Pool Pump		2019	10/01/2024	\$12,360			
	501 Grand Reserve Dr. Bunnell FL 32110		Non combustible	10/01/2025			\$12,360	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
13	Variable Speed Drive For Pool Pump		2019	10/01/2024	\$10,300			
	501 Grand Reserve Dr. Bunnell FL 32110		Non combustible	10/01/2025			\$10,300	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
14	REC Pond Dock		2025	09/05/2025	\$59,800			
	155 Grand Reserve Dr. Bunnell FL 32110		Waterfront structures	10/01/2025			\$59,800	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
15	REC Pond Fitness Equipment		2025	09/05/2025	\$23,581			
	155 Grand Reserve Dr. Bunnell FL 32110		Property in the Open	10/01/2025			\$23,581	



Property Schedule
Deer Run Community Development District

Policy No.: 100124132
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Total:	Building Value	Contents Value	Insured Value
	\$3,558,601	\$139,462	\$3,698,063



Deer Run Community Development District
c/o Governmental Management Services
219 E Livingston St
Orlando, FL 32801

INVOICE

Customer	Deer Run Community Development District
Acct #	257
Date	09/16/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 42,771.00
Payment Amount	
Payment for:	Invoice#29350
100125132	

Thank You

Please detach and return with payment



Customer: Deer Run Community Development District

Invoice	Effective	Transaction	Description	Amount
29350	10/01/2025	Renew policy	Policy #100125132 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025 RECEIVED <i>By Tara Lee at 4:30 pm, Sep 17, 2025</i>	42,771.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 42,771.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/16/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

PAYMENT COUPON

1800517310 1 of 1

/4115006401063000160342180051731060000090200

4,1,1500,640106,3000160342,1800517310,6,0000090200

Please mail this portion with your check

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

Cust. No.: 3000160342	Inv. No.: 1800517310
This Month's Charges	Amount Due
Past Due After	This Invoice
10/01/2025	\$ 902.00

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

FPL
General Mail Facility
Miami FL 33188-0001

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

Invoice

Customer Name and Address

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

Customer Number: 3000160342

Invoice Number: 1800517310

Invoice Date: 09/01/2025

4,1,1500,640106,3000160342,1800517310,6,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 3000160342 Invoice No: 1800517310

Description	Amount
PREMIUMLIGHTING	902.00
For Inquiries Contact: PREMIUM LIGHTING	Total Amount Due \$902.00 This Month's Charges Past Due After 10/01/2025

RECEIVED

By Tara Lee at 10:42 am, Sep 09, 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**

Future Horizons, Inc

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

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

INVOICE

Invoice Number: 91371
Invoice Date: Sep 11, 2025
Page: 1

Bill To:

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

Ship to:

c/o Riverside Management Services
501 Grand Reserve Drive
Bunnell, FL 32210

Customer ID	Customer PO	Payment Terms	
Grand04	Verbal	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Kenney01	Hand Deliver	7/10/25	10/11/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Aerator Service call - Replaced motor unit and power cord under warranty from Aqua Control Fountains. Price is to remove and reinstall unit Approved Amenities, Repairs, and Maintenance 001.320.53800.54000 Rich Gray	925.00	925.00
RECEIVED By Tara Lee at 8:57 am, Sep 17, 2025				
Subtotal				925.00
Sales Tax				
Freight				
Total Invoice Amount				925.00
Payment/Credit Applied				
TOTAL				925.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



ACCOUNT NAME		ACCOUNT #	INV DATE
Deer Run Comm Dev Dist		464637	08/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007301596	Aug 1- Aug 31, 2025	\$243.62	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$243.62	

BILLING ACCOUNT NAME AND ADDRESS

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



PAYMENT DUE DATE: SEPTEMBER 30, 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 going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
8/1/25	Balance Forward	\$26.38
8/25/25	PAYMENT - THANK YOU	-\$26.38

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
8/20/25	DTB Flagler/ Palm Coast News Tribune	11520471	Deer Run CDD - Notice of Rulemaking	Deer Run CDD - 464637	1	2.0000 x 10 in	\$112.40

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/30/25-8/6/25	11393013	DTB Flagler/ Palm Coast News Tribune	Budget Notice	Budget Notice	\$73.40
8/13/25	11512591	DTB Flagler/ Palm Coast News Tribune	Deer Run CDD - FY26 Meeting Schedule	FY26 MTG SCHED	\$32.82
8/13/25	11514175	DTB Flagler/ Palm Coast News Tribune	Notice of Rule Development		\$25.00

RECEIVED

By Tara Lee at 11:44 am, Sep 16, 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	\$243.62
Service Fee 3.99%	\$9.72
*Cash/Check/ACH Discount	-\$9.72
*Payment Amount by Cash/Check/ACH	\$243.62
Payment Amount by Credit Card	\$253.34

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Deer Run Comm Dev Dist		464637		0007301596		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$243.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$243.62
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$253.34
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00004646370000000000000073015960002436267177

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
Deer Run Community
Development District
219 E Livingston ST
Orlando FL 32801-1508

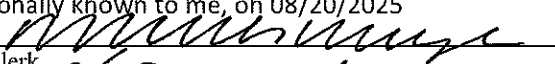
STATE OF WISCONSIN, COUNTY OF BROWN

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

08/20/2025

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 08/20/2025


Legal Clerk


Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost:	\$112.40	
Tax Amount:	\$0.00	
Payment Cost:	\$112.40	
Order No:	11520471	# of Copies:
Customer No:	464637	1
PO #:	Deer Run CDD - 464637	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF RULEMAKING BY DEER RUN COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, *Florida Statutes*, the Deer Run Community Development District hereby gives the public notice of its intent to adopt proposed revised Amenity Rules and Rates ("**Proposed Rules and Rates**"). The proposed rule number is 2025-01. Prior notice of rule development was published in The Palm Coast News Tribune on August 13, 2025.

A public hearing will be conducted by the District ("**District**") on September 24, 2025, at 6:30 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell Florida 32110, relative to the adoption of the Proposed Rules and Rates. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Proposed Rules and Rates will not require legislative ratification. The Proposed Rules and Rates include the following:

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

The specific grant of rulemaking authority for the adoption of the Proposed Rules and Rates includes Sections 190.035(2), 190.011(5) and 120.54, *Florida Statutes*. The specific laws implemented in the Proposed Rules and Rates include, but are not limited to Section 190.035, *Florida Statutes*.

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Proposed Rules and Rates. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rules and Rates, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850, Email: joliver@gmsnf.com (hereinafter, "**District Manager's Office**").

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770, who can aid you in contacting the District Manager's Office.

Jim Oliver, District Manager
Deer Run Community Development District

Run Date: August 20, 2025

AFFIDAVIT OF PUBLICATION

DEER RUN COMMUNITY DEER RUN COMM DEV DIST
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:

07/30/2025, 08/06/2025

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 08/06/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$73.40	
Tax Amount:	\$0.00	
Payment Cost:	\$73.40	
Order No:	11393013	# of Copies:
Customer No:	464637	1
PO #:	Budget Notice	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

**DEER RUN Community
Development District**

**NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2026 PROPOSED
BUDGET(S); AND NOTICE OF
REGULAR BOARD OF SUPERVISORS'
MEETING.**

The Board of Supervisors ("Board") of the Deer Run Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 27, 2025
TIME: 6:30 p.m.
LOCATION: Island Club
501 Grand Reserve Drive
Bunnell, Florida 32110

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Jim Oliver, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904)5850 ext. 406 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://deerruncdd.com/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or 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#11393013 July 30, Aug. 6,
2025 21

KAITLYN FELTY
Notary Public
State of Wisconsin

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
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:

08/13/2025

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 08/13/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$32.82

Tax Amount: \$0.00

Payment Cost: \$32.82

Order No: 11512591

of Copies:

Customer No: 464637

1

PO #: FY26 MTG SCHED

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

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

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

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

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 a particular meeting may be obtained from the District Manager at 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092.

The meetings may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at the meeting. There may be occasions when one or more Supervisors, staff or other individuals will participate by speaker telephone.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the 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
Governmental Management
Services - District Manager
PC11512591 8/13/25

KAITLYN FELTY
Notary Public
State of Wisconsin

AFFIDAVIT OF PUBLICATION

Deer Run Community Development District
Not specified
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 Public Notices, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

08/13/2025

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 08/13/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$25.00

Tax Amount: \$0.00

Payment Cost: \$25.00

Order No: 11514175

Customer No: 464637

PO #:

of Copies:
0

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance

KAITLYN FELTY
Notary Public
State of Wisconsin

**NOTICE OF RULE DEVELOPMENT
BY**

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Deer Run Community Development District ("District") hereby gives notice of its intent to develop proposed rules related to the operation and use of the District's amenity facilities and other properties. The proposed rule number is 2025-01. The proposed rule establishes rules and rates for the rental of the District's amenity facilities ("Proposed Rules and Rates")

The purpose and effect of the Proposed Rules and Rates is to provide for efficient and effective District operations of the District's amenity facilities by setting policies, regulations, rates, and fees to implement the provisions of Section 190.035, Florida Statutes. The specific grant of rulemaking authority for establishment of the Proposed Rules and Rates includes Sections 190.035(2), 190.011(5), 190.012, 120.54, and 120.81, Florida Statutes. The specific law implemented in the Proposed Rules and Rates include but are not limited to 190.035(2).

A public hearing will be conducted by the District on September 24, 2025, at 6:30 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell Florida 32110. A copy of the Proposed Rules and Rates and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850, Email: joliver@gmsnf.com.

Jim Oliver

District Manager

11514175 8/13/2025 1x

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

Invoice

Invoice #: 9
Invoice Date: 9/1/25
Due Date: 9/1/25
Case:
P.O. Number:

Bill To:

Deer Run CDD
9145 Narcoossee Rd
Suite A206
Orlando FL 32827

[illegible]

Total	\$3,728.71
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Payments/Credits	\$0.00
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Balance Due	\$3,728.71
--------------------	-------------------

RECEIVED

By Tara Lee at 2:04 pm, Sep 03, 2025

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.: 991003
Terms: Net 30
Invoice date: 09/10/2025
Due date: 10/10/2025

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

Total **\$2,038.93**

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

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

Total if paying by Credit Card is \$

Note to customer

Thank you for your business!!

Approved
Lake Maintenance
001.320.53800.47000
Rich Gray

RECEIVED

By Tara Lee at 8:57 am, Sep 17, 2025

approved by NC on 9/8/2025
48300

Invoice
200

9/6/2025
NET 15

Dear Run Amenity Center
Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 9/1	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 11:19 am, Sep 08, 2025

approved by NC on 9/16/2025

Invoice

201

48300

9/15/2025

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 9/8	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 2:07 pm, Sep 16, 2025



approved by NC on 9/5/2025

LifeSafe Services LLC

50000

+18887670050

acctsrec@lifesafeservices.com

www.lifesafeservices.com

RECEIVED

By Tara Lee at 1:20 pm, Sep 05, 2025

LifeSafe
SERVICES

INVOICE

BILL TO

025-27143
Deer Run - Riverside
Management Services
501 Grand Reserve Dr
Bunnell, FL 32110

SHIP TO

025-27143
Deer Run - Riverside
Management Services
501 Grand Reserve Dr
Bunnell, FL 32110

INVOICE # 111117803

DATE 09/01/2025

DUE DATE 10/01/2025

TERMS Net 30

EQUIPMENT & SERVICES - EMERGENCY USE ONLY

Basic Service for Client-Owned Automated External
Defibrillator (AED)
Annual Billing

QTY	RATE	AMOUNT
1	212.00	212.00

Remember... LifeSafe Services offers on-site safety
training. Please contact us for more information!

Remit to:
LifeSafe Services LLC
5971 Powers Avenue, Ste108
Jacksonville, FL 32217

SUBTOTAL	212.00
TAX	0.00
TOTAL	212.00
BALANCE DUE	\$212.00

For invoices, please contact Clair at 888-767-0050
x113.

Please disregard this invoice if you have already
submitted payment.

Woman Owned Small Business Certification WOSB200454

FL Permit #31728 Exp 3/31/2026

Past Due invoices are subject to a monthly 1.5% finance charge.

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

Invoice

Invoice #: 283
Invoice Date: 9/1/2025
Due Date: 9/1/2025
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - September 2025		6,543.08	6,543.08
1.320.53800.1200 - Field Management - Deer Run - September 2025		2,924.08	2,924.08
Alison Moxing 9-3-25			

RECEIVED

By Tara Lee at 10:59 am, Sep 04, 2025

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

Riverside Management Services, Inc

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

Invoice

Invoice #: 284
Invoice Date: 8/31/2025
Due Date: 8/31/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Attendant through August 2025	246.87	27.50	6,788.93
Alison Moring 9-5-25			

RECEIVED

By Tara Lee at 11:19 am, Sep 05, 2025

Total \$6,788.93

Payments/Credits \$0.00

Balance Due \$6,788.93

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Facility Attendant

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
246.87	Facility Attendant	\$ 27.50	\$ 6,788.93
Covers Period: August 2025			
GL # 001.320.53800.12110			
TOTAL DUE:			<u>\$ 6,788.93</u>

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/25	7.32	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/2/25	6.12	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/2/25	6.07	C.O.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/2/25	5.12	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/3/25	6.1	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/3/25	6.02	C.O.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/3/25	5.32	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/7/25	6.57	C.P.	Assisted with planning, completed daily checklist
8/8/25	4.3	C.O.	Family Bingo - set up, assist and clean up
8/8/25	5.1	P.B.	Assisted with planning, completed daily checklist
8/8/25	5.18	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/9/25	6.25	C.P.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/9/25	5.2	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/10/25	6.6	C.P.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/10/25	5.22	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/12/25	8.25	C.P.	Assisted with planning, completed daily checklist
8/12/25	4.27	P.B.	Craft Night - set up, assist and clean up
8/15/25	8.3	C.P.	Assisted with planning, completed daily checklist
8/15/25	5.13	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/16/25	6.42	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/16/25	5.23	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/17/25	6.1	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/17/25	5.32	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/19/25	3.83	C.P.	Assisted with planning, completed daily checklist
8/19/25	3.87	C.P.	Assisted with planning, completed daily checklist
8/20/25	8.13	C.P.	Assisted with planning, completed daily checklist
8/20/25	5.23	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/22/25	5.15	C.O.	Assisted with planning, completed daily checklist
8/23/25	6.33	C.O.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/23/25	5.33	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/24/25	7.22	C.P.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/24/25	5.15	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/26/25	4.52	C.P.	Assisted with planning, completed daily checklist
8/27/25	9.13	C.P.	Assisted with planning, completed daily checklist
8/28/25	6.67	C.P.	Assisted with planning, completed daily checklist
8/29/25	4.17	C.P.	Assisted with planning, completed daily checklist
8/29/25	4.83	C.P.	Paint Night - set up, assist and clean up
8/29/25	9.12	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/30/25	8.03	C.O.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/30/25	3.17	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/31/25	6.15	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/31/25	5.33	C.O.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies

246.87

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.: 4392
Terms: Net 30
Invoice date: 09/15/2025
Due date: 10/15/2025

#	Product or service	Description	Qty	Rate	Amount
1.	TILE REPAIR	REPLACE/RESET BROKEN/LOOSE TILE, MINIMUM CHARGE	1	\$300.00	\$300.00

Total \$300.00

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

Approved
Pool Repairs
001.320.53800.55000
Rich Gray

RECEIVED
By Tara Lee at 1:14 pm, Sep 19, 2025

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 18, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**RECEIVED***By Tara Lee at 10:03 am, Sep 22, 2025*

Mr. George Flint

Deer Run CDD

Governmental Management Services-CF, LLC

Suite A206

9145 Narcoossee Rd.

Orlando, FL 32827

Invoice No. 3626415

6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

06/02/25	K. Buchanan	0.50	162.50	Review meeting minutes
06/04/25	K. Buchanan	3.70	1,202.50	Prepare for and attend continued meeting; review landscape maintenance proposals
06/05/25	K. Buchanan	0.60	195.00	Perform meeting follow up
06/05/25	K. Haber	0.40	102.00	Prepare budget notice; correspond with Sweeting regarding same; correspond with Sweeting regarding notice of amenity rate rules
06/06/25	K. Buchanan	0.50	162.50	Continue to research water use policies; confer with district manager regarding same
06/10/25	K. Haber	0.40	102.00	Prepare notice of rulemaking for amenity rates and policies; correspond with Sweeting regarding same
06/11/25	K. Haber	0.70	178.50	Prepare notice of award letters for landscape services; correspond with Sweeting and Biagetti regarding same

KUTAK ROCK LLP

Deer Run CDD

September 18, 2025

Client Matter No. 6023-1

Invoice No. 3626415

Page 2

06/12/25	K. Buchanan	0.40	130.00	Confer with amenity manager regarding proposed promotional rule
06/12/25	K. Haber	0.20	51.00	Correspond with Sweeting and Beach regarding notices
06/13/25	K. Buchanan	0.40	130.00	Review request for land transfer from D. R. Horton
06/17/25	K. Haber	0.30	76.50	Correspond with Sweeting regarding amenity rate notices; revise notice of rule development
06/19/25	K. Buchanan	0.40	130.00	Confer with staff regarding condition of ponds subject to turnover request
06/20/25	K. Buchanan	0.40	130.00	Confer with management and engineer regarding pond turnover requirements; transmit same to developer
06/26/25	K. Buchanan	0.50	162.50	Confer with district manager

TOTAL HOURS 9.40

TOTAL FOR SERVICES RENDERED \$2,915.00

DISBURSEMENTS

Meals	3.85
Travel Expenses	46.49

TOTAL DISBURSEMENTS 50.34TOTAL CURRENT AMOUNT DUE \$2,965.34

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

Invoice

Invoice #: 285
Invoice Date: 9/11/2025
Due Date: 9/11/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2025	27.05	40.00	1,082.00
Maintenance Supplies		1,244.01	1,244.01
Approved			
Facilities Maintenance			
001.320.53800.50000			\$682.00
Holiday Decor			
001.320.53800.59100			\$36.71
Operating Supplies			
001.320.53800.53000			\$903.87
Office Supplies			
001.320.53800.57000			\$303.43
Amenity Repairs & Maintenance			
001.320.53800.54000			\$400.00
Rich Gray			
<i>Alison Moring</i> 9-17-25			

Total	\$2,326.01
Payments/Credits	\$0.00
Balance Due	\$2,326.01

RECEIVED

By Tara Lee at 11:37 am, Sep 18, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/8/25	2	M.C.	Repaired plastic wood that came off bocce ball court, checked for ants on pool deck, none were found, checked shower handle and missing ball bearings, removed debris from pool deck
8/13/25	8.35	M.C.	Straightened and organized pool deck chairs, tables and umbrellas, removed debris from pool deck, parking lot, courts, around amenity center and roadways, started organizing storage closet Christmas and Halloween decorations and lights, checked and changed trash receptacles
8/21/25	8.45	M.C.	Installed a key lock box at one hundred entrance for the fountain vendor, fixed latch for main pool gate, removed debris from amenity center, courts, parking lot, pool deck and roadways, straightened and organized pool deck chairs, tables and umbrellas, measures all windows and doors for blinds, checked and changed trash receptacles
8/27/25	8.25	M.C.	Straightened and organized pool deck chairs, tables and umbrellas, removed debris from pool deck, parking lot, courts, around amenity center, roadways and both entrances, checked and changed all trash receptacles

TOTAL	<u>27.05</u>
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MILES	<u>0</u>
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*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN				
	7/18/25	Pool Handrail Covers 8FT	91.98	N.C.
	7/18/25	Pool Handrail Covers 6FT	115.87	N.C.
	7/18/25	Toilet Paper Seat Covers	37.36	N.C.
	7/27/25	Large Trash Bags	25.19	N.C.
	7/29/25	HP Instant Ink	100.27	N.C.
	7/29/25	Grill Brushes	63.18	N.C.
	7/29/25	Storage Container	12.63	N.C.
	7/31/25	Grill Brushes	57.45	N.C.
	7/31/25	Grill Brush Refills	11.48	N.C.
	7/31/25	Packaging Tape	5.73	N.C.
	7/31/25	Amazon Prime Membership	17.24	N.C.
	7/31/25	Pool Reagent Refills Kit	31.79	R.G.
	7/31/25	Liquid Rust Stain Remover (2)	34.29	R.G.
	8/12/25	5 Gallon Water (4)	39.01	R.G.
	8/12/25	Soap	17.80	N.C.
	8/12/25	Bike Pedal Strap	15.93	N.C.
	8/13/25	Storage Containers	36.71	N.C.
	8/13/25	Duster with Pole	28.69	N.C.
	8/13/25	5 Gallon Water	9.75	N.C.
	8/14/25	Trifold Paper Towels	51.60	N.C.
	8/14/25	Plastic Cups	28.74	N.C.
	8/16/25	Printer Paper 3 Reams	45.98	N.C.
	8/21/25	Push Button Lock Box	43.68	R.G.
	8/21/25	Gym Wipes 4pk	137.34	N.C.
	8/21/25	Constant Contact Monthly Fee	99.73	N.C.
	8/20/25	Sign Up Genius	34.49	N.C.
	8/21/25	Water Delivery	50.12	N.C.
		TOTAL	<u>\$1,244.01</u>	

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

Invoice #: 286
Invoice Date: 9/11/2025
Due Date: 9/11/2025
Case:
P.O. Number:

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

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

Alison Moring
9-17-25

Total	\$1,060.51
Payments/Credits	\$0.00
Balance Due	\$1,060.51

SPECIAL EVENTS

Period Ending 9/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	7/25/25	Paint Night	Paint Pens	45.87	N.C.
	7/25/25	Paint Night	Paint	54.17	N.C.
	7/25/25	Paint Night	Paint Brushes	36.58	N.C.
	7/25/25	Paint Night	Canvas	29.88	N.C.
	8/7/25	Bingo	Bingo Prizes	74.75	N.C.
	8/7/25	Bingo	Bingo Prizes	74.75	N.C.
	8/7/25	Family Bingo	Bingo Prizes	184.00	N.C.
	8/7/25	Family Bingo	Candy	23.51	N.C.
	8/7/25	Bingo	Bingo Prizes	69.00	N.C.
	8/11/25	Kids Pool Party	Rubber Ducks	36.79	N.C.
	8/11/25	Craft Night	Canvas	59.75	N.C.
	8/11/25	Craft Night	Pumpkins	2.74	N.C.
	8/11/25	Craft Night	Snowflakes	5.51	N.C.
	8/11/25	Craft Night	Rope	30.44	N.C.
	8/11/25	Craft Night	Paper Flowers	64.31	N.C.
	8/11/25	Craft Night	Table Covers	5.69	N.C.
	8/12/25	Craft Night	Starfish	13.77	N.C.
	8/15/25	Kids Pool Party	Juice	12.90	N.C.
	8/15/25	Kids Pool Party	Seltzer Water	2.23	N.C.
	8/15/25	Kids Pool Party	Pinata Sticks	11.75	N.C.
	8/15/25	Kids Pool Party	Candy	86.70	N.C.
	8/15/25	Kids Pool Party	Pinatas	45.72	N.C.
	8/15/25	Kids Pool Party	Pool Party Prizes	89.70	N.C.
TOTAL				<u>\$1,060.51</u>	



Sunshine State Heating and Air Conditioning
2323 N State St Unit 126, Bunnell, Florida 32110
United States
(386) 627-5500

Invoice 62707050
Invoice Date 9/9/2025
Completed Date 9/9/2025
Customer PO
Payment Term Due Upon Receipt
Due Date 9/9/2025

Billing Address

Deer Run CDD - Amenity Center
501 Grand Reserve Drive
Bunnell, FL 32110 USA

Job Address

Deer Run CDD - Amenity Center
501 Grand Reserve Drive
Bunnell, FL 32110 USA

Description of Work

Rotobrush duct cleaning and taking down all vents, cleaning vents and cleaning all blower wheels. Changing all filters.

Task #	Description	Quantity	Your Price	Your Total
DWC100	Rotobrush duct cleaning & fogging	1.00	\$1,150.00	\$1,150.00
Member Savings				\$287.50
Sub-Total				\$1,150.00
Tax				\$0.00
Total Due				\$1,150.00
Balance Due				\$1,150.00

Thank you for choosing Sunshine State Heating and Air Conditioning

This amount of \$1,150.00 is agreed and acknowledged. Payment is due upon receipt. A service fee of 5% will be charged for any payment received after 30 days.

Approved
Amenity Repairs & Replacements
001.320.53800.54000
Rich Gray

RECEIVED

By Tara Lee at 1:16 pm, Sep 19, 2025

9/9/2025

I find and agree that all work performed by Sunshine State - Duct Cleaning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

9/9/2025

Invoice

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



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

September 22, 2025
Project No: 50184160.000
Invoice No: 22463203
Due Date: October 22, 2025
Project Manager Joey Duncan

Project 50184160.000 Deer Run CDD FY 2025 Gen Eng

Professional Services from July 26, 2025 to August 29, 2025

Phase T001 GENERAL ENGINEERING

Professional Personnel

	Hours	Rate	Amount
CONSTRUCTION PROFESSIONAL V	1.00	255.00	255.00
ENGINEER I	1.50	125.00	187.50
ENGINEER VIII	18.50	300.00	5,550.00
PROFESSIONAL III	.50	160.00	80.00
TECHNICAL I	20.50	90.00	1,845.00
Totals	42.00		7,917.50
Total Labor			7,917.50
Total this Phase			7,917.50

Total Invoice Amount Due 7,917.50

RECEIVED

By Tara Lee at 4:23 pm, Sep 24, 2025

Billing Backup

Wednesday, September 17, 2025

002 - Dewberry Engineers Inc.

Invoice 22463203 Dated 09/22/2025

10:02:16 AM

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

Professional Personnel

		Hours	Rate	Amount
CONSTRUCTION PROFESSIONAL V				
Landau, Cole	08/18/2025	.50	255.00	127.50
Coordinate Onsite Inspector				
Landau, Cole	08/19/2025	.50	255.00	127.50
Coordinate Onsite Inspector				
ENGINEER I				
Arrington, Bartley	07/28/2025	1.50	125.00	187.50
CDD Goals Annual Report Mapping				
ENGINEER VIII				
Duncan, Joey	08/04/2025	2.00	300.00	600.00
Review of submitted as-builts for Phase 5 & 6.				
Review Phase 4 email chains and set up meeting on questions/answers and documents needed to proceed. Email on Rec Pond passing transfer inspection.				
Duncan, Joey	08/05/2025	1.50	300.00	450.00
Meeting on questions/answers and documents needed to proceed on Phases 4, 5, & 6 pond transfer inspections. Review as-built plan received this afternoon and schedule site inspection/meeting.				
Duncan, Joey	08/11/2025	2.00	300.00	600.00
As-built revies and planning for inspection. Emails to participants.				
Duncan, Joey	08/12/2025	6.00	300.00	1,800.00
Pond inspections.				
Duncan, Joey	08/19/2025	.50	300.00	150.00
Conservation Plantings Meeting				
Duncan, Joey	08/21/2025	1.00	300.00	300.00
Photo and notes from inspedtion				
Duncan, Joey	08/22/2025	2.50	300.00	750.00
Mark up plan and draft recommendation letter for Board				
Duncan, Joey	08/27/2025	3.00	300.00	900.00
Review agenda / Transfer documents and attend BOS meeting.				
PROFESSIONAL III				
Rector, Morgan	08/19/2025	.50	160.00	80.00
grand reserve plantings plan discussion				

Project	50184160.000	Deer Run CDD FY 2025 Gen Eng			Invoice	22463203
TECHNICAL I						
Lowe, Ethan		08/12/2025	6.00	90.00	540.00	
Pond inspection for possible transfer.						
Lowe, Ethan		08/27/2025	9.50	90.00	855.00	
Field inspection for annual report						
Lowe, Ethan		08/29/2025	5.00	90.00	450.00	
Map/photo/draft work for annual report						
Totals			42.00		7,917.50	
Total Labor						7,917.50
Total this Phase						7,917.50
Total this Project						7,917.50
Total this Report						7,917.50

approved by NC on 8/4/2025

48300

Invoice

195

8/3/2025

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 7/28	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 11:01 am, Sep 25, 2025



approved by NC on 9/23/25

48300

Invoice

202

9/22/2025

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 9/15	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 1:45 pm, Sep 23, 2025

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 25, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



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

RECEIVED

By Tara Lee at 11:03 am, Sep 25, 2025

Invoice No. 3627294

6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

07/15/25	K. Buchanan	0.30	97.50	Review agenda package and prepare for board meeting
07/16/25	K. Buchanan	3.90	1,267.50	Prepare for and attend board meeting; review matters relating to stormwater pond turnover
07/17/25	K. Haber	0.30	81.00	Prepare assessment resolution; correspond with Sweeting and Fulks regarding same
07/21/25	K. Buchanan	0.40	130.00	Confer with district staff regarding rulemaking notices
07/21/25	K. Haber	0.80	216.00	Prepare rulemaking notices for amenity rates and correspond with Sweeting regarding same; prepare resolution ratifying rescheduling of budget hearing; correspond with Sweeting and Mossing regarding same

KUTAK ROCK LLP

Deer Run CDD

September 25, 2025

Client Matter No. 6023-1

Invoice No. 3627294

Page 2

07/22/25	K. Haber	0.60	162.00	Prepare amendment to janitorial services agreement and correspond with Sweeting regarding same; revise notice of amenity rates rule development and correspond with Sweeting regarding same
07/23/25	K. Haber	0.70	189.00	Correspond with Sweeting regarding landscape maintenance agreement and prepare agreement
07/25/25	K. Haber	0.50	135.00	Correspond with Gray and Sweeting regarding revisions to landscape agreement; revise landscape agreement
07/29/25	W. Haber	0.40	146.00	Review correspondence regarding pool usage; confer with Mossing regarding same
07/30/25	W. Haber	0.70	255.50	Confer with Mossing and review and revise correspondence regarding resident incident
TOTAL HOURS		8.60		
TOTAL FOR SERVICES RENDERED				\$2,679.50
TOTAL CURRENT AMOUNT DUE				<u>\$2,679.50</u>

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/18/25	00001	9/08/25 2000	202509 600-53800-60000 DEP-INSTL 15FTX20FT BUILD	M&M SALES SERVICE	*	25,000.00	25,000.00 000009
TOTAL FOR BANK A						25,000.00	
TOTAL FOR REGISTER						25,000.00	



M and M Sales-Service
2100 Dennis Street
Jacksonville, FL 32204 US
+19048258381
mandmpumpsandcontrols@gmail.com

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE		ENCLOSED
2000	09/08/2025	\$55,000.00	10/08/2025		

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Services Install 15ft x 20ft building		55,000.00	55,000.00

Location: Irrigation pump station

Install 15 x 20 concrete building with metal roof, entrance door,
exhaust ports with fan and the removable sky roof for pump
removal. Deposit of \$25,000 due to begin work.

SUBTOTAL	55,000.00
TAX	0.00
TOTAL	55,000.00
BALANCE DUE	\$55,000.00

Approved (Deposit)
Capital Outlay
033.600.538003.60000- \$25,000.00
Rich Gray

RECEIVED

By Tara Lee at 10:14 am, Sep 12, 2025

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50272	13	BARBARA A DESANTIS	184.70	9/25/2025
50273	12	FRANKLIN D GATES	184.70	9/25/2025
50274	10	GARY D GARNER	184.70	9/25/2025
50275	15	GARY R MASTEN	.00	9/25/2025
50276	14	MELISSA TABARES	184.70	9/25/2025
TOTAL FOR REGISTER			738.80	

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Deer Run CDD

Board Meeting Date: September 24, 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

9.24.25
Date

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