

*Deer Run Community
Development District*

Agenda

July 22, 2026

AGENDA

Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.DeerRunCDD.com

July 15, 2026

Board of Supervisors
Deer Run Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Deer Run Community Development District Meeting is scheduled for **Wednesday, July 22, 2026 at 6:30 p.m.** at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110.

- I. Roll Call
- II. Public Comments *(regarding agenda items below)*.
- III. Discussion of:
 - A. Speed Humps
 - B. Fiscal Year 2027 Approved Budget
- IV. Consideration of Proposals:
 - A. Janitorial Proposals
 - B. Re-Upholstering Furniture Proposals
- V. Consideration of Amenity Center Policy Changes
- VI. Ratification of Addendum to Otis Elevator Agreement
- VII. Acceptance of Fiscal Year 2025 Audit Report
- VIII. Engineer's Report
- IX. Staff Reports
 - A. Attorney
 - B. District Manager

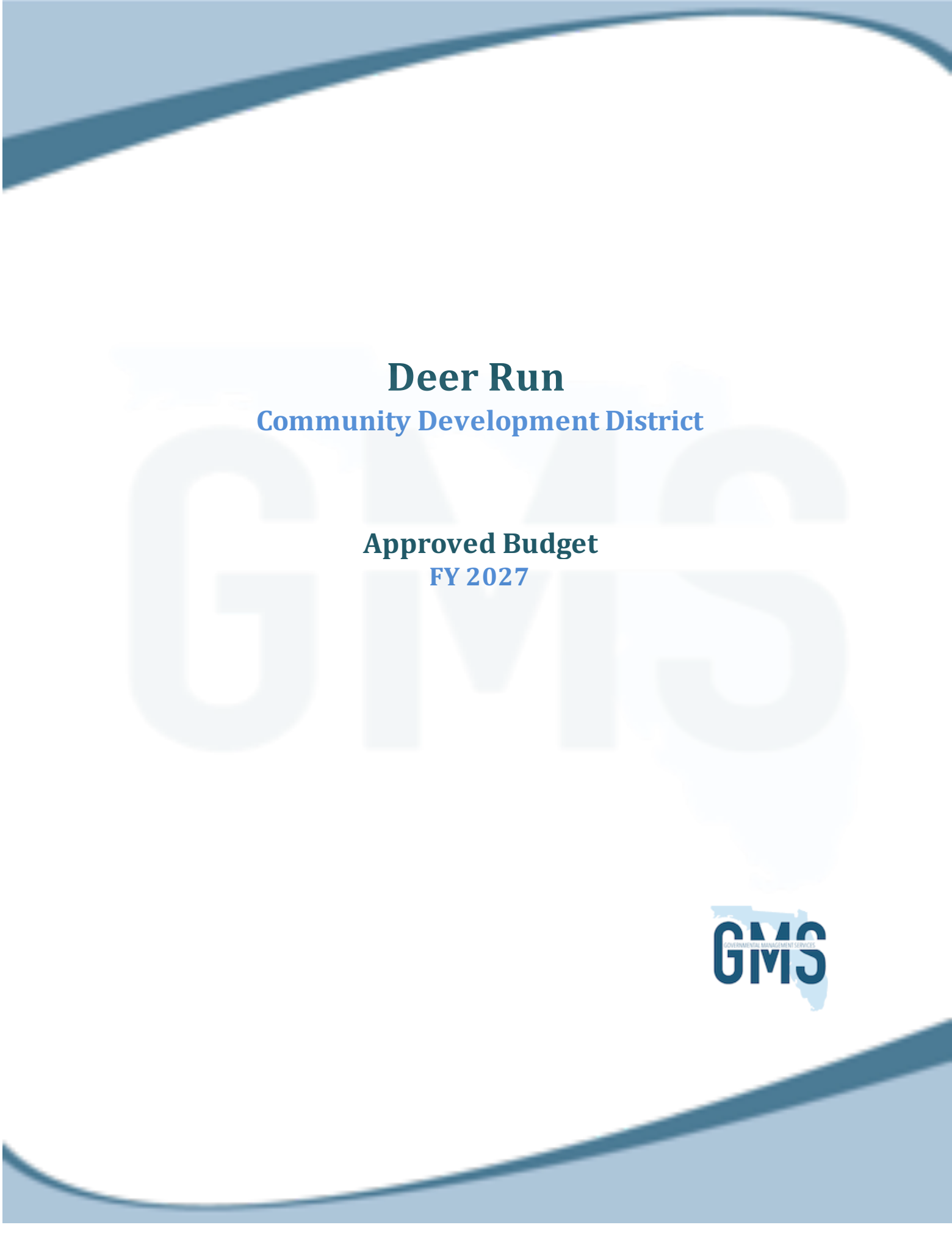
- C. Operations Manager
 - 1. Report
 - 2. Landscape Report - Yellowstone
- D. Amenity Manager
- X. Supervisor's Request
- XI. Public Comments
- XII. Approval of Consent Agenda
 - A. Approval of the Minutes of the May 27, 2026 Meeting
 - B. Balance Sheet as of June 30, 2026 and Statement of Revenues and Expenses for the Period Ending June 30, 2026
 - C. Approval of Check Register
- XIII. Next Scheduled Meeting – August 26, 2026 at 6:30 p.m. @ Island Club
- XIV. Adjournment

Community Interest:

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

THIRD ORDER OF BUSINESS

B.



Deer Run

Community Development District

Approved Budget
FY 2027



Table of Contents

General Fund	Page 1-2
General Fund Assessment Table	Page 3
General Fund Narrative	Page 4-10
Capital Reserve Fund	Page 11
Debt Service Fund - Series 2018	Page 12
Series 2018 Amortization Schedule	Page 13

Deer Run

Community Development District

General Fund Budget

DESCRIPTION	ADOPTED FY2026 BUDGET	ACTUAL THRU 6/30/26	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/26	APPROVED FY2027 BUDGET	INCREASE/ (DECREASE) REVISION	% Change
Revenues							
Assessments	\$1,006,746	\$1,015,371	\$0	\$1,015,371	\$ 1,093,256	\$86,510	0%
Golf Course Lake Maintenance	\$4,642	\$2,320	\$2,322	\$4,642	\$4,642	\$0	0%
Rental Income/Misc. Inc.	\$500	\$1,785	\$350	\$2,135	\$500	\$0	0%
Interest - SBA	\$10,000	\$10,458	\$2,250	\$12,708	\$10,000	\$0	0%
TOTAL REVENUES	\$ 1,021,888	\$ 1,029,934	\$ 4,922	\$ 1,034,856	\$ 1,108,398	\$ 86,510	8.47%

Expenditures

Administrative

Supervisor Fees	\$8,000	\$4,800	\$3,000	\$7,800	\$8,000	\$0	0%
FICA Expense	\$612	\$367	\$225	\$592	\$612	\$0	0%
Engineering	\$17,000	\$13,347	\$3,000	\$16,347	\$23,000	\$6,000	35%
Dissemination	\$3,625	\$3,069	\$657	\$3,726	\$2,756	(\$869)	-24%
Disclosure Software	\$0	\$0	\$0	\$0	\$1,000	\$1,000	100%
Attorney	\$25,000	\$8,376	\$2,792	\$11,168	\$25,000	\$0	0%
Annual Audit	\$4,200	\$0	\$3,375	\$3,375	\$4,200	\$0	0%
Trustee Fees	\$3,500	\$3,500	\$0	\$3,500	\$3,500	\$0	0%
Arbitrage	\$450	\$0	\$450	\$450	\$450	\$0	0%
Assessment Roll Services	\$2,756	\$2,756	\$0	\$2,756	\$2,894	\$138	5%
Management Fees	\$40,226	\$30,170	\$10,056	\$40,226	\$42,237	\$2,011	5%
Information Technology	\$1,280	\$960	\$321	\$1,281	\$1,344	\$64	5%
Website Maintenance	\$729	\$547	\$183	\$730	\$765	\$36	5%
Telephone	\$168	\$126	\$42	\$168	\$168	\$0	0%
Postage	\$850	\$492	\$164	\$656	\$850	\$0	0%
Insurance	\$8,974	\$7,985	\$0	\$7,985	\$8,974	\$0	0%
Printing & Binding	\$800	\$465	\$155	\$620	\$800	\$0	0%
Travel Per Diem	\$250	\$0	\$50	\$50	\$250	\$0	0%
Legal Advertising	\$2,000	\$895	\$298	\$1,193	\$2,000	\$0	0%
Other Current Charges	\$2,500	\$1,341	\$300	\$1,641	\$2,500	\$0	0%
Office Supplies	\$100	\$5	\$50	\$55	\$100	\$0	0%
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	\$0	0%
Total Administrative	\$ 123,195	\$ 79,376	\$ 25,118	\$ 104,494	\$ 131,576	\$ 8,381	6.80%

Maintenance

Field Management	\$40,000	\$30,000	\$10,000	\$40,000	\$42,000	\$2,000	5%
Electric	\$92,000	\$75,707	\$25,236	\$100,943	\$101,200	\$9,200	10%
Water & Sewer	\$19,320	\$15,125	\$5,042	\$20,167	\$21,252	\$1,932	10%
Landscape Maintenance	\$159,425	\$100,674	\$33,558	\$134,232	\$154,425	(\$5,000)	-3%
Landscape Contingency	\$15,000	\$16,515	\$7,500	\$24,015	\$15,000	\$0	0%
Mulch	\$5,250	\$3,250	\$2,000	\$5,250	\$5,250	\$0	0%
Tree Pruning	\$4,725	\$1,767	\$2,000	\$3,767	\$4,725	\$0	0%
Lake Maintenance and Repairs	\$25,700	\$18,990	\$6,357	\$25,347	\$26,985	\$1,285	5%
Irrigation Repairs	\$21,420	\$5,310	\$5,000	\$10,310	\$11,420	(\$10,000)	-47%
Irrigation Pump Preventative Maintenance	\$0	\$0	\$0	\$0	\$9,850	\$9,850	100%
Sidewalk Repair	\$2,500	\$0	\$1,250	\$1,250	\$2,500	\$0	0%
Street Repair	\$5,000	\$0	\$2,500	\$2,500	\$5,000	\$0	0%
Contingency	\$2,500	\$541	\$1,250	\$1,791	\$2,500	\$0	0%
Total Maintenance	\$ 392,840	\$ 267,879	\$ 101,692	\$ 369,571	\$ 402,107	\$ 9,267	2.36%

Amenity Center

Deer Run

Community Development District

General Fund Budget

DESCRIPTION	ADOPTED FY2026 BUDGET	ACTUAL THRU 6/30/26	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/26	APPROVED FY2027 BUDGET	INCREASE/ (DECREASE) REVISION	% Change
Amenities Management	\$83,228	\$62,421	\$20,808	\$83,229	\$87,389	\$4,161	5%
Facilities Assistant	\$29,896	\$35,359	\$19,500	\$54,859	\$55,000	\$25,104	84%
Property Insurance	\$40,000	\$35,028	\$0	\$35,028	\$40,000	\$0	0%
Pool Maintenance	\$21,600	\$16,506	\$5,400	\$21,906	\$21,600	\$0	0%
Pool Chemicals	\$21,600	\$14,833	\$4,995	\$19,828	\$23,328	\$1,728	8%
Janitorial Services	\$20,000	\$15,050	\$5,250	\$20,300	\$32,000	\$12,000	60%
Pest Control	\$1,213	\$869	\$327	\$1,196	\$1,256	\$43	4%
Facilities Maintenance	\$25,000	\$15,470	\$5,157	\$20,627	\$35,000	\$10,000	40%
Cable, Internet & Telephone Services	\$6,261	\$3,323	\$1,059	\$4,382	\$6,261	\$0	0%
Electric - Amenities	\$18,480	\$12,296	\$4,500	\$16,796	\$19,404	\$924	5%
Water & Sewer - Amenities	\$58,727	\$33,458	\$15,000	\$48,458	\$61,663	\$2,936	5%
Gas Service	\$1,045	\$733	\$244	\$977	\$1,045	\$0	0%
Security Monitoring	\$4,000	\$4,913	\$963	\$5,876	\$4,000	\$0	0%
Access Cards	\$500	\$1,415	\$0	\$1,415	\$500	\$0	0%
Operating Supplies	\$3,308	\$3,237	\$1,079	\$4,316	\$3,473	\$165	5%
Amenity Repairs & Maintenance	\$25,000	\$28,565	\$12,000	\$40,565	\$35,000	\$10,000	40%
HVAC Preventative Maintenance	\$0	\$0	\$0	\$0	\$1,800	\$1,800	100%
Pool Repairs & Maintenance	\$20,000	\$19,109	\$2,500	\$21,609	\$15,000	(\$5,000)	-25%
Special Events	\$17,500	\$10,894	\$6,606	\$17,500	\$17,500	\$0	0%
Holiday Décor	\$2,000	\$1,537	\$463	\$2,000	\$2,000	\$0	0%
Fitness Center Repairs & Maintenance	\$1,500	\$1,198	\$500	\$1,698	\$1,500	\$0	0%
Office Supplies	\$2,500	\$1,343	\$448	\$1,791	\$2,500	\$0	0%
Elevator Maintenance	\$2,000	\$1,530	\$750	\$2,280	\$2,000	\$0	0%
Pressure Washing	\$10,000	\$6,187	\$3,813	\$10,000	\$12,000	\$2,000	20%
Refuse	\$4,000	\$0	\$2,000	\$2,000	\$7,000	\$3,000	75%
Contingency	\$1,000	\$789	\$500	\$1,289	\$1,000	\$0	0%
Total Amenity Center	\$ 420,357	\$ 326,063	\$ 113,862	\$ 439,925	\$ 489,219	\$ 68,862	16.38%
Other Sources/(Uses)							
Capital Reserve - Transfer out	\$85,496	\$85,496	\$0	\$85,496	\$ 85,496	\$0	0%
Total Other Sources/(Uses)	\$ 85,496	\$ 85,496	\$ -	\$ 85,496	\$ 85,496	\$ -	0%
TOTAL EXPENDITURES	\$ 1,021,888	\$ 758,814	\$ 240,672	\$ 999,486	\$ 1,108,398	\$ 86,510	
EXCESS REVENUES/(EXPENDITURES)	\$ (0)	\$ 271,120	\$ (235,750)	\$ 35,370	\$ -	\$ 0	

FY2027 Budget

Operations & Maintenance Assessments - No Amenities

Lot Size	No. of Units	ERU Value	Total ERU's	%	FY27 Total Net Assessments	FY27 Total Gross Assessments	FY27 Per Unit Gross Assessment
40'	449	0.54	242.46	44.97%	\$233,209.18	\$248,094.87	\$552.55
50'	338	0.67	226.46	42.01%	\$217,819.65	\$231,723.03	\$685.57
75'	61	1	61	11.31%	\$58,672.61	\$62,417.67	\$1,023.24
Commercial	15	0.5	7.5	1.39%	\$7,213.85	\$7,674.30	\$511.62
Golf Course	1	1.69	1.69	0.31%	\$1,625.52	\$1,729.28	\$1,729.28
					<u>\$518,540.80</u>	<u>\$551,639.15</u>	

Operations & Maintenance Assessments - Amenities

Lot Size	No. of Units	ERU Value	Total ERU's	%	FY27 Total Net Assessments	FY27 Total Gross Assessments	FY27 Per Unit Gross Assessment
40'	449	1	449	53.26%	\$306,105.86	\$325,644.53	\$725.27
50'	338	1	338	40.09%	\$230,431.58	\$245,139.98	\$725.27
75'	61	1	61	7.24%	\$41,586.76	\$44,241.24	\$725.27
Commercial	15	0	0	0.00%	\$0.00	\$0.00	\$0.00
Golf Course	1	0	0	0.00%	\$0.00	\$0.00	\$0.00
					<u>\$578,124.20</u>	<u>\$615,025.75</u>	

Operations & Maintenance Assessments - Combined

Lot Size	No. of Units	FY27 Total Net Assessments	FY27 Total Gross Assessments	FY27 Gross Per Unit Assessment	FY26 Gross Per Unit Assessment	Increase	Percentage Increase
40'	449	\$539,315.04	\$573,739.40	\$1,277.82	\$1,172.59	\$105.23	9%
50'	338	\$448,251.23	\$476,863.01	\$1,410.84	\$1,306.50	\$104.34	8%
75'	61	\$100,259.37	\$106,658.91	\$1,748.51	\$1,638.56	\$109.95	7%
Commercial	15	\$7,213.85	\$7,674.30	\$511.62	\$503.13	\$8.49	2%
Golf Course	1	\$1,625.52	\$1,729.28	\$1,729.28	\$1,700.60	\$28.68	2%
		<u>\$1,096,665.00</u>	<u>\$1,166,664.89</u>				

Deer Run

Community Development District

GENERAL FUND BUDGET

REVENUES:

Assessments

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

Golf Course Lake Maintenance Contribution

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

Rental/Miscellaneous/Interest Income

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Dissemination

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

Disclosure Software

The District is required to utilize software provided by Disclosure Technology Services, LLC.

Attorney

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

Deer Run

Community Development District

GENERAL FUND BUDGET

Annual Audit

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

Trustee Fees

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

Arbitrage

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

Assessment Roll Services

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Deer Run
Community Development District
GENERAL FUND BUDGET

Printing & Binding

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

Travel Per Diem

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Maintenance:

Field Management

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

Electric

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

Water & Sewer

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

Deer Run

Community Development District

GENERAL FUND BUDGET

Landscape Maintenance

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

Landscape Contingency

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

Mulch

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

Tree Pruning

Represents the costs of trimming trees throughout the fiscal year.

Lake Maintenance and Repairs

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

Irrigation Repairs

To record the cost of repairs to the irrigation system.

Irrigation Pump Preventative Maintenance

To record the cost of preventative maintenance on the irrigation pump station. \$6,000 of this fee represents the added warranty for preventative maintenance.

Sidewalk Repairs

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

Street Repairs

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

Contingency

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

Amenity Center:

Amenities Management

Deer Run

Community Development District

GENERAL FUND BUDGET

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

Facilities Assistant

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

Property Insurance

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

Pool Maintenance

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

Pool Chemicals

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

Janitorial Services

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

Pest Control

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

Facilities Maintenance

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

Cable, Internet & Telephone Services

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

Electric – Amenities

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

Water & Sewer – Amenities

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

Gas Service

Represents estimated gas services provided at the amenity center.

Deer Run
Community Development District
GENERAL FUND BUDGET

Security Monitoring

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

Access Cards

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

Operating Supplies

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

Amenity Repairs & Maintenance

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

HVAC Preventative Maintenance

Represents cost for preventative maintenance of the HVAC system at the Amenity Center.

Pool Repairs & Maintenance

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

Special Events

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

Holiday Decor

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

Fitness Center Repairs & Maintenance

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

Office Supplies

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

Elevator Maintenance

Represents costs of repairs and maintenance of the elevators.

Pressure Washing

Deer Run
Community Development District
GENERAL FUND BUDGET

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

Refuse

Represents costs of a dumpster and dumpster maintenance.

Contingency

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

OTHER SOURCES AND USES:

Capital Reserve – Transfer Out

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

Deer Run

Community Development District

Capital Reserve Fund Budget

DESCRIPTION	ADOPTED FY2026 BUDGET	ACTUAL THRU 6/30/26	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/26	APPROVED FY2027 BUDGET
<u>Revenues</u>					
Interest - SBA	\$1,000	\$6,546	\$2,000	\$8,546	\$1,000
Carry Forward Surplus	\$271,551	\$219,504	\$0	\$219,504	\$ 254,328
TOTAL REVENUES	\$ 272,551	\$ 226,050	\$ 2,000	\$ 228,050	\$ 255,328
<u>Expenditures</u>					
Capital Outlay	\$0	\$59,130	\$0	\$59,130	\$0
Miscellaneous Expense	\$0	\$44	\$44	\$88	\$0
TOTAL EXPENDITURES	\$ -	\$ 59,174	\$ 44	\$ 59,218	\$ -
<u>Other Sources/(Uses)</u>					
Capital Reserve - Transfer In	\$85,496	\$85,496	\$0	\$85,496	\$85,496
Total Other Sources/(Uses)	\$ 85,496	\$ 85,496	\$ -	\$ 85,496	\$ 85,496
EXCESS REVENUES	\$ 358,047	\$ 252,372	\$ 1,956	\$ 254,328	\$ 340,824

Deer Run

Community Development District

Debt Service Fund Budget - Series 2018

DESCRIPTION	ADOPTED FY2026 BUDGET	ACTUAL THRU 6/30/26	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/26	APPROVED FY2027 BUDGET
<u>Revenues</u>					
Assessments	\$635,688	\$653,504	\$0	\$653,504	\$634,295
Prepayments	\$0	\$5,375	\$0	\$5,375	\$0
Interest	\$13,000	\$23,149	\$5,787	\$28,936	\$13,000
Carry Forward Surplus	\$378,368	\$480,931	\$0	\$480,931	\$517,066
TOTAL REVENUES	\$ 1,027,056	\$ 1,162,959	\$ 5,787	\$ 1,168,746	\$ 1,164,361
<u>Expenditures</u>					
Interest - 11/1	\$203,750	\$203,475	\$0	\$203,475	\$196,995
Special Call - 11/1	\$0	\$10,000	\$0	\$10,000	\$0
Special Call - 5/1	\$0	\$5,000	\$0	\$5,000	\$0
Principal - 5/1	\$230,000	\$230,000	\$0	\$230,000	\$245,000
Interest - 5/1	\$203,750	\$203,205	\$0	\$203,205	\$196,995
TOTAL EXPENDITURES	\$ 637,500	\$ 651,680	\$ -	\$ 651,680	\$ 638,990
EXCESS REVENUES	\$ 389,556	\$ 511,279	\$ 5,787	\$ 517,066	\$ 525,371

Interest 11/1 \$190,380

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

Date	Balance	Prinicipal	Interest	Total
05/01/26	\$ 7,475,000.00	\$ 230,000.00	\$ 203,205.00	
11/01/26	\$ 7,245,000.00	\$ -	\$ 196,995.00	\$ 630,200.00
05/01/27	\$ 7,245,000.00	\$ 245,000.00	\$ 196,995.00	
11/01/27	\$ 7,000,000.00	\$ -	\$ 190,380.00	\$ 632,375.00
05/01/28	\$ 7,000,000.00	\$ 260,000.00	\$ 190,380.00	
11/01/28	\$ 6,740,000.00	\$ -	\$ 183,360.00	\$ 633,740.00
05/01/29	\$ 6,740,000.00	\$ 275,000.00	\$ 183,360.00	
11/01/29	\$ 6,465,000.00	\$ -	\$ 175,935.00	\$ 634,295.00
05/01/30	\$ 6,465,000.00	\$ 285,000.00	\$ 175,935.00	
11/01/30	\$ 6,180,000.00	\$ -	\$ 168,240.00	\$ 629,175.00
05/01/31	\$ 6,180,000.00	\$ 305,000.00	\$ 168,240.00	
11/01/31	\$ 5,875,000.00	\$ -	\$ 160,005.00	\$ 633,245.00
05/01/32	\$ 5,875,000.00	\$ 320,000.00	\$ 160,005.00	
11/01/32	\$ 5,555,000.00	\$ -	\$ 151,365.00	\$ 631,370.00
05/01/33	\$ 5,555,000.00	\$ 340,000.00	\$ 151,365.00	
11/01/33	\$ 5,215,000.00	\$ -	\$ 142,185.00	\$ 633,550.00
05/01/34	\$ 5,215,000.00	\$ 355,000.00	\$ 142,185.00	
11/01/34	\$ 4,860,000.00	\$ -	\$ 132,600.00	\$ 629,785.00
05/01/35	\$ 4,860,000.00	\$ 375,000.00	\$ 132,600.00	
11/01/35	\$ 4,485,000.00	\$ -	\$ 122,475.00	\$ 630,075.00
05/01/36	\$ 4,485,000.00	\$ 395,000.00	\$ 122,475.00	
11/01/36	\$ 4,090,000.00	\$ -	\$ 111,810.00	\$ 629,285.00
05/01/37	\$ 4,090,000.00	\$ 420,000.00	\$ 111,810.00	
11/01/37	\$ 3,670,000.00	\$ -	\$ 100,470.00	\$ 632,280.00
05/01/38	\$ 3,670,000.00	\$ 445,000.00	\$ 100,470.00	
11/01/38	\$ 3,225,000.00	\$ -	\$ 88,455.00	\$ 633,925.00
05/01/39	\$ 3,225,000.00	\$ 465,000.00	\$ 88,455.00	
11/01/39	\$ 2,760,000.00	\$ -	\$ 75,900.00	\$ 629,355.00
05/01/40	\$ 2,760,000.00	\$ 495,000.00	\$ 75,900.00	
11/01/40	\$ 2,265,000.00	\$ -	\$ 62,287.50	\$ 633,187.50
05/01/41	\$ 2,265,000.00	\$ 520,000.00	\$ 62,287.50	
11/01/41	\$ 1,745,000.00	\$ -	\$ 47,987.50	\$ 630,275.00
05/01/42	\$ 1,745,000.00	\$ 550,000.00	\$ 47,987.50	
11/01/42	\$ 1,195,000.00	\$ -	\$ 32,862.50	\$ 630,850.00
05/01/43	\$ 1,195,000.00	\$ 580,000.00	\$ 32,862.50	
11/01/43	\$ 615,000.00	\$ -	\$ 16,912.50	\$ 629,775.00
05/01/44	\$ 615,000.00	\$ 615,000.00	\$ 16,912.50	\$ 631,912.50
		\$ 7,475,000.00	\$ 4,523,655.00	\$ 11,998,655.00

FOURTH ORDER OF BUSINESS

A.

Janitorial Proposal Summary Deer Run CDD

<u>Contractor</u>	<u>Monthly Price</u>	<u>Cleaning Frequency</u>	<u>Supplies Included?</u>	<u>District Provides</u>
<u>J&G Commercial Cleaning</u>	\$700/week Approx. \$3,033/month	4x per week	Cleaning chemicals & equipment included	Paper products, soap, trash liners, wipes
<u>J&G Commercial Cleaning (Scaled Back)</u>	\$500/week Approx. \$2,166.00/month	4x per week On selected items. Other items are scaled back with lower frequency	Cleaning chemicals & equipment included	Paper products, soap, trash liners, wipes
<u>Maza Cleaning Services</u>	\$687/Week Approx. \$2,975/month	3x per week	No	All cleaning chemicals, equipment, paper products, and consumables
<u>Jani-King</u>	\$433/Week \$1,878.38/month	4x per week	Yes	Paper products and trash liners only
<u>High Tech Commercial Cleaning</u>	\$332/week \$1,439.00/month	4x per week	Cleaning chemicals & equipment included	Consumables only (paper products, soap, liners, etc.)

Overall Summary

- **Lowest Cost:** High Tech Commercial Cleaning – **\$1,439/month**
- **Second Lowest:** Jani-King – **\$1,878.38/month**
- **Highest Cost:** J&G Commercial Cleaning – **Approximately \$3,033/month**
- **Maza Cleaning:** Similar cost to J&G but provides only **3 cleanings per week** and requires the district to furnish virtually all cleaning supplies and equipment. Also, Maza is unavailable to perform night cleaning on Monday and Friday nights



J&G COMMERCIAL CLEANING SERVICES LLC

PROJECT SCOPE

May 18, 2026

INTRODUCTION

Hello,

We happily introduce ourselves as Jason and Gretchen Sandoval. We are currently the proud owners of J&G Commercial Cleaning Services LLC (formerly J&G Cleaning Services of Central Florida LLC). We started this company in August of 2017, however, we have 9+ years of experience in residential house cleaning as well as commercial cleaning, vacation rental cleaning and new home construction cleaning. We are highly skilled and experienced in all facets of the cleaning industry. We are very detail oriented on every job and try to go above and beyond customer expectations. We pride ourselves, as well as our brand and company name, on loyalty, hard work, effort, and honesty.

We truly look forward to working with you in the near future!

Sincerely,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164



J&G COMMERCIAL CLEANING SERVICES LLC

OVERVIEW

1. Project Background and Description

To conduct a facility cleaning 4x per week (M, W, F and Sunday to be completed before 7am) and maintain the general appearance of all indoor spaces.

2. Project Scope

Fitness Room:

- Wipe down all equipment doors and touch points (4x week)
- Spot check inside windows (4x week)
- Dust all AC vents and light fixtures (4x week)
- Clean storage cubby (4x week)
- Dust TV and ceiling fans (4x week)
- Dust all baseboards (4x week)
- Clean water fountains (4x week)
- Empty all trash and restock wipes (4x week)
- Vacuum floors (4x week)

Upstairs Patio:

- Clean fireplace glass (4x week)



- Dust TV (4x week)
- Clean tables and furniture (4x week)
- Dust light fixtures and ceiling fan (4x week)
- Blow/sweep floor (4x week)
- Empty Trash (4x week)

Upstairs Lounge:

- Dust all AC vents (4x week)
- Dust all shelves and furniture (4x week)
- Dust light fixtures and baseboards (4x week)
- Dust TV (4x week)
- Spot check inside windows (4x week)
- Wipe down all tables and chairs (4x week)
- Empty trash (4x week)
- Vacuum floors (4x week)

Bathrooms (4) in Amenity Center and (2) in Pool Deck Area:

- Clean all mirrors countertops and touch points (4x week)
- Clean changing tables (4x week)
- Clean water fountains (4x week)
- Clean stall partitions (4x week)
- Disinfect and clean toilets and sinks and urinals (4x week)
- Dust all vents light fixtures and baseboards (4x week)
- Restock all toilet paper seat covers paper towels and hand soap (4x week)
- Empty trash (4x week)
- Sweep and mop floors (4x week)

Multi-purpose “Meeting” Room:

- Dust all vents and light fixtures (4x week)
- Dust blinds/curtains shelves and baseboards (4x week)
- Dust TV and décor (4x week)
- Spot check inside windows (4x week)



- Wipe down all tables and chairs (4x week)
- Empty all trash (4x week)
- Vacuum floor (4x week)

Kitchen/Social Room:

- Wipe down countertops appliances and sinks (4x week)
- Spot check interior windows and glass doors (4x week)
- Polish all stainless steel (4x week)
- Dust all décor baseboards light fixtures and ceiling fans (4x week)
- Empty trash (4x week)
- Sweep mop floors (4x week)

Downstairs Patio:

- Dust TV light fixtures and ceiling fans (4x week)
- Clean sink tables and countertops (4x week)
- Polish outside of grills hood and sink (4x week)
- Clean grills (4x week)
- Empty trash (as needed)

Entryway/Hallway Elevator Area:

- Wipe door handles and touchpoints and doors (4x week)
- Dust all AC vents light fixtures and baseboards (4x week)
- Clean glass doors (4x week)
- Spot check windows (4x week)
- Polish all stainless steel inside and outside of elevator (4x week)
- Sweep mop and vacuum floors (4x week)

Stairs & Landing:



- Spot check windows (4x week)
- Dust handrails (4x week)
- Sweep mop floors and stairs (4x per week)

Office (if unlocked and open):

- Spot check inside windows (4x week)
- Wipe down countertops (4x week)
- Dust vents ceiling fan and baseboards (4x week)
- Clean glass door and front gate window (4x week)
- Empty trash (4x week)
- Vacuum floor (4x week)

3. High-Level Requirements

If approved for this bid the following is required:

- Electricity and hot water.
- District to supply all paper products, soap, trash liners, fitness wipes, supplies, etc.

4. High-Level Timeline/Schedule

Cleaning will take approximately 1.5 – 3 hours per clean to maintain.

5. Supplies and Materials

We will use all of our cleaning supplies and materials. We would only need you to supply the toilet paper, paper towels, hand soap, fitness wipes, trash bags etc. Cost of our supplies have been factored into the weekly cost.



Weekly - \$700.00

(\$175.00 per clean)

APPROVAL AND AUTHORITY TO PROCEED

We approve the project as described above and authorize the team to proceed.

Name	Title	Date
Jason Sandoval	Officer	5/18/2026
Gretchen Sandoval	Officer	5/18/2026

Jason
Sandoval

Approved By -
Owner

5/18/2026

Date

Gretchen
Sandoval

Approved By -
Owner

5/18/2026

Date



Approved By - District Chair for
Deer Run CDD

Date



J&G COMMERCIAL CLEANING SERVICES LLC

PROJECT SCOPE

May 18, 2026

INTRODUCTION

Hello,

We happily introduce ourselves as Jason and Gretchen Sandoval. We are currently the proud owners of J&G Commercial Cleaning Services LLC (formerly J&G Cleaning Services of Central Florida LLC). We started this company in August of 2017, however, we have 9+ years of experience in residential house cleaning as well as commercial cleaning, vacation rental cleaning and new home construction cleaning. We are highly skilled and experienced in all facets of the cleaning industry. We are very detail oriented on every job and try to go above and beyond customer expectations. We pride ourselves, as well as our brand and company name, on loyalty, hard work, effort, and honesty.

We truly look forward to working with you in the near future!

Sincerely,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164



J&G COMMERCIAL CLEANING SERVICES LLC

OVERVIEW

1. Project Background and Description

To conduct a facility cleaning 4x per week (M, W, F and Sunday to be completed before 7am) and maintain the general appearance of all indoor spaces.

2. Project Scope

Fitness Room:

- Wipe down all equipment doors and touch points (4x week)
- Spot check inside windows (4x week)
- Dust all AC vents and light fixtures (1x week)
- Clean storage cubby (4x week)
- Dust TV and ceiling fans (1x week)
- Dust all baseboards (4x week)
- Clean water fountains (4x week)
- Empty all trash and restock wipes (4x week)
- Vacuum floors (4x week)

Upstairs Patio:

- Clean fireplace glass (2x week)



- Dust TV (1x week)
- Clean tables and furniture (4x week)
- Dust light fixtures and ceiling fan (1x week)
- Blow/sweep floor (4x week)
- Empty Trash (4x week)

Upstairs Lounge:

- Dust all AC vents (1x week)
- Dust all shelves and furniture (2x week)
- Dust light fixtures (1x week)
- Dust Baseboards (4x week)
- Dust TV (1x week)
- Spot check inside windows (4x week)
- Wipe down all tables and chairs (4x week)
- Empty trash (4x week)
- Vacuum floors (4x week)

Bathrooms (4) in Amenity Center and (2) in Pool Deck Area:

- Clean all mirrors countertops and touch points (4x week)
- Clean changing tables (4x week)
- Clean water fountains (4x week)
- Clean stall partitions (4x week)
- Disinfect and clean toilets and sinks and urinals (4x week)
- Dust all vents light fixtures (2x week)
- Restock all toilet paper seat covers paper towels and hand soap (4x week)
- Empty trash (4x week)
- Sweep and mop floors (4x week)

Multi-purpose “Meeting” Room:

- Dust all vents and light fixtures (2x week)
- Dust blinds/curtains shelves (1x week)
- Dust TV and décor (1x week)



- Spot check inside windows (4x week)
- Wipe down all tables and chairs (4x week)
- Dust Baseboards (4x week)
- Empty all trash (4x week)
- Vacuum floor (4x week)

Kitchen/Social Room:

- Wipe down countertops appliances and sinks (4x week)
- Spot check interior windows and glass doors (4x week)
- Polish all stainless steel (4x week)
- Dust all décor light fixtures and ceiling fans (4x week)
- Empty trash (4x week)
- Sweep mop floors (4x week)
- Dust Blinds (1x week)
- Dust Baseboards (4x week)

Downstairs Patio:

- Dust TV light fixtures and ceiling fans (4x week)
- Clean sink tables and countertops (4x week)
- Polish outside of grills hood and sink (4x week)
- Clean grills (4x week)
- Empty trash (as needed)

Entryway/Hallway Elevator Area:

- Wipe door handles and touchpoints and doors (4x week)
- Dust all AC vents light fixtures and baseboards (4x week)
- Clean glass doors (4x week)
- Spot check windows (4x week)
- Polish all stainless steel inside and outside of elevator (2x week)
- Sweep mop and vacuum floors (4x week)

**Stairs & Landing:**

- Spot check windows (4x week)
- Dust handrails (4x week)
- Sweep mop floors and stairs (4x per week)

Office (if unlocked and open):

- Spot check inside windows (4x week)
- Wipe down countertops (4x week)
- Dust vents ceiling fan and baseboards (4x week)
- Clean glass door and front gate window (4x week)
- Empty trash (4x week)
- Vacuum floor (4x week)

3. High-Level Requirements

If approved for this bid the following is required:

- Electricity and hot water.
- District to supply all paper products, soap, trash liners, fitness wipes, supplies, etc.

4. High-Level Timeline/Schedule

Cleaning will take approximately 1.5 – 3 hours per clean to maintain.

5. Supplies and Materials



We will use all of our cleaning supplies and materials. We would only need you to supply the toilet paper, paper towels, hand soap, fitness wipes, trash bags etc. Cost of our supplies have been factored into the weekly cost.

Weekly - \$500.00

(\$125.00 per clean)

APPROVAL AND AUTHORITY TO PROCEED

We approve the project as described above and authorize the team to proceed.

Name	Title	Date
Jason Sandoval	Officer	5/18/2026
Gretchen Sandoval	Officer	5/18/2026

Jason
Sandoval

Approved By -
Owner

5/18/2026

Date

Gretchen
Sandoval

Approved By -
Owner

5/18/2026

Date



Approved By - District Chair for
Deer Run CDD

Date



Cleaning Services Proposal

Maza Cleaning Services
Christopher Martinez Zavala
(904) 377-4958
Mazachris219@gmail.com

Proposal Overview

The following is a proposal for Maza Cleaning Services to provide cleaning services to the Deer Run CDD (Grand Reserve) Amenity Center.

Cleaning Schedule and Hours

Cleaning Services will be provided 3x a week: **Monday AM, Tuesday PM, Friday AM.**

Service visits in the morning (AM) will be completed by **10 AM.**

Service visits in the evening (PM) will begin as early as **7 PM.**

Fitness Room

- Wipe down all equipment doors and touch points (every visit)
- Spot check inside windows (every visit)
- Spot clean storage cubby (every visit)
- Clean water fountains (every visit)
- Empty all trash and restock wipes (every visit)
- Vacuum floors (every visit)
- Dust TV (every visit)
- Dust all AC vents, ceiling fans, and light fixtures (1x per week)
- Dust all baseboards (1x per week)

Upstairs Patio

- Dust TV (every visit)
- Clean tables and furniture (every visit)
- Blow/sweep floor (every visit)
- Empty Trash (every visit)

- Dust light fixtures and ceiling fan (1x per week)
- Clean fireplace glass (as needed)

Upstairs Lounge

- Dust TV (every visit)
- Spot check inside windows (every visit)
- Wipe down all tables and chairs (every visit)
- Empty trash (every visit)
- Vacuum floors (every visit)
- Dust all shelves and furniture (every visit)
- Dust all AC vents (1x per week)
- Dust light fixtures and baseboards (1x per week)

Bathrooms (4) in Amenity Center and (2) in Pool Deck Area

- Clean all mirrors countertops and touch points (every visit)
- Clean changing tables (every visit)
- Clean water fountains (every visit)
- Disinfect and clean toilets and sinks and urinals (every visit)
- Restock all toilet paper seat covers paper towels and hand soap (every visit)
- Empty trash (every visit)
- Sweep floors (every visit)
- Mop floors (1x per week or as needed)
- Clean stall partitions (as needed)
- Dust all vents light fixtures and baseboards (1x per week)

Multi-purpose Meeting Room

- Spot check inside windows (every visit)
- Wipe down all tables and chairs (every visit)
- Empty all trash (every visit)
- Vacuum floor (every visit)
- Dust TV and décor (every visit)
- Dust all vents and light fixtures (1x per week)
- Dust blinds/curtains shelves and baseboards (1x per week)

Kitchen/Social Room

- Wipe down countertops, appliances, and sinks (every visit)
- Spot check interior windows and glass doors (every visit)
- Polish all stainless steel (every visit)
- Empty trash (every visit)
- Sweep mop floors (every visit)
- Dust décor (every visit)
- Dust baseboards light fixtures and ceiling fans (1x per week)

Downstairs Patio

- Clean sink tables and countertops (every visit)

- Polish outside of grills hood and sink (every visit)
- Dust TV (every visit)
- Clean grills (as needed)
- Empty trash (as needed)
- Dust light fixtures and ceiling fans (1x per week)

Entryway/Hallway Elevator Area

- Wipe door handles and touchpoints and doors (every visit)
- Clean glass doors (every visit)
- Spot check windows (every visit)
- Sweep mop and vacuum floors (every visit)
- Dust all AC vents light fixtures and baseboards (1x per week)
- Polish all stainless steel inside and outside of elevator (as needed)

Stairs & Landing

- Spot check windows (every visit)
- Sweep mop floors and stairs (every visit)
- Dust handrails (1x per week)

Office (if unlocked and open)

- Spot check inside windows (every visit)
- Wipe down countertops (every visit)
- Clean glass door and front gate window (every visit)
- Empty trash (every visit)
- Vacuum floor (every visit)
- Dust vents ceiling fan and baseboards (1x per week)

Service Fee

\$229 per visit

Estimated monthly total based on three service visits per week: approximately \$2,975.

Supplies & Equipment

Governmental Management Services (Deer Run CDD as client) will provide all consumables such as paper products, trash bags, soap, etc. GMS will also provide all cleaning supplies such as gloves, duster refills, cleaner sprays, wipes, and liquids required to fulfill cleaning duties, as well as cleaning equipment such as vacuums, duster handles, blowers, and ladders.

Maza Cleaning Services will provide reusable items such as cleaning rags, dry and wet mop heads, and mobile carriers for cleaning equipment, including caddies and mop buckets.

Thank you for the opportunity to submit this proposal. We look forward to providing Deer Run CDD with quality cleaning, reliability, and a-*maza*-zing customer service. Please feel free to contact us with any questions or to discuss the next steps.

Tailored and prepared for:



DEER RUN CDD

Service is our Statement. Clean is our mission.

As the global leader in the commercial cleaning industry, our success has stemmed from our steadfast commitment to our customers. We're proud to deliver unrivaled cleaning services each day. Your satisfaction is extremely important to us. We pride ourselves on becoming the best cleaning business and for you that means perfect results every time.

Jani-King's quality control system mandates that all cleaning services are scrutinized through routine inspections, always ensuring accountability. Jani-King's commitment to being the best cleaning business makes us your premier choice for janitorial services.

Every hour of every day, we strive to:

- Provide our customers with a level of service unequalled in the cleaning industry.
- Commit to every cleaning project with 100 percent dedication.
- Create a cooperative atmosphere that reflects the personality of a successful, vibrant and enthusiastic company.
- Provide every Jani-King Franchisee the opportunity to be successful.
- Develop an organization that will encourage all people to prosper and grow to their full potential.

Jani-King of Jacksonville
5700 St. Augustine Road
Jacksonville, Florida 32207
(904) 346-3000
Fax: (904) 346-3105

United States

Albuquerque • Atlanta
Austin • Baltimore
Baton Rouge
Birmingham • Boston
Buffalo • Charleston
Charlotte • Chicago
Cincinnati • Cleveland
Colton • Columbia
Columbus • Dallas
Dayton • Denver
Detroit • Fort Worth
Greensboro
Greenville/Spartanburg
Hampton Roads
Hartford • Hawaii
Houston • Indianapolis
Jackson • Jacksonville
Kansas City
Knoxville • Las Vegas
Los Angeles • Louisville
Madison • Memphis
Miami • Milwaukee
Minneapolis • Mobile
Nashville • New Jersey
New Orleans
New York • Oakland
Oklahoma City
Orlando
Philadelphia
Phoenix • Pittsburgh
Portland
Raleigh/Durham
Rhode Island • Richmond
Sacramento
Salt Lake City
San Antonio • San Diego
San Francisco
Seattle • St. Louis
Tampa Bay • Tucson
Tulsa • Washington, D.C.

Argentina

Australia

Brazil

Canada

France

Great Britain

Hong Kong

Korea

Malaysia

Mexico

New Zealand

Singapore

Spain

Taiwan

Turkey



COMMERCIAL CLEANING SERVICES

July 14, 2026

Deer Run CDD

Richard Gray

501 Grand Reserve Drive

Bunnell, FL 32110

Dear **Rich,**

Thank you very much for the time and interest you have afforded Jani King regarding your janitorial needs. We appreciate the opportunity.

Enclosed is our completed proposal for a customized professional cleaning program including our Cleaning Schedule designed specifically to address the complex needs of your facility.

The total monthly charge represents your only cost, and is inclusive of:

- All labor
- All supervision
- All material for cleaning
- All equipment for cleaning
- All payroll, payroll taxes, insurance, etc.

Our **JANI-KING** franchisee is fully covered by an insurance program that protects you in several ways. The General Liability, Workers' Compensation coverage and Employee Dishonesty Policy provide protection to our customers for claims due to loss of property or personal injuries that are the result of actions by **JANI-KING** personnel.

Please do not hesitate to contact me for any additional information you deem necessary in assessing our proposal. I can be reached at **(904) 346-3000**.

Trusting we may be of service,

Justin Kuralt

Justin Kuralt

Director of Operations



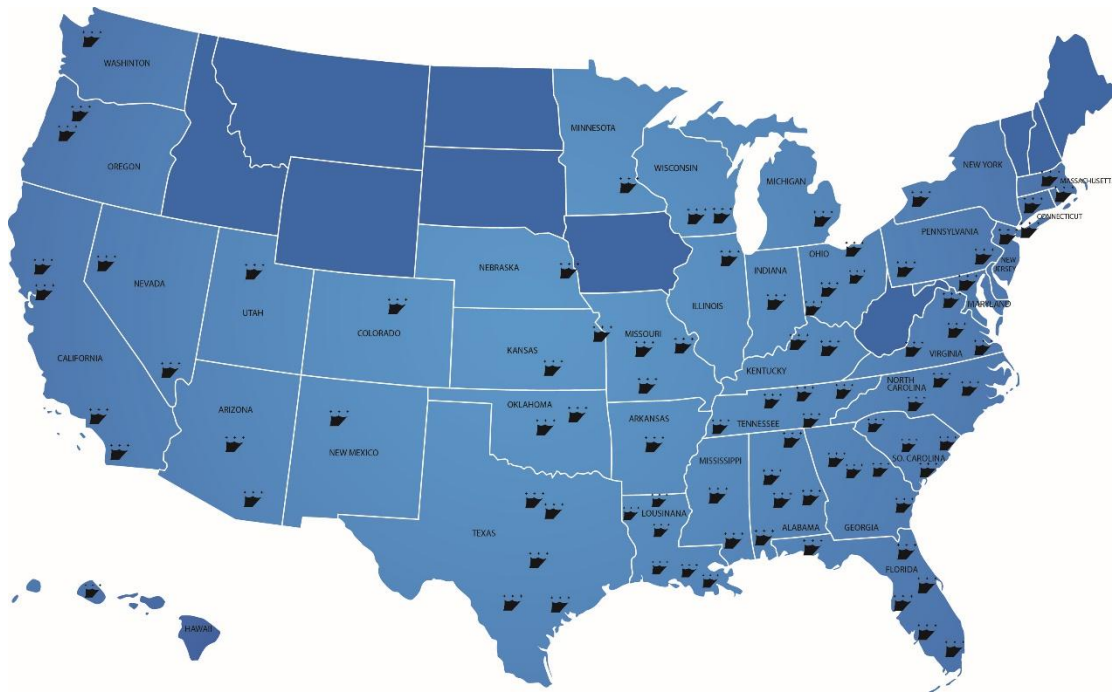
The Jani-King Difference

Experience

- Jani-King introduced its franchise concept to the commercial cleaning industry in 1969.
- With over 9,000 franchise owners and 60,000 customers, Jani-King is the largest and most respected franchised commercial cleaning company in the world.

The Jani-King Franchise Concept

- We bring your organization the “best of both worlds.” You benefit from Jani-King’s national/international expertise paired with the pride and dedication of a local franchise owner.
- At Jani-King, we know that the quality of service you receive depends on the motivation of the custodian on the job site. That’s why we operate through a network of authorized and trained franchise owners – independent entrepreneurs whose success is directly tied to your satisfaction.
- A financial investment in a business of their own ensures that Jani-King franchise owners have a genuine concern for a job well done.



Regional Office Support

- Help is always just one phone call away!
- Although our franchise owners are motivated, flexible, and responsive to your needs, you may require additional support from time to time. A highly qualified staff of experts at our local Regional Office is available to support our franchise owners whenever necessary.
- Regional personnel make certain that our franchise owners have the training, equipment, insurance, and support necessary to provide you with consistent, quality janitorial services.



The Jani-King Difference

Professional Certifications

Our entire operations team is required to earn and maintain their RBSM certification (Registered Building Service Manager) through the Building Service Contractors Association International. As industry experts, they'll periodically inspect your facility and provide on-site training for the franchise owner to keep your facility always looking its best, ensuring the cleaning specifications and your expectations are consistently met or exceeded.

Communication

We understand the importance of good communication. Jani-King utilizes proactive communication tools to implement a continuous Quality Control Program that ensures your satisfaction.

- **Daily Communication** If you need special attention in a particular area, just leave us a note in the Customer Communication Logbook we provide. This logbook is the first thing checked each night. Also, we'll report any maintenance or repair problem to you in this logbook.
- **Inspections** To make sure that all areas are being cleaned as specified in your Maintenance Agreement, we will routinely inspect your facility.
- **Feedback** We contact you regularly, via phone or email/online surveys, to get feedback on our performance. No matter how small the concern, a Customer Service Representative from our local Regional Office will contact you and coordinate any corrective actions with the franchise owner.

Risk Management

Jani-King and our customers are protected by one of the most comprehensive insurance programs in the commercial cleaning industry.

Supporting our Veterans

Veterans are graduates of one of the best business schools in the world - the military. They've learned intangible skills even the best colleges and universities can't teach - leadership, teamwork, discipline, and a never-quit attitude. Jani-King recognizes the value of these intangibles, and we offer discounts to encourage veterans to join our team.





Industry Leader

We are the Industry Leader

Having achieved numerous successes and built relationships with many of the world's most trusted organizations over the last four decades, **Jani-King is considered a leading expert in the commercial cleaning industry.**

- *Entrepreneur* magazine has rated Jani-King the #1 Commercial Cleaning Franchise more than 20 times and ranked Jani-King as one of the top 10 Best Performing Franchises of all-time!
- Jani-King has been recognized as an "Inc. 500" member 4 times.
- Because of our reputation, Jani-King attracts quality franchise owners and has gained the trust of some of the world's most prestigious companies and organizations.

Some of Our Customers & Sponsorships





Maintenance Agreement

This Maintenance Agreement ("Agreement") is made as of the Effective Date below by and between **Jani-King of Jacksonville** ("Jani-King") and **Deer Run CDD**. In consideration of the mutual covenants and obligations set out in the Agreement, the parties hereby agree as follows:

1. PERFORMANCE OF SERVICES

- a. Performance of the services scheduled shall begin the _____ day of _____, 2026.
- b. The services shall be performed at the following location: **501 Grand Reserve Dr, Bunnell, FL 32110**
- c. The premises making up the working area under this Agreement will be known further in the Agreement as the "Named Areas", which are defined as: **General Offices, Restrooms, Common Areas, Kitchen, Hallways, Lobby, Fitness Center, Upstairs and downstairs patios, Meeting Room, Elevator.**
- d. Jani-King agrees to service the Named Areas as scheduled: **Four days (4) per week (Sunday, Monday, Wednesday, Friday) Between the hours of 6:00 PM – 7:00A.M.**
- e. Jani-King agrees to furnish all equipment, tools, and paraphernalia necessary to maintain the Named Areas in a neat, clean and orderly condition as outlined in the Cleaning Schedule attached and made a part of this Agreement.

2. PAYMENT OF SERVICES

- a. Client agrees to pay to Jani-King each month the total minimum sum stated in the attached Pricing Schedule, on or before the last day of each month in which services are rendered. Additionally, Client also agrees to pay any sales or use tax levied by a taxing authority on the value of the services provided or supplies purchased. Client agrees that all payments due and owing Jani-King, for any reason, shall be properly credited only when delivered to JANIKING OF JACKSONVILLE, 5700 St. Augustine Road, Jacksonville, FL 32207.
- b. Credits for holidays recognized by Client were pre-determined as part of the monthly charge herein. No other adjustments will be made for those holidays.
- c. The amount to be paid by Client may be increased or decreased to reflect an increase or decrease in space serviced and the kind, amount or frequency of service to be rendered. Such modifications shall be binding only if in writing and signed by both parties.
- d. In the event payment for services is not received within thirty (30) days from the due date Jani-King may suspend services to Client until such payment is received. Suspension of services by Jani-King under this Section shall not deprive Jani-King of any of its remedies or action for payment of services or other rights.

3. INDEPENDENT BUSINESS RELATIONSHIP

- a. It is agreed that Jani-King will select and designate all personnel to perform its obligations under this Agreement.
- b. It is agreed that Jani-King and any of its personnel are not, and shall not be employees of Client but are independent contractors; and in this regard, such Jani-King authorized personnel will not be within the protection or coverage of Client's Workers' Compensation Insurance and no withholding of Social Security, Federal or State Income Tax or other deductions shall be made from the sums agreed to be paid to Jani-King herein, the same being contract payments and not wages.
- c. Client agrees during the term of this Agreement and within one hundred and eighty (180) days after termination that it will not employ any employees, agents, representatives, or franchisees of Jani-King without the express written consent of Jani-King. Jani-King agrees during the term of this Agreement and within one hundred and eighty (180) days after termination it will not employ any employees, agents, or representatives of Client without the express written consent of Client.

Customer Initials_____



Maintenance Agreement

4. TERM OF AGREEMENT

- a. The term of this Agreement shall be for a one-year basis from the date services are scheduled to begin, as stated in Section 1a, and shall be automatically renewed on each anniversary date on the same terms and conditions, unless either party shall give written notice of termination at least thirty (30) days prior to such anniversary date. If timely notice is given for termination, this Agreement shall expire at midnight of the anniversary date. Otherwise, this Agreement may only be terminated for non-performance as set out below.
- b. Non-performance is defined as the failure, neglect, or refusal to perform any act outlined in this Cleaning Schedule. Before any termination for non-performance is effective, the terminating party must give the other party written notice specifying in detail the nature of any defect or failure in performance. Upon the effective date of the receipt of notice of non-performance, Jani-King, at its election, shall have fifteen (15) days in which to cure the defect in performance to the reasonable satisfaction of Client. In the event the defect is not satisfactorily cured at the end of the fifteen (15th) day from the effective date, the terminating party shall provide written notification to the other party of the failure to satisfactorily cure the defect. This Agreement shall then terminate thirty (30) days from the date of the second notice.
- c. All notices between Client and Jani-King shall be in writing and deposited, postpaid and certified, with the United States Postal Service, or a recognized common parcel courier providing express, receipted delivery to the address as stated in this Agreement. All other notices, including notices personally delivered to individuals performing services under this Agreement, shall be ineffective.
Time is of the essence for all notices required under the terms of this Agreement.

5. GENERAL PROVISIONS

- a. In the event it becomes necessary for either party to institute suit against the other to secure or protect its rights under this Agreement, the prevailing party shall be entitled to all associated costs of the suit, including reasonable attorney's fees, administrative fees, court costs and damages as part of any judgment entered in its favor.
- b. The terms of this Agreement shall be binding upon and inure to the benefit of Jani-King and Client and their respective heirs, representatives, successors, and assigns, except as otherwise herein provided.
- c. Any waiver by either party to this Agreement of a breach of any term or condition of this Agreement shall not constitute a waiver of any subsequent breach of the same or any other term or condition of this Agreement.
- d. Both parties agree that they have fully reviewed and discussed the terms of this Agreement, with the attached Cleaning Schedule, and acknowledge that the terms reflect the entire Agreement of the parties, and it supersedes all prior representations and understandings of the parties.
- e. Any changes or modification to this Agreement must be in writing, signed by both parties and attached hereto.

Customer Initials_____



Initial Clean (Optional)

There will be a one-time charge to complete the items initialed with approval within thirty (30) days of the Start Date of this Agreement.

AREAS / TASKS	AMOUNT	INITIALS
WAXABLE FLOORS	\$	
Existing floor finish will be removed, then the floors will be rinsed with clean water, and four (4) thin even coats of floor finish will be applied. All furniture will be returned to its original position.		
CARPETED FLOORS	\$	
Carpeting will be thoroughly shampooed, taking care to get into corners and along edges		
OFFICES, KITCHENS, AND BREAKROOMS	\$	
Vertical and horizontal surfaces, including desks, files, windowsills, tables, chairs, telephones, and doors will be thoroughly damp wiped		
Carpeting will be thoroughly vacuumed, taking care to get into corners and along edges		
Partitions and lobby glass will be washed		
Light fixtures, air diffusers, and door frames will be dusted		
Countertops, cabinets, and the exterior surfaces of appliances will be wiped with an all-purpose cleaner. Sinks will be washed with a non-abrasive cleaner and bright metal fixtures will be polished		
Microwave ovens will be cleaned inside and out		
RESTROOMS	\$	
Basins, toilets, urinals, showers, and floors will be scrubbed with a germicidal disinfectant		
Bright work will be polished		
Partitions will be cleaned with disinfectant		
Trash receptacles will be cleaned with disinfectant		
SCRUB (TILE FLOORS) Lobby	\$	
Soil will be removed using a cleaning solution and power scrubber, then the floors will be rinsed with clean water to remove any residue. All furniture will be returned to its original position		
WINDOWS	\$	
Interior and exterior window surfaces will be washed with a cleaning solution. Corners/framework will be wiped to prevent runoff of water into framework		

Customer Initials_____



Cleaning Schedule

AREAS / TASKS	DLY	WK	MO	QTR	YR
GENERAL OFFICES-FITNESS CENTER, MEETING ROOM-LOBBY					
Trash containers: empty containers and replace liners as needed (Liners to be furnished by Client)	X				
Horizontal furniture surfaces (reasonably clear of papers): dust	X				
Desktops: spot clean to remove bottle/cup rings	X				
Vacuum rugs	X				
Small carpet stains (2" diameter max): spot clean	X				
Hard floors: dust mop or sweep	X				
Hard floors: spot mop to remove spills and stains	X				
Glass partitions and doors: spot clean to remove fingerprints/smudges	X				
Vacuum rug (lift and vacuum underneath/spot mop floor).	X				
Hard floors: damp mop with neutral cleaner	X				
Wall-hung pictures: dust and straighten	X				
Baseboards, low vents and legs/bases of tables and chairs: dust	X				
Wall surfaces around light switches: spot clean	X				
Ceiling vents and ledges that can be reached from the floor: dust		X			
Telephones: clean and sanitize		X			
Upholstered furniture: vacuum		X			
Blinds: dust	X				
RESTROOMS					
Toilets and urinals: clean with a germicidal disinfectant	X				
Sinks: clean with a non-abrasive cleaner and disinfectant	X				
Doorknobs/push plates: clean with a germicidal disinfectant	X				
Bright metal parts of fixtures: polish	X				
Mirrors: clean and polish	X				
Trash containers: empty containers and replace liners (Liners to be furnished by Client)	X				
Hand towel and soap dispensers: clean and replenish	X				
Walls: spot clean to remove soap splashes, fingerprints/smudges	X				
Partition tops: dust	X				
Partition walls: spot clean with a detergent disinfectant solution	X				
Hard floors: sweep then mop with a detergent disinfectant solution	X				
Tile walls and partitions: clean and disinfect	X				
Ceiling vents and ledges that can be reached from the floor: dust	X				
Hard floors: scrub with a detergent disinfectant solution and rinse thoroughly		X			
Floor drains: add water and enzymes		X			
Re-stock any paper products as required. (Paper products to be furnished by Client)	X				

Customer Initials_____



Cleaning Schedule

AREAS / TASKS	DLY	WK	MO	QTR	YR
COMMON AREAS-CUBICLES-HALLWAY					
Trash containers: empty containers and replace liners as needed (Liners to be furnished by Client)	X				
Vacuum rugs	X				
Small rug stains (2" diameter max): spot clean	X				
Vacuum or use a microfiber cloth to remove dirt and dust from chairs		X			
Hard floors: dust mopped or swept. Hard floors: spot mop spills and stains	X				
Glass partitions and doors: spot clean to remove fingerprints/smudges	X				
Entryway metal and glass: spot clean to remove fingerprints/smudges	X				
Entrance mats: vacuum (carpet) or sweep (rubber/vinyl)	X				
Wall surfaces around light switches: spot clean	X				
Water fountains: clean with a disinfectant solution, then polish	X				
Vacuum rug (lift and vacuum underneath/spot mop floor)0	X				
Hard floors: damp mop with neutral cleaner	X				
Wall-hung pictures: dust and straighten	X				
Baseboards, low vents and legs/bases of tables and chairs: dust	X				
Glass partitions and doors: thoroughly clean on both sides	X				
Entryway metal and glass: thoroughly clean	X				
Ceiling vents and ledges that can be reached from the floor: dust		X			
Upholstered furniture: vacuum		X			
Ledges and handrails: dust/		X			
KITCHENS					
Trash containers: empty containers and replace liners (Liners to be furnished by Client). Police the area for trash.	X				
Trash containers and adjacent wall surfaces: wipe with all-purpose cleaner	X				
Countertops and cabinets: wipe with all-purpose cleaner	X				
Sinks: wash with non-abrasive cleaner and disinfect	X				
Bright metal parts of fixtures: polish.	X				
Microwave ovens: clean inside and out	X				
Tables and chairs: wipe with all-purpose cleaner	X				
Hard floors: sweep and damp mop with neutral cleaner	X				
Exterior surface of refrigerator/appliances: wipe with all-purpose cleaner	X				
Wall surfaces around light switches: spot clean	X				
FLOOR MAINTENANCE PROGRAM					
Strip & Refinish all VCT flooring	N/A				
Carpet Extract all carpeted areas	N/A				
Buff all VCT Flooring	N/A				

Customer Initials_____



Service Agreement

CUSTOMER NAME & ADDRESS

**Deer Run CDD
Richard Gray
501 Grand Reserve Drive
Bunnell, FL 32110**

JANI-KING NAME & ADDRESS

Jani-King of Jacksonville
5700 St Augustine Rd.
Jacksonville, FL 32207

SERVICE FREQUENCY / DESCRIPTION	MONTHLY CONTRACT AMOUNT
Four days (4) per week (<i>Sunday, Monday, Wednesday, Friday</i>) Between the hours of 6:00 PM – 7:00A.M.	\$ 1,878.38 (<i>Taxes not included</i>)

CUSTOMER**JANI-KING**

Signature of Authorized Representative

Print Name, Title

Date*Justin Kuralt*

Signature of Authorized Representative**Justin Kuralt | Director of Operations**

Print Name, Title**July 14, 2026**

Date

Billing Information

Billing Information:

Client Accounts Payable Contact

Accounts Payable Phone # / Extension

Billing Address

Accounts Payable Fax #

City, State, Zip

Accounts Payable E-Mail Address

PREFERRED PAYMENT METHOD (Please select one):

☐ **Client will pay invoices by check to Jani-King**

5700 Saint Augustine Rd., Jacksonville, FL 32207

☐ **Client will pay invoices by credit card via phone call to Jani-King**

Credit cards accepted plus convenience fee as percentage of sale:
(VISA, MasterCard, Discover plus 4% fee; American Express plus 4.5% fee)

☐ **Credit Card Payments will be Charged Automatically by Jani-King**

Each month or as invoices dictate, client's credit card on file will be charged and a receipt emailed to client per signed Authorization Form.

☐ **Jani-King will Initiate Electronic Auto-Draft (ACH) from Client's Bank**

Account Jani-King will draft by ACH client's bank account each month on the 5th for the previous month's service or current month's service as client prefers per signed Enrollment Form.

☐ **Client will Initiate Electronic Payments to Jani-King**

Details for the receiving of Jani-King bank account will be provided to client upon request.

Customer Initials_____



HIGH TECH

COMMERCIAL CLEANING

"A Cleaning Revolution, The Proactive Way"

A Cleaning Proposal designed specifically for



Submitted by:

Nichole Nace

Director of Sales

904-732-7270

904-449-9993

Nichole.nace@htccleaning.com

NewVenture of Jacksonville, Inc.

DBA High Tech Commercial Cleaning



July 15th, 2026

Rich Gray
Deer Run CDD
501 Grand Reserve Drive
Bunnell, FL 32110

Dear Rich:

Thank you for meeting with me to discuss your cleaning requirements for your facility. I sincerely appreciate this opportunity!

High Tech Commercial Cleaning "HTCC" has been the industry leader in the Jacksonville and surrounding areas, servicing hundreds of clients for over two decades. Some of our key partners include **Mill Creek Forest HOA, Bannan Lakes CDD, First Service Residential, and Cottages at Stoney Creek COA**, just to name a few. We have consistently held the highest customer retention rate in the industry. There is a reason why 98% of the clients of High Tech Commercial Cleaning renew their contracts with us every year.

We understand that finding a **reliable** cleaning company is a tough choice. Our method to providing you quality janitorial services is simple: Honesty, Integrity, Loyalty and unmatched customer service. Enclosed, you will find not only the most thorough health focused cleaning schedule in the industry, but the platform that defines the High Tech Commercial Cleaning difference.

In this proposal, I have taken everything into consideration that we discussed during my on-site visit:

- **Strong focus on dusting, to ensure a clean dust free environment.**
- **Consistent quality service, so that you get what you're paying for!**
- **Cleaning focused on improving the health of employees and members.**

We look forward to a strong long term relationship with **Deer Run CDD**. If you have any questions or concerns, please do not hesitate to contact me.

Best regards,

A handwritten signature in black ink that reads 'Nichole Nace'.

Nichole Nace
Director of Sales
High Tech Commercial Cleaning
(904) 449-9993 mobile
nichole.nace@htccleaning.com

Proactive Quality Control



We seek to find out what we can do better! Many companies offer a guarantee, but do they have a way to support it?

LODESTAR



<http://lodestar.htccleaning.com>

THE HIGH TECH SERVICE GUARANTEE

"Any complaint resulting from the neglect of duties outlined in the cleaning schedule that is not resolved within one business day, will receive a free scheduled service at no additional charge"

We are able to stand by this guarantee using Lodestar, our proprietary business process management software, which tracks your services from start to finish.

Inspections & Customer Service Calls

- Automatically system scheduled by Lodestar to ensure targeted dates are met consistently. These become permanent record in Lodestar.
- Inspection results are shared with you and are immediately emailed to your cleaning team, ensuring areas of needed improvement are communicated timely.

Complaint Resolution

When a complaint is entered into Lodestar, every step of the process is recorded and tasked to your dedicated Operations Manager until it is 100% resolved. All tasks must be completed by close of business.

Lodestar Customer Portal

A designated point of contact in your facility will be given full access to:

- Manage your company contacts
- View past inspections
- Documents
- Invoice status & history
- Account history & timeline
- Managing multiple locations

Online messaging for communication with your team & HTCC

Health Focused Cleaning



Through proper training, our cleaning techniques & equipment program are built around providing you a healthier environment.

Disinfection of Frequently Touched Surfaces

- Entrance door handles, receptionist counters, phones, kitchen & restroom surfaces and handles will be wiped with **hospital-grade quaternary disinfectants** every clean to avoid the spread of viruses and bacteria.

ZERO Cross Contamination Process

- Color coded microfiber cloths & mop heads are used to ensure no cross contamination of viruses, bacteria and germs.
- **Red** = Restrooms
- **Blue** = Kitchen/Break Rooms
- **Green** = General Purpose

Environmentally Safe Cleaning Products



- Our core cleaning agents have passed the GS-34 standard for being officially Green Seal Certified. Odorless cleaning products are available upon request.

Improved Air Quality

- HEPA filtered vacuums capture 99.9% of all dust particulates. HTCC will vacuum all carpeted areas, mats, rugs & air vents to improve your indoor air quality.

HealthShield Electrostatic Disinfecting

This service is utilized for virus outbreaks and / or proactive disinfection of your facility. Ask a HTCC representative how you can add this affordable service weekly or monthly!



Electrostatic Spray Gun

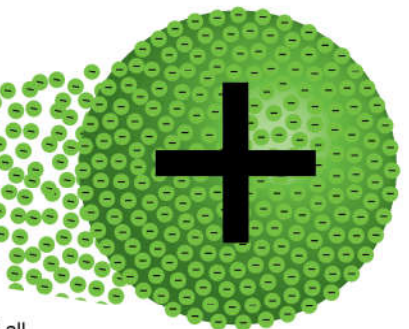
As the disinfectant passes through the gun, it receives a negative charge from an electrode.



Surface

Disinfectant droplets

Charged particles evenly coat all exposed surfaces using electrostatic force of attraction due to all surfaces carrying a positive charge.



The Right People



HTCC is a locally owned and operated woman owned business, providing first class janitorial services to businesses in the state of Florida for over a decade. Any company is only as good as the people that work there. Having the right people has been the key to our success.

- **Historical Facts**

- 98% contract renewal rate, 24 years in a row
- "Top 50 Women Owned Businesses" – *Business Journal* (13 years in a row)
- "Best of Jacksonville, Cleaning Services" (11 years in a row)
- "Top 50 Fastest Growing Private Companies" – *Business Journal*
- 100+ years of combined janitorial and business management experience

- **Your designated Operations Manager**

- Receives a monthly bonus based on customer satisfaction and measured by account retention rates
- Performs regular physical inspections of your facility
- Ready to assist you at any time during normal business hours
- Conducts on-site training with cleaning teams as needed to improve performance

- **Your Cleaning Team**

- Bonded and insured with liability and worker's compensation insurance
- Wears HTCC designated shirts and ID badges
- Certified through required professional cleaning training
- Compliant with all OSHA requirements for safety
- Receives additional industry specific training for Medical, Restaurants, Schools, Preschool, Industrial, Financial, Religious Institutions & Auto Dealerships



Customized Cleaning



No building or environment is the same, therefore an HTCC representative will work closely with you to customize our services around your needs.

- **Cleaning Schedule –The most thorough in the industry**

- Clearly defining cleaning duties, ensures cleaning team accuracy and removes inconsistency issues.
- Cleaning duties are customized specifically to your facility's needs.

- **Physical Inspections**

- You are in control! Increase or decrease the frequency of quality control inspections at any time by contacting your assigned Operations Manager.



Customer Testimonials



"High Tech Commercial Cleaning provides us nightly routine cleaning services, floor services, and supplies us with our consumables for over 50 of our medical facilities. I have been very pleased with their attention to consistent execution of the scope of work, being flexible with their services, while remaining very competitive with their pricing. I strongly recommend High Tech Commercial Cleaning to anyone that is in need of a commercial cleaning service."

-Tony Newman, Facilities Manager

BAE SYSTEMS

"High Tech Commercial Cleaning has done an outstanding job for me over the past three years. Their crew is well trained, courteous, safe, and responds quickly to any special cleaning requirements that I may have. They truly are a team of professionals, and they have my strongest recommendation."

-Allen King, Facilities Manager



"I have had High Tech cleaning service for the past 2 years. We have 30,000 square feet that must be cleaned on a nightly basis. Never have I had a complaint about theft like I use to from other cleaning services. Communication is excellent between me and the crew supervisor. I would not hesitate to recommend the High Tech Cleaning service for any person or company. They make my job much easier. It's always a pleasure having them here."

-Larry Winslow, Maintenance Facilitator



CLEANING SCHEDULE

NIGHTLY CLEANING

Provided by Customer

Fitness Room:

- Wipe down all equipment doors and touch points (4x week)
- Spot check inside windows (4x week)
- Dust all AC vents and light fixtures (4x week)
- Clean storage cubby (4x week)
- Dust TV and ceiling fans (4x week)
- Dust all baseboards (4x week)
- Clean water fountains (4x week)
- Empty all trash and restock wipes (4x week)
- Vacuum floors (4x week)
- Clean and disinfect drinking fountains.

Upstairs Patio:

- Clean fireplace glass (4x week)
- Dust TV (4x week)
- Clean tables and furniture (4x week)
- Dust light fixtures and ceiling fan (4x week)
- Blow/sweep floor (4x week)
- Empty Trash (4x week)

Upstairs Lounge:

- Dust all AC vents (4x week)
- Dust all shelves and furniture (4x week)
- Dust light fixtures and baseboards (4x week)
- Dust TV (4x week)
- Spot check inside windows (4x week)

NIGHTLY CLEANING cont.



- Wipe down all tables and chairs (4x week)
- Empty trash (4x week)
- Vacuum floors (4x week)

Multi-Purpose Meeting Room:

- Dust all vents and light fixtures (4x week)
- Dust blinds/curtains shelves and baseboards (4x week)
- Dust TV and décor (4x week)
- Spot check inside windows (4x week)
- Wipe down all tables and chairs (4x week)
- Empty all trash (4x week)
- Vacuum floor (4x week)

Restrooms: (amenity center and pool)

- Clean all mirrors countertops and touch points (4x week)
- Clean changing tables (4x week)
- Clean water fountains (4x week)
- Clean stall partitions (4x week)
- Disinfect and clean toilets and sinks and urinals (4x week)
- Dust all vents light fixtures and baseboards (4x week)
- Restock all toilet paper seat covers paper towels and hand soap (4x week)
- Empty trash (4x week)
- Sweep and mop floors (4x week)
- Clean and disinfect drinking fountains.

NIGHTLY CLEANING cont.



Kitchen / Social Room:

- Wipe down countertops appliances and sinks (4x week)
- Spot check interior windows and glass doors (4x week)
- Polish all stainless steel (4x week)
- Dust all décor baseboards light fixtures and ceiling fans (4x week)
- Empty trash (4x week)
- Sweep mop floors (4x week)

Downstairs Patio:

- Dust TV light fixtures and ceiling fans (4x week)
- Clean sink tables and countertops (4x week)
- Polish outside of grills hood and sink (4x week)
- Clean grills (4x week)
- Empty trash (as needed)

Entrance/ Hallway / Elevator:

- Wipe door handles and touchpoints and doors (4x week)
- Dust all AC vents light fixtures and baseboards (4x week)
- Clean glass doors (4x week)
- Spot check windows (4x week)
- Polish all stainless steel inside and outside of elevator (4x week)
- Sweep mop and vacuum floors (4x week)

Stairs and Landing:

- Spot check windows (4x week)
- Dust handrails (4x week)
- Sweep mop floors and stairs (4x per week)

NIGHTLY CLEANING cont.

Office:

- Spot check inside windows (4x week)
- Wipe down countertops (4x week)
- Dust vents ceiling fan and baseboards (4x week)
- Clean glass door and front gate window (4x week)
- Empty trash (4x week)
- Vacuum floor (4x week)

MISCELLANEOUS DUTIES

- Immediately report all maintenance problems to Client. (dripping faucets, broken fixture handles, etc.)
- When cleaning is complete:
 1. Inspect all completed cleaning duties.
 2. Straighten all seating throughout the facility.
 3. Turn off applicable lighting as directed by the Client.
 4. Ensure all exterior doors are properly locked & secured. If applicable; security alarm is activated.

SPECIAL NOTES

- Deer Run CDD will provide cleaner for outdoor grills.
- HTCC will not be responsible for exterior stairs.

Additional Services

HTCC is a full service provider. Below is a list of services that are available upon request. Contact your HTCC representative to schedule any of the services listed below.

ELECTROSTATIC DISINFECTING

HealthShield (see page 4)

CARPETED FLOORING

Hot water extraction
Bonnet Cleaning
Stain/Spot Removal
Area Rug Cleaning

UPHOLSTERY

Shampoo Seating
Spot Removal
Partition Vacuuming

OTHER SERVICES

Emergency Cleanup (\$150.00 minimum)
Day Porter Hourly Service
External Grounds Cleanup
Outdoor Furniture Cleaning
Construction Cleaning
Power Washing
Deep Cleaning Baseboards

HARD SURFACE FLOORING

Strip & Refinish
Top Scrub & Refinish
Machine Scrub
Grout Cleaning
Auto Scrub
Mat Cleaning

WINDOW CLEANING

Interior Windows
External Windows
Wash Window Blinds

PAPER & SUPPLIES PROGRAM

We can build a cost efficient standards program for your paper towels, toilet paper, hand soap, hand sanitizer, and other commonly used consumables. Contact a HTCC representative for details.



SERVICES AGREEMENT

This Agreement is made effective this day of _____ between **NewVenture of Jacksonville, Inc., DBA High Tech Commercial Cleaning "HTCC"** and **Deer Run CDD "Client"**. In consideration of the mutual covenants and obligations set forth in this entire Agreement, HTCC and Client agree to start services on _____ and agree to the following terms and conditions:

1. It is agreed that HTCC will select and designate a specific authorized HTCC Franchisee to perform its obligations under this agreement. The Franchisee selected to service this Agreement will be announced prior to the start date.
2. Client agrees to verbally inform HTCC of any non-performance in a timely manner, prior to any written notification. A timely manner is defined as less than 24 hours from the last clean date.
3. The term of this Agreement shall be for a period of one (1) year starting from the date services commence. The Agreement will automatically renew on each anniversary date for successive one-year terms under the same terms and conditions, unless either party provides written notice of non-renewal at least thirty (30) days prior to the upcoming anniversary date. Upon each renewal, service rates will automatically increase by 3.5% from the prior year's rate, unless otherwise agreed upon in writing by both parties.

Early termination of this Agreement is permissible solely in cases of non-performance by High Tech Commercial Cleaning (HTCC). Non-performance is defined as HTCC's failure, neglect, or refusal to fulfill the obligations outlined in the attached Cleaning Schedule to the Client's reasonable satisfaction. If the Client wishes to terminate this Agreement on the basis of non-performance, they must provide HTCC with written notice expressly stating their intent to cancel and specifying each deficient item ("Non-Performance List"). Receipt of a notice that both states the Client's intent to cancel and includes a complete Non-Performance List shall trigger the Cure Process. Routine service complaints or issue reports that do not expressly request cancellation shall not constitute a Non-Performance Notice and shall not trigger the Cure Process.

The Cure Period shall be fifteen (15) days, commencing on the next scheduled service date following HTCC's receipt of a valid Non-Performance Notice. During this period, an HTCC operations manager will meet with the Client's local contact following each cleaning service to jointly review performance against the Non-Performance List. After each service, the parties will complete and review a Cure Checklist itemizing each identified deficiency. If all items are resolved to the Client's reasonable satisfaction within the Cure Period, the Client shall sign the completed Cure Checklist as confirmation, and this Agreement shall continue under its existing terms. If HTCC does not satisfactorily resolve all identified items within the Cure Period, the Client may proceed with termination of this Agreement.

All notices must be provided in writing and sent via certified mail or email. For notices sent via email, the Client must obtain written confirmation of receipt from HTCC. The Cure Period shall not commence until a valid Non-Performance Notice, expressly stating intent to cancel and including the complete Non-Performance List, has been confirmed as received.

4. Invoices are sent prior to the first (1st) day of each month with payment due to HTCC by the tenth (10th) of that month, delinquent by the last day of that month. A 4% convenience fee will be added for any payments made using a credit card. Visa or MasterCard only. A finance charge of 1.5% per month (min. \$15.00) will be assessed on all delinquent accounts. HTCC reserves the right to suspend all services due to delinquency. Credit(s) will not be issued for any missed services that are a result of Client's failure to notify HTCC in advance of alarm and/or facility access changes. Termination shall not relieve Client of payment for all services rendered through the last service date. In the event of termination of this Agreement by HTCC due to nonpayment, Client shall be responsible for payment of all costs, legal and otherwise incurred by HTCC during the course of seeking collection, including payment for all services that would have been rendered from the last day of service through the anniversary date stated above.
5. Client agrees during the term of this Agreement and within one (1) year after termination that it will not employ or contract any HTCC franchisees, HTCC franchisee staff, employees of HTCC, or former employees of HTCC without the express written consent of HTCC.

CLIENT REPRESENTATIVE

Signature

Print Name & Title

HTCC REPRESENTATIVE

Signature

Print Name & Title



PRICING AGREEMENT

CLIENT: Deer Run CDD

CLEANING LOCATION: 501 Grand Reserve Drive
Bunnell, FL 32110

PRICING (plus tax)
REGULAR SERVICE: \$1,439.00 per month _____
As outlined in the attached (Start Date)
Cleaning Schedule

FREQUENCY: 4 times per week
NIGHTS PER WEEK: Monday - Wednesday - Friday - Sunday
TIME OF CLEAN: After 8:00pm

INITIAL DEEP CLEAN: \$257.00 _____
Optional service that includes all duties in the Cleaning Schedule. (Clean Date)

Additional terms & conditions:

- All pricing is valid for 90 days.
- A duplicate key must be provided by Client, prior to the Start Date.
- **Deer Run CDD** will provide all consumables: paper towels, hand soap, trash can liners, etc.
- HTCC will provide all chemicals & equipment. (with the exception of grill cleaner)
- Holiday Schedule - All 6 major holidays have been taken into consideration and deducted from the service price during the preparation of this proposal for Clients receiving service 5 or more times per week. All other Clients that have a service date which falls on these holidays will receive service on an alternative day.
- Some painted walls may not be cleanable due to the type of paint or their current condition.
- Hand sanitizer contains alcohol and will remove the finish from hard surface flooring.
- If HTCC is required to incur any undisclosed fee(s) for risk management, background checks, additional insurance, or third-party billing systems, HTCC shall have the right to adjust the above price accordingly.
- If an "Initial Deep Clean" is not chosen, allow 30 days for Cleaning Schedule duties to be completed.
- Hard surface flooring will require additional floor maintenance per manufacturer specifications in addition to standard sweeping and mopping to properly maintain them. Please see the HTCC Link Book or consult with a HTCC representative to learn more.

CLIENT REPRESENTATIVE

Signature: _____

Date: _____

HTCC REPRESENTATIVE

Signature: _____

Date: _____

B.



P & D
Upholstery

— We make your old furniture like new —

Dave Menendez

386-225-1266

pdsolutions4u@gmail.com

Grand Reserve Proposal 1

07/14/2026

Prepared for : Grand Reserve Homeowner Association Board

Scope of Work:

Reupholster 44 dining style chairs with seats and backs

The project includes:

- *Removal of existing upholstery
- *Installation of new 2.5" high density foam
- *Installation of new upholstery fabric
- *Reassembly and repair of seat supports (New webbing)
- *Omission of decorative nail head for a clean, modern appearance

Labor \$150 per chair Total: \$6600.00

Materials

*Upholstery fabric: 88 yards of Sagg Stone S&S Fabrics

Fabric Cost: \$32.99/ yard total: \$2903.12

*2.5" foam 6 sheets @ \$82.77/per sheet total: \$496.62

*Webbing: 1 roll @ \$78.50

Total per chair: \$229.05 Grand total 44 chairs: \$10,078.24



P&D
Upholstery

— We make your old furniture like new —

386-225-1266

pdsolutions4u@gmail.com

Grand Reserve Proposal 2

07/14/2026

Prepared for : Grand Reserve Homeowner Association Board

Scope of Work:

Reupholster 22 dining style chairs with seats and backs

The project includes:

- *Removal of existing upholstery
- *Installation of new 2.5" high density foam
- *Installation of new upholstery fabric
- *Reassembly and repair of seat supports (New webbing)
- *Omission of decorative nail head for a clean, modern appearance

Labor \$175 per chair Total: \$3850

Materials

*Upholstery fabric: 44 yards of Sagg Stone S&S Fabrics

Fabric Cost: \$32.99/ yard total: \$1451.56

*2.5" foam 3 sheets @ \$82.77/per sheet total: \$248.31

*Webbing: 1 roll @ \$78.50

Total per chair: \$254.05 Grand total 22 chairs: \$5589.10

FIFTH ORDER OF BUSINESS

Concerns and Clarifications Regarding Amenity Rules and Policies

Access Cards

1. Access cards are issued exclusively to patrons/residents and may not be shared or provided to nonresidents for amenity access.
2. Discuss potential solutions for monitoring access cards and guest access to verify that only residents and the authorized number of guests are using community amenities.
3. Guests must be accompanied by the sponsoring patron/resident while using community amenities.

Concerns:

- Access cards are reportedly being shared with nonresidents.
- Guests are utilizing amenities, particularly the pool area, without the resident present.

Recommendations:

- Consider strengthening the policy language by adding “Under no circumstances” to emphasize that access cards may not be shared.
 - Clarify whether the policy applies to all amenities or specifically to the pool area, as the pool appears to be the primary concern.
 - Update the guest policy language to specifically reference the pool if appropriate.
 - Discuss potential monitoring and enforcement procedures.
-

Food and Beverage Policy

1. Clarify designated food consumption areas, limiting meals to the gathering room and grill area.
2. Restrict other areas to light snack foods only.
3. All beverages brought into the amenity center or pool area must be in closed containers, except for water.
4. Glass containers of any kind are prohibited in the gathering room, grill area, and pool deck.
5. In accordance with Florida law, only water is permitted on the pool wet deck area.

Concerns:

- Management has observed food stains on upstairs furniture and rugs.
- Increased pool usage has resulted in a significant number of bottles being discarded in weekend trash receptacles, even prior to peak season.

- Residents should be reminded to remain mindful of cleanliness and compliance as pool activity increases.
-

Grill Area

1. Implement the proposed grill area procedure/protocol to improve accessibility and fairness for all residents.
2. Add the updated grill procedures to the Amenity Rules and Policies document.

Concerns:

- Residents have expressed concerns regarding groups occupying the grill area for extended periods, particularly on weekends.
- The grill area is intended primarily for grilling and meal preparation, rather than prolonged social gatherings lasting several hours.

Proposal:

- Review and consider the Amenity Manager's proposed grill area guidelines.
-

Fire Pit

1. An adult must be present whenever children are using or gathered near the fire pit area.
2. Cooking is prohibited in the fire pit area.

SIXTH ORDER OF BUSINESS

**ADDENDUM TO ELEVATOR SERVICES PROPOSAL BETWEEN THE DEER RUN COMMUNITY
DEVELOPMENT DISTRICT AND OTIS ELEVATOR COMPANY**

District:	Deer Run Community Development District	Contractor:	Otis Elevator Company
Mailing Address:	475 West Town Place, Suite 114 St. Augustine, FL 32092	Mailing Address:	One Carrier Place Farmington, CT 06032
Phone:	(904) 940-5850	Phone:	

The following provisions govern the proposal submitted by the Contractor, and attached hereto as **Exhibit A** (hereinafter referred to as the “Proposal,” and as modified by this Addendum, the “Agreement”) for pit cleaning, surface preparation, and painting services for the Grand Reserve Amenity Center elevator (“Services”):

1. Compensation due from the District for the Services and materials identified in the Proposal shall total Nine Thousand Two Hundred Ninety-Seven Dollars and 27/100 Cents (**\$9,297.27**). The District shall pay Contractor the Agreement price following execution of this Agreement.
2. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
 - a. Worker’s Compensation Insurance in accordance with the laws of the State of Florida.
 - b. Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operation; and,
 - c. If any automobiles are to be used on the District’s property, Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants, agents, officers, and supervisors shall be named as additional insureds (for all coverages except workers’ compensation coverage). The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

3. The Contractor warrants to the District that the materials and workmanship furnished under this Agreement shall be of good quality, and free from faults and defects. If any such workmanship or materials are found to be defective, deficient, or not in accordance with the Agreement, and without intending to limit any other remedies, the Contractor shall correct, remove, and replace such workmanship or materials promptly at the Contractor’s expense after receipt of a written notice from the District. To the extent that manufacturers’ warranties are available, such manufacturers’ warranties shall extend for the duration of their respective

terms, and the Contractor hereby assigns all manufacturers' warranties, if any, to the District, and shall provide evidence of the same. None of the warranties set forth herein shall cover abuse or abnormal damage occurring after completion of the services and not as a result of the acts or omissions of Contractor (or manufacturers, as applicable). In addition to all manufacturers' warranties for materials purchased for purposes of this Agreement, which Contractor shall assign to the District, the Services, all labor, and materials provided by the Contractor pursuant to this Agreement shall be warranted for workmanship for a period of one (1) year after final completion and acceptance by the District.

4. Contractor shall use reasonable care in performing the Services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. Contractor shall defend, indemnify, and hold harmless the District and the District's officers, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney's fees, paralegal fees and expert witness fees and costs, to the extent caused, wholly or in part, by any acts or omissions of the Contractor and persons employed or utilized by the Contractor in the performance of the Agreement.
5. In all matters relating to the Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of the Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity.
6. In performing its obligations under the Agreement, Contractor and each of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor shall comply with, and all Services rendered shall comply with, all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury, or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment, and other property.
7. Contractor agrees that nothing in the Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
8. Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated

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

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092, PHONE (904) 940-5850, OR EMAIL MBIAGETTI@GMSNF.COM.

9. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
10. The District may terminate the Agreement immediately for cause, if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.
11. The District agrees that the Contractor may terminate this Agreement with cause by providing sixty (60) days’ written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days’ written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the

effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

12. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.
13. The Contractor acknowledges that, in addition to all laws and regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:
 - a. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
 - b. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
 - c. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
 - d. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
 - e. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

The Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). The Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

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

14. The Contractor does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, Florida Statutes.
15. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Proposal, this Addendum controls.
16. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.

[signatures continued on following page]

OTIS ELEVATOR COMPANY

**DEER RUN COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Its: _____
Date: _____

Chairperson/ Vice Chair, Board of Supervisors
Date: _____

Exhibit A: Otis Service and Repair Proposal

Exhibit A Otis Service and Repair Proposal

6/17/2026

CUSTOMER NAME

GRAND RESERVE AMENITY CEN
501 GRAND RESERVE DR
BUNNELL, FL 32110

OTIS ELEVATOR COMPANY

6602 Executive Park Ct North,
Suite 205,
Jacksonville, FL 32216

OTIS CONTACT

Daria Coleman
Phone:
Email: Daria.Coleman@otis.com

PROJECT LOCATION

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

PROPOSAL NUMBER

QTE-002470444

We propose to furnish the necessary material and labor on the following units:

Unit	Customer Designation
656472	ONLY ELV

SCOPE OF WORK

Otis proposes to provide the material and labor required to perform a thorough clean, scrape, and paint of the elevator pit. This was written up in a recent inspection and needs completed in order to receive an updated certificate.

The cost of reinspection is included in this proposal.

Material provided shall be installed in accordance with the ASME A17.1 Safety Code for Elevators and Escalators.

The customer will be responsible for paying local inspection fees if applicable.

Your account representative will contact you to schedule the work. All work will be performed during regular working days and hours of the Elevator Trade unless otherwise specified above. The price quoted below does not include sales tax and is valid for 30 days from the date specified above. The work will be scheduled based on the availability of material and manpower to complete the job efficiently.

The scope proposed herein represents the entire scope that we are contracted for, if additional work is required by others to allow for completion of this work and/or for the inspection to occur, that work is not included. If additional labor and material are needed, a supplemental proposal will be sent.

PRICE

\$9,786.60

Nine thousand seven hundred eighty-six and 60/100 dollars

This price is based on a one hundred percent **(100%) down payment** in the amount of \$9,786.60.

PAYMENT TERMS:

- The down payment amount is due in full prior to Otis ordering material and/or mobilizing.
- If you choose the alternative downpayment amount listed below, the corresponding adjustment shall be applied to the base contract amount.

Downpayment Amount	Price Adjustment Percentage	Authorization (Initial)
25%	+ 5%	
100%	- 5 %	

In the event 100% of the contract price is not paid up front, we must be paid the remaining balance no later than the completion of work. Final invoice will be submitted once work is scheduled.

This proposal, including the provisions printed on the pages following, shall be a binding contract between you, or the party identified below for whom you are authorized to contract (collectively referred to herein as "you"), and us when accepted by you through execution of this proposal by you and approved by our authorized representative; or by your authorizing us to perform work for the project and our commencing such work.

SEVENTH ORDER OF BUSINESS

**Deer Run Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2025

Deer Run Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

TABLE OF CONTENTS

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT’S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Notes to Financial Statements	17-30
INDEPENDENT AUDITORS’ REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	31-32
MANAGEMENT LETTER	33-35
INDEPENDENT ACCOUNTANTS’ REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	36



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

REPORT OF INDEPENDENT AUDITORS

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

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Deer Run Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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



To the Board of Supervisors
Deer Run Community Development District

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

Auditor's Responsibility for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.



To the Board of Supervisors
Deer Run Community Development District

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

Other Information

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 30, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

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

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

June 30, 2026

**Deer Run Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

Management's discussion and analysis of Deer Run Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities for the fiscal year ended September 30, 2025. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

**Deer Run Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2025.

- ◆ The District's total assets were exceeded by total liabilities by \$(1,891,627) (net position). Unrestricted net position for governmental activities was \$325,534. Net investment in capital assets was \$(2,561,416). Restricted net position was \$344,255.
- ◆ Governmental activities revenues totaled \$1,845,016 while governmental activities expenses totaled \$1,514,943.

**Deer Run Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities	
	2025	2024
Current assets	\$ 558,136	\$ 375,318
Restricted assets	827,310	772,217
Capital assets	4,406,322	4,529,288
Total Assets	<u>5,791,768</u>	<u>5,676,823</u>
Current liabilities	463,215	440,217
Non-current liabilities	7,220,180	7,458,306
Total Liabilities	<u>7,683,395</u>	<u>7,898,523</u>
Net Position		
Net investment in capital assets	(2,561,416)	(2,311,044)
Restricted	344,255	257,436
Unrestricted	325,534	(168,092)
Total Net Position	<u>\$ (1,891,627)</u>	<u>\$ (2,221,700)</u>

The increase in current and restricted assets is primarily due to revenues in excess of expenditures at the fund level in the current year.

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

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

**Deer Run Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Change in Net Position

	Governmental Activities	
	2025	2024
Program Revenues		
Charges for services	\$ 1,695,846	\$ 1,680,116
Capital grants and contributions	85,151	-
General Revenues		
Investment earnings	56,254	42,892
Miscellaneous revenues	7,765	6,790
Total Revenues	<u>1,845,016</u>	<u>1,729,798</u>
Expenses		
General government	126,965	108,275
Physical environment	433,124	407,855
Culture/recreation	538,599	522,426
Interest and other charges	416,255	429,227
Total Expenses	<u>1,514,943</u>	<u>1,467,783</u>
Change in Net Position	330,073	262,015
Net Position - Beginning of Year	<u>(2,221,700)</u>	<u>(2,483,715)</u>
Net Position - End of Year	<u><u>\$ (1,891,627)</u></u>	<u><u>\$ (2,221,700)</u></u>

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

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

The increase in physical environment is mainly related to the increase in repairs and maintenance in the current year.

The increase in capital grants and contributions is related to the District receiving pond tracts from the Developer in the current year.

**Deer Run Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2025</u>	<u>2024</u>
Land	\$ 85,151	\$ -
Construction in progress	-	42,255
Infrastructure	3,669,291	3,584,781
Buildings and improvements	3,213,296	3,213,296
Accumulated depreciation	(2,561,416)	(2,311,044)
Total Capital Assets (Net)	<u>\$ 4,406,322</u>	<u>\$ 4,529,288</u>

Capital asset activity for the year consisted of additions to land, \$85,151, additions to construction in progress, \$42,255, the transfer of construction in progress to infrastructure, \$84,510, and depreciation, \$250,372.

General Fund Budgetary Highlights

Actual expenditures were less than budgeted expenditures primarily because electricity and landscape maintenance expenditures were less than anticipated.

The September 30, 2025 budget was not amended.

Debt Management

Governmental activities debt includes the following:

- ◆ In August 2018, the District issued debt of \$11,175,000 of Special Assessment Revenue and Refunding Bonds, Series 2018. These bonds were issued to refund a portion of the Series 2008 Special Assessment Revenue Bonds and to provide funding for the Series 2018 Project. The balance outstanding at September 30, 2025 was \$7,485,000.

Economic Factors and Next Year's Budget

Deer Run Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2026.

**Deer Run Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

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

Deer Run Community Development District
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 59,931
Investments	424,496
Due from other governments	4,778
Due from others	1,160
Prepaid expenses	42,771
Deposits	25,000
Total Current Assets	<u>558,136</u>
Non-current Assets	
Restricted assets	
Investments	827,310
Capital assets, not being depreciated	
Land	85,151
Capital assets, being depreciated	
Buildings and improvements	3,213,296
Infrastructure	3,669,291
Less: accumulated depreciation	<u>(2,561,416)</u>
Total Non-current Assets	<u>5,233,632</u>
Total Assets	<u>5,791,768</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	63,652
Accrued interest	169,563
Bonds payable	230,000
Total Current Liabilities	<u>463,215</u>
Non-current Liabilities	
Bonds payable, net	<u>7,220,180</u>
Total Liabilities	<u>7,683,395</u>
NET POSITION	
Net investment in capital assets	(2,561,416)
Restricted-debt service	319,080
Restricted-capital projects	25,175
Unrestricted	325,534
Total Net Position	<u><u>\$ (1,891,627)</u></u>

See accompanying notes to financial statements.

Deer Run Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for	Capital Grants	Revenues and
		Services	and	Changes in
			Contributions	Net Position
				Governmental
				Activities
Governmental Activities				
General government	\$ (126,965)	\$ 158,442	\$ -	\$ 31,477
Physical environment	(433,124)	381,943	85,151	33,970
Culture/recreation	(538,599)	471,630	-	(66,969)
Interest and other charges	(416,255)	683,831	-	267,576
Total Governmental Activities	<u>\$ (1,514,943)</u>	<u>\$ 1,695,846</u>	<u>\$ 85,151</u>	<u>266,054</u>
General Revenues:				
		Investment earnings		56,254
		Miscellaneous revenues		7,765
		Total General Revenues		<u>64,019</u>
		Change in Net Position		330,073
		Net Position - October 1, 2024		<u>(2,221,700)</u>
		Net Position - September 30, 2025		<u><u>\$ (1,891,627)</u></u>

See accompanying notes to financial statements.

Deer Run Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2025

		Debt	Capital	Total
	General	Service	Projects	Governmental
ASSETS				Funds
Cash	\$ 56,832	\$ -	\$ 3,099	\$ 59,931
Investments	180,641	-	243,855	424,496
Due from other funds	-	2,189	-	2,189
Due from other governments	3,041	1,737	-	4,778
Due from others	1,160	-	-	1,160
Prepaid expenses	42,771	-	-	42,771
Deposits	-	-	25,000	25,000
Restricted assets				
Investments	-	802,135	25,175	827,310
Total Assets	<u>\$ 284,445</u>	<u>\$ 806,061</u>	<u>\$ 297,129</u>	<u>\$ 1,387,635</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 36,202	\$ -	\$ 27,450	\$ 63,652
Due to other funds	2,189	-	-	2,189
Total Liabilities	<u>38,391</u>	<u>-</u>	<u>27,450</u>	<u>65,841</u>
FUND BALANCES				
Nonspendable				
Prepaid expenses	42,771	-	-	42,771
Deposits	-	-	25,000	25,000
Restricted				
Debt service	-	806,061	-	806,061
Capital projects	-	-	25,175	25,175
Assigned				
Capital reserves	-	-	219,504	219,504
Unassigned	203,283	-	-	203,283
Total Fund Balances	<u>246,054</u>	<u>806,061</u>	<u>269,679</u>	<u>1,321,794</u>
Total Liabilities and Fund Balances	<u>\$ 284,445</u>	<u>\$ 806,061</u>	<u>\$ 297,129</u>	<u>\$ 1,387,635</u>

See accompanying notes to financial statements.

Deer Run Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances	\$ 1,321,794
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, not being depreciated, land, used in governmental activities, are not current financial resources and therefore, are not reported at the fund level.	85,151
Capital assets, being depreciated, infrastructure, \$3,669,291, and buildings and improvements, \$3,213,296, net of accumulated depreciation, \$(2,561,416), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	4,321,171
Long-term liabilities, such as bonds payable, \$(7,485,000), net of bond discounts, net, \$34,820, are not due and payable in the current period and therefore, are not reported at the fund level.	(7,450,180)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(169,563)</u>
Net Position of Governmental Activities	<u><u>\$ (1,891,627)</u></u>

See accompanying notes to financial statements.

Deer Run Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Special assessments	\$ 1,012,015	\$ 683,831	\$ -	\$ 1,695,846
Investment earnings	14,295	31,768	10,191	56,254
Miscellaneous revenues	7,765	-	-	7,765
Total Revenues	<u>1,034,075</u>	<u>715,599</u>	<u>10,191</u>	<u>1,759,865</u>
EXPENDITURES				
Current				
General government	126,965	-	-	126,965
Physical environment	306,064	-	37,353	343,417
Culture/recreation	377,934	-	-	377,934
Capital outlay	-	-	42,255	42,255
Debt service				
Principal	-	240,000	-	240,000
Interest	-	419,785	-	419,785
Total Expenditures	<u>810,963</u>	<u>659,785</u>	<u>79,608</u>	<u>1,550,356</u>
Excess of revenues over/(under) expenditures	<u>223,112</u>	<u>55,814</u>	<u>(69,417)</u>	<u>209,509</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	148,845	148,845
Transfers out	(148,845)	-	-	(148,845)
Total Other Financing Sources/(Uses)	<u>(148,845)</u>	<u>-</u>	<u>148,845</u>	<u>-</u>
Net change in fund balances	74,267	55,814	79,428	209,509
Fund Balances - October 1, 2024	<u>171,787</u>	<u>750,247</u>	<u>190,251</u>	<u>1,112,285</u>
Fund Balances - September 30, 2025	<u>\$ 246,054</u>	<u>\$ 806,061</u>	<u>\$ 269,679</u>	<u>\$ 1,321,794</u>

See accompanying notes to financial statements.

Deer Run Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	\$	209,509
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures; however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(250,372), exceeded capital outlay, \$42,255, and capital contributions, \$85,151, in the current period.		(122,966)
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Repayment of bond principal is an expenditure at the governmental fund level, but the repayment reduces long-term liabilities in the Statement of Net Position.		240,000
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Amortization expense of bond discounts does not require the use of current financial resources and therefore, is not reported at the fund level. This is the amount of amortization in the current period.		(1,874)
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In the Statement of Activities, interest is accrued on outstanding bonds, whereas at the governmental fund level, interest expenditures are reported when due. This is the change in accrued interest from the prior year.		5,404
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Change in Net Position of Governmental Activities	\$	330,073
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See accompanying notes to financial statements.

Deer Run Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND

For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 1,006,746	\$ 1,006,746	\$ 1,012,015	\$ 5,269
Investment earnings	-	-	14,295	14,295
Miscellaneous revenues	5,142	5,142	7,765	2,623
Total Revenues	<u>1,011,888</u>	<u>1,011,888</u>	<u>1,034,075</u>	<u>22,187</u>
Expenditures				
Current				
General government	119,472	119,472	126,965	(7,493)
Physical environment	391,373	391,373	306,064	85,309
Culture/recreation	352,198	352,198	377,934	(25,736)
Total Expenditures	<u>863,043</u>	<u>863,043</u>	<u>810,963</u>	<u>52,080</u>
Excess of revenues over/(under) expenditures	148,845	148,845	223,112	74,267
Other Financing Sources/(Uses)				
Transfers out	<u>(148,845)</u>	<u>(148,845)</u>	<u>(148,845)</u>	<u>-</u>
Net change in fund balances	-	-	74,267	74,267
Fund Balances - October 1, 2024	<u>-</u>	<u>-</u>	<u>171,787</u>	<u>171,787</u>
Fund Balances - September 30, 2025	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 246,054</u>	<u>\$ 246,054</u>

See accompanying notes to financial statements.

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

2. Measurement Focus and Basis of Accounting

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

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

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

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

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

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

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

b. Fund Financial Statements

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

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

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

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

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

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

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

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

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

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

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

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

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

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

a. Cash and Investments (Continued)

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

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

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

b. Restricted Net Position

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

c. Capital Assets

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

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

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

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

c. Capital Assets (Continued)

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

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

Infrastructure	20-40 years
Buildings and improvements	30 years

d. Unamortized Bond Discount

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

e. Budgets

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

f. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

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

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

“Total fund balances” of the District’s governmental funds, \$1,321,794, differs from “net position” of governmental activities, \$(1,891,627), reported in the statement of net position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated as follows.

Capital related items

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

Land	\$ 85,151
Infrastructure	3,669,291
Buildings and improvements	3,213,296
Accumulated depreciation	<u>(2,561,416)</u>
Total	<u>\$ 4,406,322</u>

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.

Bonds payable	\$ (7,485,000)
Bond discount, net	<u>34,820</u>
Total	<u>\$ (7,450,180)</u>

Accrued interest

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

Accrued interest on bonds payable	<u>\$ (169,563)</u>
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Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

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

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$209,509, differs from the “change in net position” for governmental activities, \$330,073, reported in the statement of activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

Capital related items

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

Depreciation	\$ (250,372)
Capital contributions	85,151
Capital outlay	<u>42,255</u>
Total	<u>\$ (122,966)</u>

Long-term debt transactions

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

Debt principal payments	<u>\$ 240,000</u>
-------------------------	-------------------

Some expenses reported at the government-wide level do not require the use of current financial resources, and therefore, are not reported as expenditures at the fund level.

Change in accrued interest	<u>\$ 5,404</u>
Amortization of bond discount	<u>\$ (1,874)</u>

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's bank balance was \$71,910 and the carrying value \$59,931. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by the Federal Deposit Insurance Corporation or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2025, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
FIMM Government Portfolio	34 days*	\$ 827,310
Florida PRIME	47 days*	424,496
Total		<u>\$ 1,251,806</u>

* Maturity is a weighted average maturity.

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

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

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

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2025, there were no redemption fees, maximum transactions amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2025, the District's investments in the FIMM Government Portfolio and Florida PRIME were both rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in FIMM Government Portfolio represent 66% and Florida PRIME represent 34% of District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2024-2025 fiscal year were levied in August 2024. All taxes certified to the County's Tax Collector are due and payable on November 1 and certified to the County's Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Assessments paid in March are without discount.

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2025 was as follows:

	Balance October 1, 2024	Additions	Deletions	Balance September 30, 2025
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land	\$ -	\$ 85,151	\$ -	\$ 85,151
Construction in progress	42,255	42,255	(84,510)	-
Total Capital Assets, Not Being Depreciated	<u>42,255</u>	<u>127,406</u>	<u>(84,510)</u>	<u>85,151</u>
Capital assets, being depreciated:				
Buildings and improvements	3,213,296	-	-	3,213,296
Infrastructure	3,584,781	84,510	-	3,669,291
Total Capital Assets, Being Depreciated	<u>6,798,077</u>	<u>84,510</u>	<u>-</u>	<u>6,882,587</u>
Less accumulated depreciation for:				
Buildings and improvements	(803,325)	(160,665)	-	(963,990)
Infrastructure	(1,507,719)	(89,707)	-	(1,597,426)
Total Accumulated Depreciation	<u>(2,311,044)</u>	<u>(250,372)</u>	<u>-</u>	<u>(2,561,416)</u>
Capital Assets Being Depreciated, Net	<u>4,487,033</u>	<u>(165,862)</u>	<u>-</u>	<u>4,321,171</u>
Governmental Activities Capital Assets	<u>\$ 4,529,288</u>	<u>\$ (38,456)</u>	<u>\$ (84,510)</u>	<u>\$ 4,406,322</u>

Depreciation of \$250,372 was charged to physical environment, \$89,707, and culture/recreation, \$160,665.

NOTE F – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2025:

Long-term debt at October 1, 2024	\$ 7,725,000
Principal payments	<u>(240,000)</u>
Long-term debt at September 30, 2025	7,485,000
Bond discount, net	<u>(34,820)</u>
Long-term Debt at September 30, 2025, net	<u>\$ 7,450,180</u>

Long-term debt is comprised of the following:

Special Assessment Revenue and Refunding Bonds

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

\$ 7,485,000

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

Year Ending September 30,	Principal	Interest	Total
2026	\$ 230,000	\$ 406,950	\$ 636,950
2027	245,000	394,530	639,530
2028	260,000	381,300	641,300
2029	275,000	367,260	642,260
2030	290,000	352,410	642,410
2031-2035	1,695,000	1,510,140	3,205,140
2036-2040	2,225,000	998,490	3,223,490
2041-2044	2,265,000	320,100	2,585,100
Totals	<u>\$ 7,485,000</u>	<u>\$ 4,731,180</u>	<u>\$ 12,216,180</u>

Summary of Significant Bond Resolution Terms and Covenants

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

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

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

The bond indenture provides for Debt Service Reserve Funds, which shall be held by the Trustee separately and apart from all other funds. The following is a schedule of reserve requirements and balances in the reserve accounts at September 30, 2025:

	Reserve Balance	Reserve Requirement
Series 2018	<u>\$ 317,719</u>	<u>\$ 317,418</u>

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE G – RISK MANAGEMENT

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

NOTE H – INTERFUND TRANSFERS

Interfund transfers for the year ended September 30, 2025, consisted for the following:

<u>Transfers In</u>	<u>Transfers Out</u>
	<u>General Fund</u>
Capital Projects Fund	<u>\$ 148,845</u>

Interfund transfer relates to budgeted capital reserve funding.

NOTE I – SUBSEQUENT EVENT

In November 2025 and May 2026, the District made prepayments on the Series 2018 Bonds in the amounts of \$10,000 and \$5,000, respectively.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Deer Run Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 30, 2026.

Report on Internal Control Over Financial Reporting

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

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

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



To the Board of Supervisors
Deer Run Community Development District

Report on Compliance and Other Matters

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

Purpose of this Report

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

*Berger Toombs Elam
Gaines & Frank*

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

June 30, 2026



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of Deer Run Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated June 30, 2026.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 30, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

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



To the Board of Supervisors
Deer Run Community Development District

Financial Condition and Management

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

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

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

Specific Information

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

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

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 5
- 2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 17
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: \$9,800
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$1,604,346.81
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: See the Schedule of Revenues, Expenditures and Changes in Fund Balance – Budgeted and Actual – General Fund.



To the Board of Supervisors
Deer Run Community Development District

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

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:
\$503.13 – \$1,700.60 for the General Fund and \$500 – \$4,250 for the Debt Service Fund
- 2) The amount of special assessments collected by or on behalf of the District: \$1,695,846
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$7,485,000 Series 2018 Bonds due on May 1, 2044

Additional Matters

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

Purpose of this Letter

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

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

June 30, 2026



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

Certified Public Accountants PL

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

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

We have examined Deer Run Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2025. Management is responsible for Deer Run Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Deer Run Community Development District's compliance based on our examination.

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

In our opinion, Deer Run Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

*Berger Toombs Elam
Gaines & Frank*

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

June 30, 2026

NINTH ORDER OF BUSINESS

C.

1.

Deer Run CDD

7/22/2026

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

July 22nd, 2026

To: Board of Supervisors

From: Natalie Clem
Amenity Manager

Rich Gray
Field Operations Manager

RE: Amenity Management Report – July 22nd, 2026

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

Sun	Mon	Tue	Wed	Thu	Fri	Sat
ABBREVIATIONS <i>DS-Downstairs</i> <i>UP-Upstairs</i> <i>WP-Weather Permits</i> <i>NTO-Next to Office</i>	1 3-LCR 2 <i>DS</i> 6-Turbo Poker Open <i>UP</i> 7-Bunco 2	2 6:30pm-the neighborhood hangs:Ladies Night <i>DS</i>	3 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba 1-4-Mexican Train Dominoes <i>DS</i> 6-Ladies Poker <i>UP</i>	4 12-3-Mahjong <i>UP</i> 12-4-Ladies Cards & Games <i>DS</i> 5-Yoga <i>NTO</i> 6-Turbo Poker <i>UP</i> 6:30-Bingo <i>DS</i>	5 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba 11-3-Pins, Needles & HKS <i>DS</i> 7pm-Party W/ The Reserves <i>DS</i>	6 12-2-Kids Pool Party 12-2-Kona Ice 6:30-LCR <i>DS</i>
7 5:30-Hand & Foot Cards <i>UP</i> 6:30-Diamond Painting & Art <i>DS</i>	8 3-LCR 2 6-Turbo Poker Open <i>UP</i> 6:30-Craft Night <i>DS</i>	9 7pm-Ladies Game Night <i>DS</i>	10 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone 1-4-Mexican Train Dominoes <i>DS</i> 5-Social Comm Mtg 7pm-CDD Board Meet & Greet <i>DS</i> 6-Ladies Poker <i>UP</i>	11 12-3-Mahjong <i>UP</i> 12-4-Ladies Cards & Games <i>DS</i> 5-Yoga <i>NTO</i> 6-Turbo Poker <i>UP</i> 7-Bunco 4 <i>DS</i>	12 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba 11-3-Pins, Needles & HKS <i>DS</i> 6:30-Family Bingo <i>DS</i>	13 
14 5:30-Hand & Foot Cards <i>UP</i> 6:30-Diamond Painting & Art <i>DS</i>	15 3-LCR 2 <i>DS</i> 6-Turbo Poker Open <i>UP</i>	16 6-8-Food Truck Tuesday 6:15-Stone Cold Poker <i>UP</i>	17 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone 1-4-Mexican Train Dominoes <i>DS</i> 5-HOA Freedom Mtg <i>DS</i> 7-9-Ice Cream Social <i>DS</i> 6-Ladies Poker <i>UP</i>	18 12-3-Mahjong <i>UP</i> 12-4-Ladies Cards & Games <i>DS</i> 5-Yoga <i>NTO</i> 6-Turbo Poker <i>UP</i> 6:30-Bunco <i>DS</i>	19 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba 11-3-Pins, Needles & HKS <i>DS</i> 5-Happy Hr Potluck <i>DS</i> 7-9 Karaoke (18+) <i>DS</i>	20 6:30 LCR <i>DS</i>
21  5:30-Hand & Foot Cards <i>UP</i> 6:30-Diamond Painting & Art <i>DS</i>	22 3-LCR 2 <i>DS</i> 6-Turbo Poker Open <i>UP</i>	23 	24 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone 1-4-Mexican Train Dominoes <i>DS</i> 6-Ladies Poker <i>UP</i> 6:30-CDD Board Mtg <i>DS</i>	25 12-3-Mahjong <i>UP</i> 12-4-Ladies Cards & Games <i>DS</i> 5-Yoga <i>NTO</i> 6-Turbo Poker <i>UP</i>	26 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba 11-3-Pins, Needles & HKS <i>DS</i> 6:30-Paint Night <i>DS</i>	27 12-3-Rental <i>DS</i>
28 5:30-Hand & Foot Cards <i>UP</i> 6:30-Diamond Painting & Art <i>DS</i>	29 3-LCR 2 <i>DS</i> 6-Turbo Poker Open <i>UP</i>	30 6-8-Food Truck Tuesday	Pickleball and Bocce Ball are open to all residents on a first-come, first-serve basis. Join others for Pickleball on Mon, Wed & Fri at 8:30 AM, and for Bocce Ball on Mon & Wed at 10 AM and Thu at 8:30 AM.			

  July 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
ABBREVIATIONS <i>DS-Downstairs</i> <i>UP-Upstairs</i> <i>WP-Weather</i> <i>Permits</i> <i>NTO-Next to Office</i>	Pickleball and Bocce Ball are open to all residents on a first-come, first-serve basis. Join others for Pickleball on Mon, Wed & Fri at 8:30 AM , and for Bocce Ball on Mon & Wed at 10 AM and Thu at 8:30 AM .		1 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba W Nancy 1-4-Mexican Train Dominoes DS 6-Ladies Poker UP	2 12-3-Mahjong UP 12-4-Ladies Cards & Games DS 5-Yoga NTO 6-Turbo Poker UP 6:30-Bingo DS	3 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba W Nancy 11-3-Pins, Needles & HKS DS 7pm-Party W/ The Reserves DS	4  12-3-July 4th Party Chicken Slayer Food Truck
5 5:30-Hand & Foot Cards UP 6:30-Diamond Painting & Art DS	6 3-LCR 2 6-Turbo Poker Open UP	7 9:10 AM-NEW! Aqua-Cise W Tammy 6:30-Neighborhood Hangs Girls Night Canceled	8 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone W Nancy 1-4-Mexican Train Dominoes DS 6-Ladies Poker UP	9 9:10 AM-NEW! Aqua-Cise W Tammy 12-3-Mahjong UP 12-4-Ladies Cards & Games DS 5-Yoga NTO 6-Turbo Poker UP 7-Bunco 4 DS	10 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba W Nancy 11-3-Pins, Needles & HKS DS 6-8-Petals & Cream FT 6:30-Family Bingo DS	11  12-2-Kids Pool Party
12 5:30-Hand & Foot Cards UP 6:30-Diamond Painting & Art DS	13 3-LCR 2 DS 6-Turbo Poker Open UP 6:30-Craft Night DS	14 9:10 AM-NEW! Aqua-Cise W Tammy 6-8-Food Truck Tuesday-Wabi Sabi 7-Ladies Night Canceled	15 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone W Nancy 1-4-Mexican Train Dominoes DS 5-Social Comm Mtg DS 7-9-Ice Cream Social DS 6-Ladies Poker UP	16 9:10 AM-NEW! Aqua-Cise W Tammy 12-3-Mahjong UP 12-4-Ladies Cards & Games DS 5-Yoga NTO 6-Turbo Poker UP 6:30-Bunco DS	17 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba W Nancy 11-3-Pins, Needles & HKS DS 5-Happy Hr Potluck DS	18 6:30 LCR DS
19 5:30-Hand & Foot Cards UP 6:30-Diamond Painting & Art DS	20 3-LCR 2 DS 6-Turbo Poker Open UP	21 9:10 AM-NEW! Aqua-Cise W Tammy 6:15-Stone Cold Poker UP	22 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone W Nancy 1-4-Mexican Train Dominoes DS 6-Ladies Poker Canceled 6:30-CDD Board Mtg DS	23 9:10 AM-NEW! Aqua-Cise W Tammy 12-3-Mahjong UP 12-4-Ladies Cards & Games DS 5-Yoga NTO 6-Turbo Poker UP 6:30-Links HOA Mtg NTO	24 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba W Nancy 11-3-Pins, Needles & HKS DS	25 12-3-Rental DS
26 5:30-Hand & Foot Cards UP 6:30-Diamond Painting & Art DS	27 3-LCR 2 DS 6-Turbo Poker Open UP	28 9:10 AM-NEW! Aqua-Cise W Tammy 6-8-Food Truck Tuesday-Tropi Soul	29 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone W Nancy 1-4-Mexican Train Dominoes DS 6-Ladies Poker UP	30 9:10 AM-NEW! Aqua-Cise W Tammy 12-3-Mahjong UP 12-4-Ladies Cards & Games DS 5-Yoga NTO 6-Turbo Poker UP	31 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba W Nancy 11-3-Pins, Needles & HKS DS 6:30-Paint Night DS	CDD Events/Mgts HOA Meetings Fitness Canceled Rescheduled Rentals Groups/Clubs



June - July Events



Deer Run Community Events

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

Fitness Classes:

- Aqua Tabata with Nancy on Wednesday and Friday mornings, weather permitting
- NEW Aqua-Cise with Tammy on Tuesday and Thursday mornings, weather permitting
- Zumba with Nancy on Wednesday and Friday mornings
- Zumba Toning with Nancy on Wednesday and Friday mornings
- Yoga with Irene on Thursday evening

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 on Mondays and Thursdays.
- Community Pickleball, open play every Monday, Wednesday, and Friday.
- Diamond Painting and Art are held 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.
- The Neighborhood Hangs Girls Night meet the first Tuesday of each month.
- Ladies Cards & Games every Thursday.
- 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.
- Mahjong meets on Thursdays.
- Mexican Train Dominoes is every Wednesday.
- 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 meet every Friday.
- The Reserves perform on the first Friday of each month.
- Turbo Poker is every Monday and Thursday night.

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 entries to the development are checked for trash, debris, and maintenance issues.

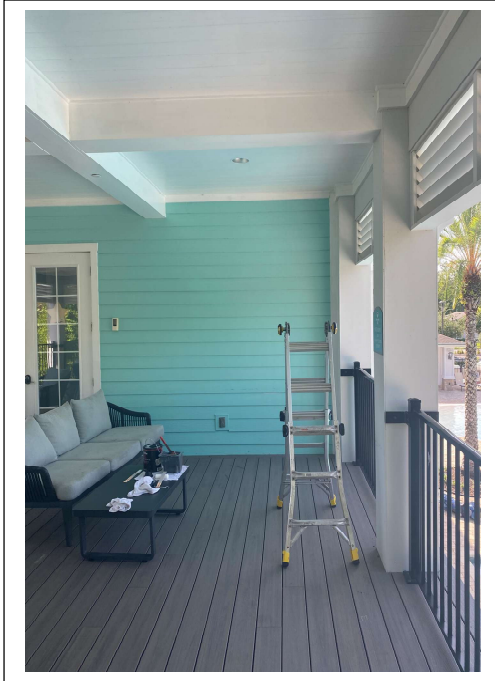
Additional Maintenance Items Completed

- Yellowstone completed the approved Box Drain and Blackjack Edging installation at the Amenity Center and Pool deck. All systems seem to be functioning as intended. If any issues arise, they will be reported to Yellowstone to correct.
- Sunshine Heating and Air completed the Quarterly A/C inspection of the Amenity Center. During the inspection, additional Freon was added to the system. Outside of that, all systems seem to be functioning as they should. No additional issues reported at this time.
- C-Buss completed the necessary repairs to the loose coping at the stair entrance and repaired another broken tile. At this point in time, all active repairs needed for the pool have been completed. Staff will continue to monitor any additional issues and report to the Vendor immediately.
- RMS patched multiple potholes throughout Grand Reserve Drive and Grand Reserve Blvd. Staff will continue to monitor during weekly drives to ensure no additional touch-ups are needed.
- RMS completed repainting the upstairs and downstairs sitting areas; staff will now shift their efforts to repainting the interior of the Amenity Center.

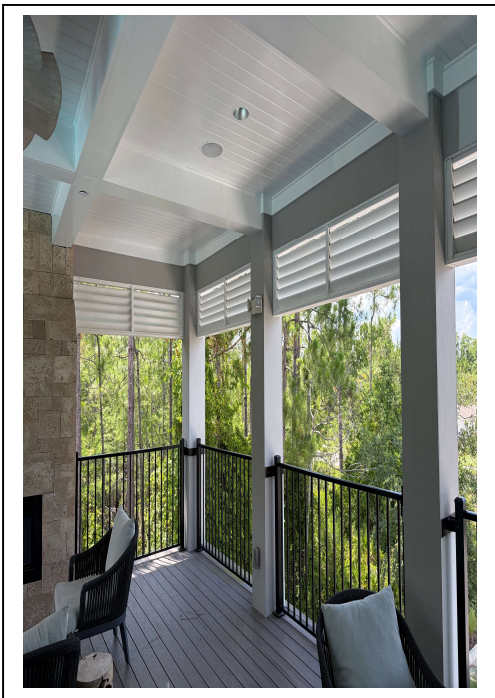
Administrative items completed

- The Deer Run website has been successful throughout the community and will continue to be utilized and updated regularly.
- The overnight parking policy has been very successful and will continue to be enforced.
- Food trucks have been successful in serving the community. We can now introduce more variety for 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.

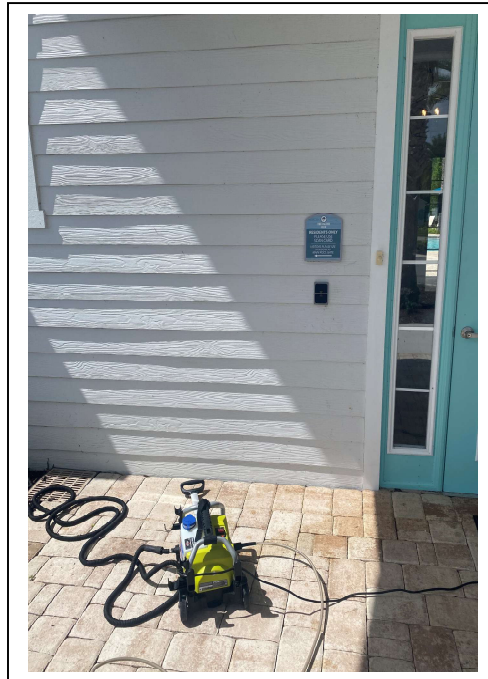
Completed Projects



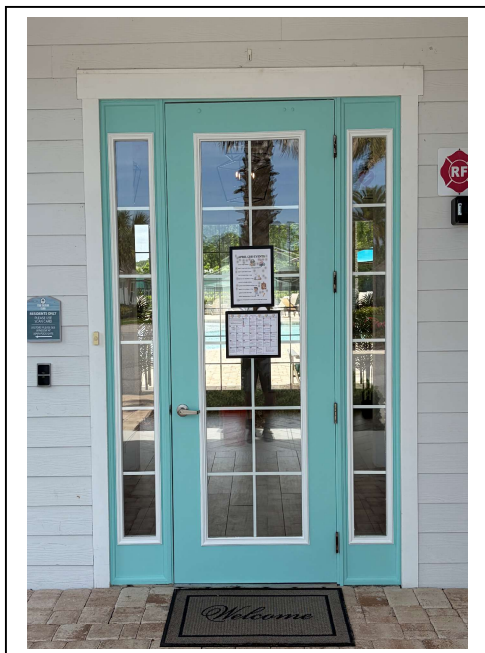
RMS completed repainting the Upstairs and Downstairs sitting areas, as well as the Grill area. Additional painting to follow, starting inside the Amenity Center gathering area soon.



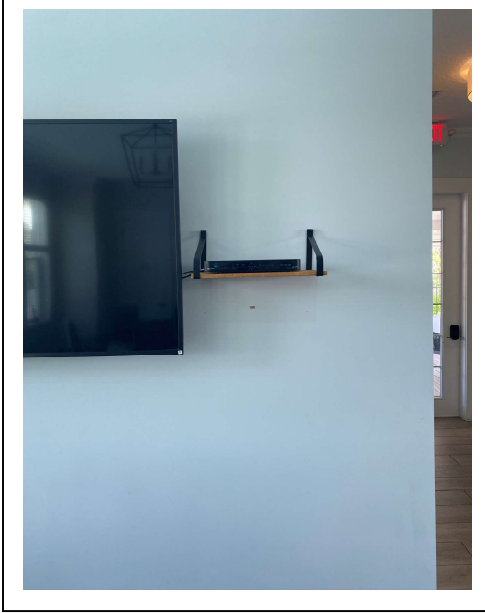
Completed Projects



RMS pressure washed the Front Amenity Entry Area, Pool Deck Restroom area, Pickleball Courts #1, #2, and the Hwy 100 Entrance. The remaining courts will be worked on when no use is present.



Completed Projects



RMS installed a new information board in the Grill Area; patched potholes located on Grand Reserve Drive and Grand Reserve Blvd and raised the floating shelf upstairs next to the TV as requested.



Conclusion

All the items outlined above are for the board's consideration. For any questions or concerns regarding the above information, please contact Natalie Clem, Amenity Manager, on 386-263-7213

Kind Regards

Natalie Clem
Amenity Manager

Richard Gray
Manager Of Operations

2.

Deer Run Landscape Report

Mowing Schedule

- St. Augustine and Bahia turf are on a weekly mowing schedule throughout July and August to maintain a healthy, well-manicured appearance during the peak growing season.

Maintenance Completed

- Trimming of the Amenity Center, US-1 entrance, and SR-100 entrance was completed on July 7, 2026.

- Black Jack edging was completed at the Amenity Center and around the palm trees within the pool area, providing a clean, defined appearance.

- Freeze-damaged plant material at both community entrances has been replaced to restore the landscape's overall appearance and curb appeal.

Year-to-Date Landscape Applications

February 5, 2026 – Winter Application

Applied fertilizer, pre- and post-emergent herbicides, and insect control.

April 9, 2026 – Spring Green-Up

Applied fertilizer for color and health, weed control, and insect control.

June 3, 2026 – Summer Application

Applied fertilizer for color and health maintenance along with contact and systemic insecticides.

June 23, 2026 – Shrub Application

Applied granular fertilizer, liquid insecticide, and fungicide to promote shrub health and protect against insects and disease.

TWELFTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Run Community Development District was held Wednesday, May 27, 2026 at 6:30 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

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

Also present were:

Matt Biagetti	District Manager
Katie Buchanan	District Counsel
Hunter Hurley	District Counsel via Zoom
Joey Duncan	District Engineer via Zoom
Natalie Clem	RMS
Rich Gray	RMS
Alison Mossing	RMS
Cheryl Palmes	RMS
Daniel Harvey	GMS
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Garner called the meeting to order at 6:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Discussion Of:

A. Speed Humps

This item tabled.

B. Re-Upholstering Furniture

This item tabled.

FOURTH ORDER OF BUSINESS**Consideration of Janitorial Proposals**

This item tabled.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-01
Approving the Proposed Budget for Fiscal
Year 2027 and Setting a Public Hearing Date
for Adoption**

Mr. Biagetti stated we brought a draft budget to the workshop that had proposed increases and decreases for certain line items. What we took from the workshop is before you tonight. The bulk of it was the importance of maintaining the capital reserve contribution. Following their recommended funding we are contributing for the proposed 2027 budget the full \$85,496. Increases in engineering, improvements on irrigation pump system trash collection enclosure were the major changes that came out of the workshop. The bottom line the O&M assessment increase is projected at 6%. For the 40-foot lot is a \$76 increase per year, 50-Foot is \$75 increase, 75-foot lots are \$80 increase. We brought a flat budget with no assessment increase but that was a reduction in capital reserve and keeping the required funding we are in the 5% - 6% increase on O&M assessments.

The following items were brought up and discussed: Ownership of D.R. Horton, golf course assessment and irrigation, increase staffing from open to closing for pool coverage, unattended children in grill area, increase staffing budget to \$50,000, duties of additional staffing, budget for next year \$55,000.

On MOTION by Ms. DeSantis seconded by Mr. Gates with all in favor staffing will be added to cover seven days a week from the first of May until the last week of September to cover the pool, and other amenities.

Additional discussion/comments: Restriping of crosswalks and condition of stop signs, adjust janitorial line item to \$32,000, discussed possible playground/basketball court.

On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor Resolution 2026-01 was approved as revised.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-02 Setting a Public Hearing Date to Adopt the Revised Rules of Procedure**

Ms. Buchanan stated each district we represent adopts rules of procedure that serves as a guideline for how the district operates. Every two to four years we roll out updates for the rules of procedure for all of our clients to reflect changes by the legislature.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor Resolution 2026-02 was approved.

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

Mr. Masten stated I talked to Katie and the only question was whether another inspection would be warranted before we accept them and I think we agreed that since we are going to be using the date of Horton's video inspection, which was early February and your inspection was in January, that is close enough to those two dates that I don't think we need another inspection and can go as long as Horton will agree to use that as our start date to bring any damages that occurred.

Mr. Duncan stated I agree with your assessment.

Mr. Masten stated I have no questions or issues with the maintenance or the conveyance agreement.

Mr. Duncan stated I will get with Katie.

Ms. Buchanan stated we have direction based on the last board meeting. I don't need any further board approval or authorization. I just wanted to make sure everybody was still on the same path.

Mr. Duncan left the telephone conference at this time.

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

There being none, the next item followed.

B. District Manager**1. 2026 General Election**

Mr. Biagetti stated this is an election year, we have two seats coming up, seat 1 held by the chair and seat 2 held by supervisor Masten. I'm pleased to see that you both prequalified and filed with the supervisor of elections office. Anyone who is interested can go to the supervisor of elections office and that qualifying period is from noon June 8th to noon June 12th.

2. Report on the Number of Registered Voters (1,007)

A copy of the letter from the supervisor of elections reporting there are 1,007 registered voters residing in the district was included in the agenda package.

Mr. Masten stated this report is as of 3/31/26. There were 843 lots planned, we have 206 lots left owned by D.R. Horton that leaves 637 owned by homeowners. Some lots are built on some are not, that us 75 ½%. The estimated completion date is 6/30/27.

Mr. Biagetti stated this is information provided by D.R. Horton to GMS.

3. Annual Ethics Training & Annual Form 1 Filing

Mr. Biagetti stated just a reminder that the form 1 is due by July 1st and your ethics training is due by December 31, 2026.

C. Operations Manager**1. Report**

Mr. Gray stated we have preventative HVAC maintenance and irrigation pumps coming up in June, I'm not happy with the way the bathroom floors turned out and had the vendor do a warranty claim and I'm getting him back out to do the correct job.

2. Landscape Report – Yellowstone

Mr. Gray stated the pine straw vendor is scheduled for next week at both entrances, the palms on the pool deck and around the pool is schedule for tomorrow. We should be able to open the pool between 3:30 and 4:00 p.m. Detail around the amenity center and towards the entrances will start tomorrow. They will be here the second Saturday doing cutbacks. We finished the outdoor grill area, the ceiling and wall upstairs and both upstairs and downstairs

have been completely repainted. I want to be sure you want me to replace the freeze damage plants or we can do it another time, and the one palm tree at the 100 entrance.

D. Amenity Manager

Ms. Clem reviewed the amenity manager's report, copy of which was included in the agenda package.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Additional comments: Rich to work with Natalie to put together an email blast about the importance of marking utilities if you are going dig in your yard, instructions on how to turn the system off will be distributed to the board members and leave a laminated copy in the pump room, are the streetlights taken care of, no trespassing signs will be done the end of June, print out reserve study and put in binder, it is posted on the district website, send pics of trucks going through the front entrance, garbage on phase 5 is out of control, concerns about access cards being shared with non-residents, guests are utilizing amenities without the resident being present, hard to manage without photo on ID cards, if they are able to identify the people they can have privileges suspended, highlight to new residents the proper protocols and rules, staff to provide pricing for photo ID, staff to send out email regarding use of grill area, pool rules and do not share access card, food being used in areas other than gathering room, discarded bottles, no glass at any time, bring drinks in closed container to pool area, create matrix that can be used for staff to suspend a resident between meetings, rules enforcement, a resident by the natural pond asked if there was any movement, possible cost associated with that transaction, and if you did it for one you have to do it for all, is the district willing to convey common property to a resident specifically the natural pond, if the resident will handle the cost and you apply this policy consistently going forward, you cannot pick and choose, every lot is different, a written request would allow further investigation, all of that costs money to the district and are you going to spend that money every time someone asks, a meet and greet for new residents, June 10th at 7 p.m.

TENTH ORDER OF BUSINESS

Public Comments

Additional comments: Can we have a general meeting for people who want a basketball court and playground, ability to use the grill and haven't been able to, conduct a survey for that rather than a meeting, the board will provide the questions to put on survey, four tables in one spot, to be ADA compliant.

ELEVENTH ORDER OF BUSINESS**Approval of Consent Agenda****A. Approval of the Minutes of the March 25, 2026 Meeting**

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the minutes of the March 25, 2026 meeting were approved as presented.

B. Balance Sheet as of April 30, 2026 and Statement of Revenues and Expenses for the Period Ending April 30, 2026

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

C. Approval of Check Register

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

TWELFTH ORDER OF BUSINESS**Next Scheduled Meeting – June 24, 2026 at 6:30 p.m. at the Island Club**

Mr. Garner stated the next regular meeting will be held June 24, 2026 at 6:30 p.m.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the meeting adjourned at 9:11 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Deer Run
Community Development District

Unaudited Financial Reporting
June 30, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund Series 2018</u>
6	<u>Capital Projects Fund Series 2018</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>
11	<u>Utility Schedule</u>

Deer Run
Community Development District
Combined Balance Sheet
June 30, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 39,596	\$ 29,421	\$ -	\$ -	\$ 69,017
INV-SBA	\$ 516,100	\$ 222,951	\$ -	\$ -	\$ 739,051
Investments:					
Series 2018					
Reserve	\$ -	\$ -	\$ 320,360	\$ -	\$ 320,360
Revenue	\$ -	\$ -	\$ 497,805	\$ -	\$ 497,805
Interest	\$ -	\$ -	\$ 166	\$ -	\$ 166
Prepayment	\$ -	\$ -	\$ 4,913	\$ -	\$ 4,913
Sinking Fund	\$ -	\$ -	\$ 187	\$ -	\$ 187
Construction	\$ -	\$ -	\$ -	\$ 25,835	\$ 25,835
Due from General Fund	\$ -	\$ -	\$ 9,054	\$ -	\$ 9,054
Due from Other	\$ -	\$ -	\$ -	\$ -	\$ -
Due from Golf Course	\$ -	\$ -	\$ -	\$ -	\$ -
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 559,520	\$ 252,372	\$ 834,673	\$ 25,835	\$ 1,672,400
Liabilities:					
Accounts Payable	\$ 19,647	\$ -	\$ -	\$ -	\$ 19,647
Accrued Expense Payable	\$ 9,997	\$ -	\$ -	\$ -	\$ 9,997
Deferred Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	\$ 9,054	\$ -	\$ -	\$ -	\$ 9,054
Due to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Payable	\$ 675	\$ -	\$ -	\$ -	\$ 675
Total Liabilities	\$ 39,373	\$ -	\$ -	\$ -	\$ 39,373
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted for:					
Debt Service - Series 2008	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service - Series 2018	\$ -	\$ -	\$ 834,673	\$ -	\$ 834,673
Capital Projects - Series 2008	\$ -	\$ -	\$ -	\$ 0	\$ 0
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 25,835	\$ 25,835
Assigned for:					
Capital Reserves	\$ -	\$ 252,372	\$ -	\$ -	\$ 252,372
Unassigned	\$ 520,147	\$ -	\$ -	\$ -	\$ 520,147
Total Fund Balances	\$ 520,147	\$ 252,372	\$ 834,673	\$ 25,835	\$ 1,633,027
Total Liabilities & Fund Balance	\$ 559,520	\$ 252,372	\$ 834,673	\$ 25,835	\$ 1,672,400

Deer Run
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance

Revenues:

Assessments	\$ 1,006,746	\$ 1,006,746	\$ 1,015,371	\$ 8,625
Golf Course Lake Maintenance Contribution	\$ 4,642	\$ 2,320	\$ 2,320	\$ -
Rental Income	\$ 500	\$ 375	\$ 1,550	\$ 1,175
Miscellaneous Income	\$ -	\$ -	\$ 235	\$ 235
Interest - SBA	\$ 10,000	\$ 7,500	\$ 10,458	\$ 2,958
Total Revenues	\$ 1,021,888	\$ 1,016,941	\$1,029,934	\$ 12,993

Expenditures:

General & Administrative:

Supervisor Fees	\$ 8,000	\$ 6,000	\$ 4,800	\$ 1,200
FICA Expense	\$ 612	\$ 459	\$ 367	\$ 92
Engineering	\$ 17,000	\$ 12,750	\$ 13,347	\$ (597)
Dissemination	\$ 3,625	\$ 3,069	\$ 3,069	\$ -
Attorney	\$ 25,000	\$ 18,750	\$ 8,376	\$ 10,374
Annual Audit	\$ 4,200	\$ 3,150	\$ -	\$ 3,150
Trustee Fees	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
Arbitrage	\$ 450	\$ 338	\$ -	\$ 338
Assessment Roll Services	\$ 2,756	\$ 2,756	\$ 2,756	\$ -
Management Fees	\$ 40,226	\$ 30,170	\$ 30,170	\$ (0)
Information Technology	\$ 1,280	\$ 960	\$ 960	\$ (0)
Website Maintance	\$ 729	\$ 547	\$ 547	\$ -
Telephone	\$ 168	\$ 126	\$ 126	\$ (0)
Postage	\$ 850	\$ 638	\$ 492	\$ 146
Insurance	\$ 8,974	\$ 8,974	\$ 7,985	\$ 989
Printing & Binding	\$ 800	\$ 600	\$ 465	\$ 135
Travel Per Diem	\$ 250	\$ 188	\$ -	\$ 188
Legal Advertising	\$ 2,000	\$ 1,500	\$ 895	\$ 605
Other Current Charges	\$ 2,500	\$ 1,875	\$ 1,341	\$ 534
Office Supplies	\$ 100	\$ 75	\$ 5	\$ 70
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 123,195	\$ 96,597	\$ 79,376	\$ 17,221

Operations & Maintenance

Field Expenditures

Field Management	\$ 40,000	\$ 30,000	\$ 30,000	\$ 0
Electric	\$ 92,000	\$ 69,000	\$ 75,707	\$ (6,707)
Water & Sewer	\$ 19,320	\$ 14,490	\$ 15,125	\$ (635)
Landscape Maintenance	\$ 159,425	\$ 119,569	\$ 100,674	\$ 18,895
Landscape Contingency	\$ 15,000	\$ 11,250	\$ 16,515	\$ (5,265)
Mulch	\$ 5,250	\$ 3,938	\$ 3,250	\$ 688
Tree Pruning	\$ 4,725	\$ 3,544	\$ 1,767	\$ 1,777
Lake Maintenance and Repairs	\$ 25,700	\$ 19,275	\$ 18,990	\$ 285
Irrigation Repairs	\$ 21,420	\$ 16,065	\$ 5,310	\$ 10,755
Sidewalk Repair	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Street Repair	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Contingency	\$ 2,500	\$ 1,875	\$ 541	\$ 1,334
Subtotal Field Expenditures	\$ 392,840	\$ 294,630	\$ 267,879	\$ 26,751

Deer Run
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Amenity Expenditures				
Amenities Management	\$ 83,228	\$ 62,421	\$ 62,421	\$ (0)
Facilities Assistant	\$ 29,896	\$ 22,422	\$ 35,359	\$ (12,937)
Property Insurance	\$ 40,000	\$ 40,000	\$ 35,028	\$ 4,972
Pool Maintenance	\$ 21,600	\$ 16,200	\$ 16,506	\$ (306)
Pool Chemicals	\$ 21,600	\$ 16,200	\$ 14,833	\$ 1,367
Janitorial Services	\$ 20,000	\$ 15,000	\$ 15,050	\$ (50)
Pest Control	\$ 1,213	\$ 910	\$ 869	\$ 41
Facilities Maintenance	\$ 25,000	\$ 18,750	\$ 15,470	\$ 3,280
Cable, Internet & Telephone Services	\$ 6,261	\$ 4,696	\$ 3,323	\$ 1,373
Electric - Amenities	\$ 18,480	\$ 13,860	\$ 12,296	\$ 1,564
Water & Sewer - Amenities	\$ 58,727	\$ 44,045	\$ 33,458	\$ 10,588
Gas Service	\$ 1,045	\$ 784	\$ 733	\$ 50
Security Monitoring	\$ 4,000	\$ 3,000	\$ 4,913	\$ (1,913)
Access Cards	\$ 500	\$ 500	\$ 1,415	\$ (915)
Operating Supplies	\$ 3,308	\$ 2,481	\$ 3,237	\$ (756)
Amenity Repairs & Maintenance	\$ 25,000	\$ 18,750	\$ 28,565	\$ (9,815)
Pool Repairs & Maintenance	\$ 20,000	\$ 15,000	\$ 19,109	\$ (4,109)
Special Events	\$ 17,500	\$ 13,125	\$ 10,894	\$ 2,231
Holiday Décor	\$ 2,000	\$ 1,500	\$ 1,537	\$ (37)
Fitness Center Repairs & Maintenance	\$ 1,500	\$ 1,125	\$ 1,198	\$ (73)
Office Supplies	\$ 2,500	\$ 1,875	\$ 1,343	\$ 532
Elevator Maintenance	\$ 2,000	\$ 1,500	\$ 1,530	\$ (30)
Pressure Washing	\$ 10,000	\$ 7,500	\$ 6,187	\$ 1,313
Refuse	\$ 4,000	\$ 3,000	\$ -	\$ 3,000
Contingency	\$ 1,000	\$ 750	\$ 789	\$ (39)
Capital Project/Transfer Out	\$ 85,496	\$ 85,496	\$ 85,496	\$ -
Subtotal Amenity Expenditures	\$ 505,854	\$ 410,889	\$ 411,559	\$ (670)
Total Operations & Maintenance	\$ 898,694	\$ 705,519	\$ 679,438	\$ 26,081
Total Expenditures	\$ 1,021,888	\$ 802,116	\$ 758,814	\$ 43,302
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 271,120	
Fund Balance - Beginning	\$ -		\$ 249,026	
Fund Balance - Ending	\$ -		\$ 520,147	

Deer Run
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 59,130	\$ (59,130)
Miscellaneous Expenses	\$ -	\$ -	\$ 44	\$ (44)
Total Expenditures	\$ -	\$ -	\$ 59,174	\$ (59,174)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (59,174)	
Other Financing Sources/(Uses)				
Transfer In	\$ 85,496	\$ 85,496	\$ 85,496	\$ -
Interest - SBA	\$ 1,000	\$ 1,000	\$ 6,546	\$ 5,546
Total Other Financing Sources (Uses)	\$ 86,496	\$ 86,496	\$ 92,042	\$ 5,546
Net Change in Fund Balance	\$ 86,496		\$ 32,868	
Fund Balance - Beginning	\$ 271,551		\$ 219,504	
Fund Balance - Ending	\$ 358,047		\$ 252,372	

Deer Run
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Assessments	\$ 635,688	\$ 635,688	\$ 653,504	\$ 17,816
Prepayments	\$ -	\$ -	\$ 5,375	\$ 5,375
Interest	\$ 13,000	\$ 9,750	\$ 23,149	\$ 13,399
Total Revenues	\$ 648,688	\$ 645,438	\$ 682,028	\$ 36,590
Expenditures:				
Interest - 11/1	\$ 203,750	\$ 203,750	\$ 203,475	\$ 275
Special Call - 11/1	\$ -	\$ -	\$ 10,000	\$ (10,000)
Special Call - 5/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 230,000	\$ 230,000	\$ 230,000	\$ -
Interest - 5/1	\$ 203,750	\$ 203,205	\$ 203,205	\$ -
Total Expenditures	\$ 637,500	\$ 636,955	\$ 651,680	\$ (14,725)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,188		\$ 30,348	
Fund Balance - Beginning	\$ 472,720		\$ 804,324	
Fund Balance - Ending	\$ 483,907		\$ 834,673	

Deer Run
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 660	\$ 660
Total Revenues	\$ -	\$ -	\$ 660	\$ 660
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 660	
Fund Balance - Beginning	\$ -		\$ 25,175	
Fund Balance - Ending	\$ -		\$ 25,835	

Deer Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments	\$ 823	\$ 3,955	\$ 137,512	\$ 837,592	\$ 10,060	\$ 3,701	\$ 7,727	\$ 14,001	\$ -	\$ -	\$ -	\$ -	\$ 1,015,371
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Golf Course Lake Maintenance Contribution	\$ -	\$ -	\$ 1,160	\$ 1,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,320
Rental Income	\$ -	\$ -	\$ 350	\$ -	\$ 400	\$ 200	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,550
Misc Income	\$ -	\$ -	\$ 75	\$ -	\$ -	\$ 50	\$ 35	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ 235
Interest - SBA	\$ 552	\$ 336	\$ 191	\$ 666	\$ 1,640	\$ 1,816	\$ 1,769	\$ 1,821	\$ 1,667	\$ -	\$ -	\$ -	\$ 10,458
Total Revenues	\$ 1,375	\$ 4,292	\$ 139,288	\$ 839,417	\$ 12,100	\$ 5,768	\$ 10,131	\$ 15,896	\$ 1,667	\$ -	\$ -	\$ -	\$ 1,029,934

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 4,800
FICA Expense	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ 61	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 367
Engineering	\$ 622	\$ 1,650	\$ 600	\$ 6,125	\$ 1,050	\$ 1,525	\$ 575	\$ 1,050	\$ 150	\$ -	\$ -	\$ -	\$ 13,347
Dissemination	\$ 1,219	\$ 219	\$ 219	\$ 219	\$ 219	\$ 219	\$ 319	\$ 219	\$ 219	\$ -	\$ -	\$ -	\$ 3,069
Attorney	\$ 409	\$ 1,605	\$ 987	\$ 2,172	\$ 564	\$ 2,167	\$ 474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,376
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 2,756	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,756
Management Fees	\$ 3,352	\$ 3,352	\$ 3,352	\$ 3,352	\$ 3,352	\$ 3,352	\$ 3,352	\$ 3,352	\$ 3,352	\$ -	\$ -	\$ -	\$ 30,170
Information Technology	\$ 107	\$ 107	\$ 107	\$ 107	\$ 107	\$ 107	\$ 107	\$ 107	\$ 107	\$ -	\$ -	\$ -	\$ 960
Website Maintenance	\$ 61	\$ 61	\$ 61	\$ 61	\$ 61	\$ 61	\$ 61	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ 547
Telephone	\$ 23	\$ 43	\$ -	\$ 28	\$ -	\$ 15	\$ -	\$ 14	\$ 4	\$ -	\$ -	\$ -	\$ 126
Postage	\$ 51	\$ 45	\$ 83	\$ 42	\$ 44	\$ 40	\$ 85	\$ 20	\$ 81	\$ -	\$ -	\$ -	\$ 492
Insurance	\$ 7,985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,985
Printing & Binding	\$ 50	\$ 36	\$ 44	\$ 22	\$ 52	\$ 11	\$ 31	\$ 109	\$ 110	\$ -	\$ -	\$ -	\$ 465
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 33	\$ 53	\$ 34	\$ 233	\$ -	\$ 233	\$ 19	\$ 253	\$ 39	\$ -	\$ -	\$ -	\$ 895
Other Current Charges	\$ 235	\$ 224	\$ 184	\$ 130	\$ 20	\$ 124	\$ 131	\$ 141	\$ 151	\$ -	\$ -	\$ -	\$ 1,341
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ 5
Dues, Licenses & Subscriptions	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 16,903	\$ 8,647	\$ 9,170	\$ 13,566	\$ 5,469	\$ 8,714	\$ 6,229	\$ 6,403	\$ 4,274	\$ -	\$ -	\$ -	\$ 79,376

Operations & Maintenance

Field Expenditures													
Field Management	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ 30,000
Electric	\$ 6,248	\$ 9,690	\$ 8,290	\$ 8,717	\$ 8,640	\$ 8,747	\$ 8,939	\$ 7,860	\$ 8,576	\$ -	\$ -	\$ -	\$ 75,707
Water & Sewer	\$ 1,983	\$ 1,297	\$ 1,788	\$ 1,675	\$ 1,670	\$ 1,709	\$ 1,592	\$ 1,709	\$ 1,701	\$ -	\$ -	\$ -	\$ 15,125
Landscape Maintenance	\$ 11,186	\$ 11,186	\$ 11,186	\$ 11,186	\$ 11,186	\$ 11,186	\$ 11,186	\$ 11,186	\$ 11,186	\$ -	\$ -	\$ -	\$ 100,674
Landscape Contingency	\$ -	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,865	\$ -	\$ -	\$ -	\$ -	\$ 16,515
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250	\$ -	\$ -	\$ -	\$ -	\$ 3,250
Tree Pruning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,767	\$ -	\$ -	\$ -	\$ -	\$ 1,767
Lake Maintenance and Repairs	\$ 2,039	\$ 2,119	\$ 2,119	\$ 2,119	\$ 2,119	\$ 2,119	\$ 2,119	\$ 2,119	\$ 2,119	\$ -	\$ -	\$ -	\$ 18,990
Irrigation Repairs	\$ -	\$ -	\$ -	\$ 1,480	\$ -	\$ 3,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,310
Sudewalk Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ 541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541
Subtotal Field Expenditures	\$ 24,790	\$ 28,276	\$ 27,258	\$ 28,510	\$ 26,948	\$ 30,925	\$ 27,169	\$ 47,089	\$ 26,915	\$ -	\$ -	\$ -	\$ 267,879

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	\$ 6,936	\$ 6,936	\$ 6,936	\$ 6,936	\$ 6,936	\$ 6,936	\$ 6,936	\$ 6,936	\$ 6,936	\$ -	\$ -	\$ -	62,421
Facilities Assistant	\$ 3,498	\$ 2,826	\$ 3,147	\$ 2,537	\$ 2,733	\$ 3,754	\$ 2,608	\$ 5,520	\$ 8,736	\$ -	\$ -	\$ -	35,359
Property Insurance	\$ 34,786	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 242	\$ -	\$ -	\$ -	\$ -	\$ -	35,028
Pool Maintenance	\$ 1,800	\$ 1,877	\$ 1,800	\$ 1,953	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,876	\$ 1,800	\$ -	\$ -	\$ -	16,506
Pool Chemicals	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,665	\$ 1,665	\$ 1,665	\$ 1,665	\$ 1,665	\$ 1,706	\$ -	\$ -	\$ -	14,833
Janitorial Services	\$ 1,650	\$ 1,500	\$ 2,000	\$ 1,750	\$ 1,650	\$ 2,000	\$ 1,600	\$ 1,250	\$ 1,650	\$ -	\$ -	\$ -	15,050
Pest Control	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ -	\$ -	\$ -	\$ -	869
Facilities Maintenance	\$ 1,780	\$ 1,610	\$ 1,700	\$ 1,586	\$ 1,501	\$ 1,100	\$ 3,250	\$ 2,944	\$ -	\$ -	\$ -	\$ -	15,470
Cable, Internet & Telephone Services	\$ 541	\$ 475	\$ 188	\$ 353	\$ 353	\$ 353	\$ 353	\$ 353	\$ 353	\$ -	\$ -	\$ -	3,323
Electric - Amenities	\$ 1,583	\$ 1,207	\$ 1,218	\$ 1,326	\$ 1,553	\$ 1,259	\$ 1,370	\$ 1,360	\$ 1,420	\$ -	\$ -	\$ -	12,296
Water & Sewer - Amenities	\$ 5,830	\$ 3,044	\$ 5,386	\$ 2,602	\$ 2,806	\$ 4,331	\$ 3,720	\$ 2,708	\$ 3,031	\$ -	\$ -	\$ -	33,458
Gas Service	\$ 54	\$ -	\$ 111	\$ 94	\$ 83	\$ 74	\$ 105	\$ 103	\$ 110	\$ -	\$ -	\$ -	733
Security Monitoring	\$ 1,048	\$ 321	\$ 539	\$ 1,400	\$ 321	\$ 321	\$ 321	\$ 321	\$ 321	\$ -	\$ -	\$ -	4,913
Access Cards	\$ 890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525	\$ -	\$ -	\$ -	1,415
Operating Supplies	\$ 452	\$ 690	\$ 310	\$ 690	\$ 166	\$ 350	\$ 250	\$ 329	\$ -	\$ -	\$ -	\$ -	3,237
Amenity Repairs & Maintenance	\$ 5,044	\$ 3,863	\$ 2,280	\$ 6,850	\$ 1,824	\$ 1,792	\$ 4,520	\$ 1,200	\$ 1,193	\$ -	\$ -	\$ -	28,565
Pool Repairs & Maintenance	\$ 11,975	\$ -	\$ -	\$ -	\$ -	\$ 6,578	\$ 533	\$ 23	\$ -	\$ -	\$ -	\$ -	19,109
Special Events	\$ 2,035	\$ 1,263	\$ 1,989	\$ 832	\$ 1,046	\$ 1,517	\$ 503	\$ 1,408	\$ 300	\$ -	\$ -	\$ -	10,894
Holiday Décor	\$ 331	\$ -	\$ 738	\$ 232	\$ 40	\$ 196	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,537
Fitness Center Repairs & Maintenance	\$ 515	\$ -	\$ 33	\$ 175	\$ -	\$ 175	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	1,198
Office Supplies	\$ 69	\$ 200	\$ 163	\$ 301	\$ 60	\$ 50	\$ 200	\$ 300	\$ -	\$ -	\$ -	\$ -	1,343
Elevator Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,355	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	1,530
Pressure Washing	\$ -	\$ 5,000	\$ -	\$ -	\$ 1,187	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,187
Contingency	\$ -	\$ -	\$ 538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	789
Capital Project	\$ -	\$ -	\$ -	\$ -	\$ 85,496	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	85,496
Subtotal Amenity Expenditures	\$ 82,527	\$ 32,521	\$ 30,785	\$ 31,390	\$ 112,682	\$ 34,361	\$ 30,383	\$ 28,581	\$ 28,330	\$ -	\$ -	\$ -	411,559
Total Operations & Maintenance	\$ 107,316	\$ 60,797	\$ 58,043	\$ 59,900	\$ 139,630	\$ 65,286	\$ 57,552	\$ 75,670	\$ 55,245	\$ -	\$ -	\$ -	679,438
Total Expenditures	\$ 124,220	\$ 69,444	\$ 67,213	\$ 73,465	\$ 145,098	\$ 74,000	\$ 63,781	\$ 82,074	\$ 59,519	\$ -	\$ -	\$ -	758,814
Excess (Deficiency) of Revenues over Expenditures	\$ (122,845)	\$ (65,152)	\$ 72,075	\$ 765,952	\$ (132,998)	\$ (68,232)	\$ (53,650)	\$ (66,177)	\$ (57,852)	\$ -	\$ -	\$ -	271,120

Deer Run

Community Development District

Long Term Debt Report

Series 2018, Special Assessment Revenue and Refunding Bonds		
Interest Rate:	5.40%, 5.50%	
Maturity Date:	5/1/2044	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$318,288	
Reserve Fund Balance	\$320,360	
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)
Less: Special Call - 11/01/25		(\$10,000)
Less: Special Call - 05/01/26		(\$5,000)
Less: Principal Payment - 05/01/26		(\$230,000)
Current Bonds Outstanding		\$7,240,000

DEER RUN
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

Gross Assessments \$ 1,773,086.51 \$ 1,076,781.38 \$ 696,305.13
Net Assessments \$ 1,666,701.32 \$ 1,012,174.50 \$ 654,526.82

ON ROLL ASSESSMENTS

Series 2018

60.73% 39.27% 100.00%

DATE	Check#	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
10/16/25	69608	Bank Interest	\$ 822.81	\$ -	\$ -	\$ -	\$ 822.81	\$ 822.81	\$ -	\$ 822.81
10/30/25	8214	Unspent Revenue	\$ 3,955.41	\$ -	\$ -	\$ -	\$ 3,955.41	\$ 3,955.41	\$ -	\$ 3,955.41
11/17/25	69721	10/01/25-11/13/25	\$ 152,744.98	\$ 3,054.90	\$ -	\$ -	\$ 149,690.08	\$ 90,905.60	\$ 58,784.48	\$ 149,690.08
11/26/25	69774	11/14/25-11/23/25	\$ 81,538.02	\$ 1,566.22	\$ 3,227.05	\$ -	\$ 76,744.75	\$ 46,606.48	\$ 30,138.27	\$ 76,744.75
12/15/25	69920	11/24/25-12/11/25	\$ 1,401,527.46	\$ 28,030.55	\$ -	\$ -	\$ 1,373,496.91	\$ 834,113.78	\$ 539,383.13	\$ 1,373,496.91
12/22/25	69946	12/12/25-12/18/25	\$ 5,843.69	\$ 116.87	\$ -	\$ -	\$ 5,726.82	\$ 3,477.85	\$ 2,248.97	\$ 5,726.82
1/28/26	70155	12/19/25-01/20/26	\$ 17,378.00	\$ 338.08	\$ 473.88	\$ -	\$ 16,566.04	\$ 10,060.42	\$ 6,505.62	\$ 16,566.04
3/3/26	70363	01/21/26-02/21/26	\$ 6,219.32	\$ 124.39	\$ -	\$ -	\$ 6,094.93	\$ 3,701.40	\$ 2,393.53	\$ 6,094.93
3/27/26	70493	02/22/26-03/22/26	\$ 12,982.68	\$ 259.65	\$ -	\$ -	\$ 12,723.03	\$ 7,726.60	\$ 4,996.43	\$ 12,723.03
4/29/26	70697	03/23/26-04/23/26	\$ 23,524.64	\$ 470.50	\$ -	\$ -	\$ 23,054.14	\$ 14,000.60	\$ 9,053.54	\$ 23,054.14
TOTAL			\$ 1,706,537.01	\$ 33,961.16	\$ 3,700.93	\$ -	\$ 1,668,874.92	\$ 1,015,370.95	\$ 653,503.97	\$ 1,668,874.92

102%	Gross Percent Collected
\$ -	Balance Remaining to Collect

C.

Deer Run Community Development District

Summary of Check Register

May 01, 2026 through June 30, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	5/6/26	2600-2604	\$ 14,769.13
	5/13/26	2605-2614	\$ 21,168.57
	5/27/26	2615-2621	\$ 25,625.52
	6/3/26	2622-2625	\$ 3,982.01
	6/10/26	2626-2632	\$ 30,082.04
	6/17/26	2633-2635	\$ 6,494.92
	6/24/26	2636-2640	\$ 5,284.70
Capital Reserve			
	6/24/26	17	\$ 7,000.00
Payroll			
	5/28/26	50296 B. DeSantis	\$ 184.70
	5/28/26	50297 F. Gates	\$ 184.70
	5/28/26	50298 G. Garner	\$ 184.70
	5/28/26	50299 G. Masten	\$ -
	5/28/26	50300 M. Tabares	\$ 184.70
Total Amount			\$ 115,145.69

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
5/06/26	00110	4/25/26 5993	202605 320-53800-48000		*	1,800.00	
		MAY POOL SERVICES		C BUSS ENTERPRISES INC			1,800.00 002600
5/06/26	00054	4/28/26 15	202604 310-51300-31300		*	100.00	
		AMRT SE2018 PREPAY \$10K		DISCLOSURE SERVICES, LLC			100.00 002601
5/06/26	00059	5/01/26 11129561	202605 320-53800-48100		*	1,664.57	
		MAY POOL CHEMICALS		POOLSURE			1,664.57 002602
5/06/26	00125	4/30/26 7690283	202604 310-51300-48000		*	18.56	
		NOTICE OF MEETING-4/29/26		USA TODAY MEDIA CORP			18.56 002603
5/06/26	00042	5/01/26 1153928	202605 320-53800-46000		*	11,186.00	
		MAY LANDSCAPE MAINTENANCE		YELLOWSTONE LANDSCAPE INC			11,186.00 002604
5/13/26	00027	5/01/26 18005429	202604 320-53800-43000		*	902.00	
		PREMIUM LIGHTING APR26		FLORIDA POWER & LIGHT COMPANY			902.00 002605
5/13/26	00066	4/06/26 95097138	202604 320-53800-48400		*	108.64	
		PEST CONTROL APR26		FLORIDA PEST CONTROL			108.64 002606
5/13/26	00066	4/30/26 96778602	202605 320-53800-48400		*	108.64	
		PEST CONTROL MAY26		FLORIDA PEST CONTROL			108.64 002607
5/13/26	00118	5/01/26 18	202605 310-51300-34000		*	3,352.17	
		MAY MANAGEMENT FEES			*	60.75	
		5/01/26 18	202605 310-51300-35200		*	106.67	
		MAY WEBSITE ADMIN			*	218.75	
		5/01/26 18	202605 310-51300-35100		*	.81	
		MAY INFORMATION TECH			*	19.98	
		5/01/26 18	202605 310-51300-31300		*	109.35	
		MAY DISSEMINATION SVCS			*		
		5/01/26 18	202605 310-51300-51000		*		
		OFFICE SUPPLIES			*		
		5/01/26 18	202605 310-51300-42000		*		
		POSTAGE			*		
		5/01/26 18	202605 310-51300-42500		*		
		COPIES			*		

DRUN DEER RUN AMOSSING

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		5/01/26 18	202605 310-51300-41000	TELEPHONE	*	14.04		
				GOVERNMENTAL MANAGEMENT SERVICES			3,882.52	002608
5/13/26 00092		5/01/26 441709	202605 320-53800-51000	MAY SECURITY MONITORING	*	320.92		
				HI-TECH SYSTEM ASSOCIATES			320.92	002609
5/13/26 00102		5/10/26 991503	202605 320-53800-47000	LAKE MAINTENANCE MAY26	*	2,118.93		
				J & J AQUATICS SPECIALIST LLC			2,118.93	002610
5/13/26 00082		5/04/26 236	202604 320-53800-48300	CLEANING WEEK - 04/27/26	*	400.00		
				J&G COMMERCIAL CLEANING SERVICE LLC			400.00	002611
5/13/26 00082		5/12/26 237	202605 320-53800-48300	CLEANING WEEK - 05/04/26	*	400.00		
		5/12/26 237	202605 320-53800-48300	DEEP CLEANING FOR GRILLS	*	50.00		
				J&G COMMERCIAL CLEANING SERVICE LLC			450.00	002612
5/13/26 00056		4/30/26 451	202604 320-53800-12110	APR FACILITY ATTENDANT	*	2,607.92		
				RIVERSIDE MANAGEMENT SERVICES, INC			2,607.92	002613
5/13/26 00056		5/01/26 320	202605 320-53800-12100	MAY FACILITY MANAGEMENT	*	6,935.67		
		5/01/26 320	202605 320-53800-12000	MAY FIELD MANAGEMENT	*	3,333.33		
				RIVERSIDE MANAGEMENT SERVICES, INC			10,269.00	002614
5/27/26 00082		4/19/26 234	202604 320-53800-48300	CLEANING WEEK - 04/13/26	*	400.00		
				J&G COMMERCIAL CLEANING SERVICE LLC			400.00	002615
5/27/26 00082		5/24/26 239	202605 320-53800-48300	CLEANING WEEK - 05/18/26	*	400.00		
				J&G COMMERCIAL CLEANING SERVICE LLC			400.00	002616
5/27/26 00072		4/30/26 F1000027	202605 330-57200-49200	LOGISTICS/FUEL IMPACT FEE	*	175.00		
				OTIS ELEVATOR COMPANY			175.00	002617
5/27/26 00056		5/14/26 322	202604 320-53800-59000	SPECIAL EVENT SUPP - 5/5	*	502.94		
				RIVERSIDE MANAGEMENT SERVICES, INC			502.94	002618
				DRUN DEER RUN AMOSSING				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
5/27/26	00056	5/14/26 323	202604 320-53800-50000		*	3,250.00	
			FACILITIES MAINTENANCE				
		5/14/26 323	202604 320-53800-54000		*	2,500.00	
			AMENITIES REPAIRS & MAINT				
		5/14/26 323	202604 320-53800-56000		*	300.00	
			FITNESS CTR RPRS & MAINT				
		5/14/26 323	202604 320-53800-55000		*	532.58	
			POOL REPAIRS & MAINT				
		5/14/26 323	202604 320-53800-57000		*	200.00	
			OFFICE SUPPLIES				
		5/14/26 323	202604 320-53800-53000		*	250.00	
			OPERATING SUPPLIES				
				RIVERSIDE MANAGEMENT SERVICES, INC			7,032.58 002619
5/27/26	00042	5/21/26 1177357	202605 320-53800-46100		*	13,865.00	
			AMENITY CENTER LANDSCAPE				
				YELLOWSTONE LANDSCAPE INC			13,865.00 002620
5/27/26	00042	5/21/26 1177358	202605 320-53800-46001		*	3,250.00	
			MULCH INSTALL				
				YELLOWSTONE LANDSCAPE INC			3,250.00 002621
6/03/26	00110	5/25/26 6391	202605 320-53800-48000		*	76.45	
			TILE SOAP				
				C BUSS ENTERPRISES INC			76.45 002622
6/03/26	00110	5/25/26 6239	202606 320-53800-48000		*	1,800.00	
			JUN26 POOL SERVICES				
				C BUSS ENTERPRISES INC			1,800.00 002623
6/03/26	00082	5/31/26 240	202605 320-53800-48300		*	400.00	
			CLEANING WEEK - 05/25/26				
				J&G COMMERCIAL CLEANING SERVICE LLC			400.00 002624
6/03/26	00059	6/01/26 11129561	202606 320-53800-48100		*	1,664.57	
			JUN POOL CHEMICALS				
		6/01/26 11129561	202606 320-53800-48100		*	40.99	
			JUN FUEL SURCHARGE				
				POOLSURE			1,705.56 002625
6/10/26	00118	6/01/26 19	202606 310-51300-34000		*	3,352.17	
			JUN MANAGEMENT FEES				
		6/01/26 19	202606 310-51300-35200		*	60.75	
			JUN WEBSITE ADMIN				
		6/01/26 19	202606 310-51300-35100		*	106.67	
			JUN INFORMATION TECH				

DRUN DEER RUN AMOSSING

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
6/01/26	19	202606	310-51300-31300	JUN DISSEMINATION SVCS	*	218.75		
6/01/26	19	202606	310-51300-51000	OFFICE SUPPLIES	*	.51		
6/01/26	19	202606	310-51300-42000	POSTAGE	*	81.14		
6/01/26	19	202606	310-51300-42500	COPIES	*	110.40		
6/01/26	19	202606	310-51300-41000	TELEPHONE	*	3.80		
GOVERNMENTAL MANAGEMENT SERVICES							3,934.19	002626
6/10/26	00092	6/01/26	443303 202606 320-53800-51000	JUN SECURITY MONITORING	*	320.92		
HI-TECH SYSTEM ASSOCIATES							320.92	002627
6/10/26	00102	6/10/26	992117 202606 320-53800-47000	LAKE MAINTENANCE JUN26	*	2,118.93		
J & J AQUATICS SPECIALIST LLC							2,118.93	002628
6/10/26	00056	6/01/26	324 202606 320-53800-12100	JUN FACILITY MANAGEMENT	*	6,935.67		
		6/01/26	324 202606 320-53800-12000	JUN FIELD MANAGEMENT	*	3,333.33		
RIVERSIDE MANAGEMENT SERVICES, INC							10,269.00	002629
6/10/26	00125	5/31/26	7734017 202605 310-51300-48000	NOTICE OF MEETING-5/27/26	*	228.00		
		5/31/26	7734017 202605 310-51300-48000	NTC-QUALIFYING PD-BOS	*	25.00		
USA TODAY MEDIA CORP							253.00	002630
6/10/26	00042	6/09/26	1195869 202605 320-53800-46100	FREEZE DAMAGED REPLMT	*	2,000.00		
YELLOWSTONE LANDSCAPE INC							2,000.00	002631
6/10/26	00042	6/01/26	1191848 202606 320-53800-46000	JUN LANDSCAPE MAINTENANCE	*	11,186.00		
YELLOWSTONE LANDSCAPE INC							11,186.00	002632
6/17/26	00092	6/15/26	443806 202606 320-53800-52000	(100) ACCESS CARDS	*	525.00		
HI-TECH SYSTEM ASSOCIATES							525.00	002633
6/17/26	00082	6/14/26	242 202606 320-53800-48300	CLEANING WEEK - 06/08/26	*	400.00		

DRUN DEER RUN AMOSSING

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		6/14/26	242 202606 320-53800-48300	DEEP CLEANING FOR GRILLS	*	50.00		
				J&G COMMERCIAL CLEANING SERVICE LLC			450.00	002634
6/17/26	00056	5/31/26	325 202605 320-53800-12110	MAY FACILITY ATTENDANT	*	5,519.92		
				RIVERSIDE MANAGEMENT SERVICES, INC			5,519.92	002635
6/24/26	00127	6/10/26	0F616911 202606 320-53800-54000	EXTINGUISHER INSPECTION	*	78.68		
		6/10/26	0F616911 202606 320-53800-54000	FLAG SEAL/TEMPER IND	*	25.00		
		6/10/26	0F616911 202606 320-53800-54000	INSPECT EMERG LIGHTING	*	914.02		
		6/10/26	0F616911 202606 320-53800-54000	SERVICE CHARGE	*	175.00		
				CINTAS FIRE 636525			1,192.70	002636
6/24/26	00043	6/19/26	22493725 202604 310-51300-31100	APR ENGINEERING SERVICES	*	575.00		
		6/19/26	22493725 202605 310-51300-31100	MAY ENGINEERING SERVICES	*	1,050.00		
				DEWBERRY ENGINEERS INC.			1,625.00	002637
6/24/26	00082	6/21/26	243 202606 320-53800-48300	CLEANING WEEK - 06/15/26	*	400.00		
				J&G COMMERCIAL CLEANING SERVICE LLC			400.00	002638
6/24/26	00106	7/04/26	12420 202606 320-53800-59000	JULY 4TH POOL PARTY EVENT	*	300.00		
				MICHELLE MILLER			300.00	002639
6/24/26	00042	6/18/26	1199997 202605 320-53800-46300	MAY26 PALM PRUNING	*	1,767.00		
				YELLOWSTONE LANDSCAPE INC			1,767.00	002640
TOTAL FOR BANK A						107,406.89		
TOTAL FOR REGISTER						107,406.89		

DRUN DEER RUN AMOSSING

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/24/26	00007	6/05/26 16734	202606 600-53800-60000	MAIL KIOSK SOLAR LIGHTING	*	7,000.00	
				FIRST COAST ELECTRIC LLC			7,000.00 000017

TOTAL FOR BANK A						7,000.00	
TOTAL FOR REGISTER						7,000.00	

DRUN DEER RUN AMOSSING

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50296	13	BARBARA A DESANTIS	184.70	5/28/2026
50297	12	FRANKLIN D GATES	184.70	5/28/2026
50298	10	GARY D GARNER	184.70	5/28/2026
50299	15	GARY R MASTEN	.00	5/28/2026
50300	14	MELISSA TABARES	184.70	5/28/2026
TOTAL FOR REGISTER			738.80	

INVOICE

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

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



Bill to

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Invoice details

Invoice no.: 5993
Terms: Net 30
Invoice date: 04/25/2026
Due date: 05/25/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: MAY	1	\$1,800.00	\$1,800.00

Total \$1,800.00

Ways to pay

BANK

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

Approved
Pool Maintenance
001.320.53800.48000
Rich Gray

[View and pay](#)

RECEIVED

By Tara Lee at 3:20 pm, Apr 28, 2026

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/28/2026	15

Bill To
Deer Run CDD C/O GMS

Terms	Due Date
Net 30	5/28/2026

Description	Amount
Amortization Schedule Prepayment \$10,000 11-1-25	100.00
RECEIVED <i>By Tara Lee at 11:41 am, May 04, 2026</i>	

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



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

Invoice

Date
Invoice#

5/1/2026
111295616776

Terms	Net 20
Due Date	5/21/2026
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

OUR REMITTANCE ADDRESS HAS CHANGED. Physical payments will only be received at 1707 Townhurst Dr, Houston, TX 77043. Payments sent to any other address may experience delays. 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	\$1,639.57
WM-XPC Upgrade	XPC System Upgrade	1	ea	\$25.00

Subtotal \$1,664.57

Tax \$0.00

Total \$1,664.57

Approved
Pool Chemicals
001.320.53800.48100
Rich Gray

Amount Paid/Credit Applied \$0.00

Balance Due \$1,664.57

[Click Here to Pay Now](#)



RECEIVED

By Tara Lee at 12:11 pm, Apr 20, 2026



111295616776

USA TODAY CO.



ACCOUNT NAME		ACCOUNT #	INV DATE
Deer Run Comm Dev Dist		464637	04/30/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007690283	Apr 1- Apr 30, 2026	\$18.56	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$18.56	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: MAY 31, 2026
Deer Run Community Development District 219 E Livingston ST Orlando, FL 32801-1508	Legal Entity: USA TODAY 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@usatodayco.com	FEDERAL ID 47-2390983
--	-----------------------

Save A Tree! USA TODAY Co. 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
4/1/26	Balance Forward	\$232.52
4/16/26	PAYMENT - THANK YOU	-\$232.52

Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
4/15/26	12237500	DTB Flagler/ Palm Coast News Tribune	WORKSHOP 4/29		\$18.56

RECEIVED
By Tara Lee at 11:58 am, May 04, 2026

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 Service Fee 3.99% *Cash/Check/ACH Discount *Payment Amount by Cash/Check/ACH Payment Amount by Credit Card	\$18.56 \$0.74 -\$0.74 \$18.56 \$19.30
--	--	--

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Deer Run Comm Dev Dist		464637		0007690283		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$18.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18.56
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$19.30
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00004646370000000000000076902830000185667172

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
Katelyn Beach
Deer Run Community Development District
475 West Town Place
Suite 114
St. Augustine FL 32092

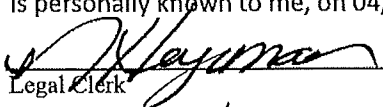
STATE OF WISCONSIN, COUNTY OF BROWN

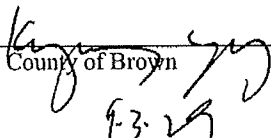
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Flagler/Palm Coast NEWS-TRIBUNE, published in Flagler County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website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

DTB news-journalonline.com 04/15/2026
DTB Palm Coast News Tribune 04/15/2026

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/15/2026


Legal Clerk


Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$18.56	
Tax Amount:	\$0.00	
Payment Cost:	\$18.56	
Order No:	12237500	# of Copies:
Customer No:	464637	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NOTICE OF WORKSHOP DEER RUN COMMUNITY DEVELOPMENT DISTRICT

A public workshop of one or more members of the Board of Supervisors of the Deer Run Community Development District will be held on Wednesday, April 29, 2026, at 6:30 p.m., located at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110. This workshop is will be held to discuss the Fiscal Year 2027 Proposed Budget. No final action will be taken at this Workshop. The Workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts.

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

**Matt Biagetti
District Manager**

4/15/2026

KONGMENG YANG
Notary Public
State of Wisconsin



INVOICE

INVOICE #	INVOICE DATE
1153928	5/1/2026
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: May 31, 2026

Invoice Amount: \$11,186.00

Description	Current Amount
Monthly Landscape Maintenance May 2026	\$11,186.00

Approved
Landscape Maintenance
001.320.53800.46000
Rich Gray

Invoice Total **\$11,186.00**

RECEIVED

By Tara Lee at 9:39 am, Apr 23, 2026

IN COMMERCIAL LANDSCAPING

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

PAYMENT COUPON

/4115006401063000160342180054290380000090200

1800542903 1 of 1

4,1,1500,640106,3000160342,1800542903,8,0000090200

Please mail this portion with your check

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

Cust. No.: 3000160342	Inv. No.: 1800542903
This Month's Charges	Amount Due
Past Due After	This Invoice
05/31/2026	\$ 902.00

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

FPL
General Mail Facility
Miami FL 33188-0001

RECEIVED

By Tara Lee at 3:18 pm, May 12, 2026

RECEIVED

MAY 11 2026

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: 1800542903

Invoice Date: 05/01/2026

4,1,1500,640106,3000160342,1800542903,8,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 3000160342 Invoice No: 1800542903

Description	Amount
PREMIUMLIGHTING	902.00
For Inquiries Contact: PREMIUM LIGHTING	Total Amount Due \$902.00 This Month's Charges Past Due After 05/31/2026

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



A Rentokil Company

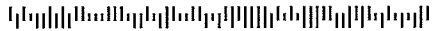
PO Box 13848
Reading, PA 19612-3848

PAYMENT REQUESTED FROM:

619 1 MB 0.672 4 Return Service Requested

Deer Run Cdd

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



SERVICE INVOICE

Invoice number:

95097138

Due date:

5/6/2026

Total due:

\$108.64

Bill To number:

2692782

Invoice date:

4/6/2026



Invoice

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

Page 1 of 1

INVOICE DETAILS

PEST CONTROL MAINTENANCE 105.48

Deer Run Cdd

501 Grand Reserve Dr

Bunnell, FL ON 4/6/2026

Environmental, Health and Safety Surcharge 3.16

Deer Run Cdd

501 Grand Reserve Dr

Bunnell, FL ON 4/6/2026

RECEIVED

By Tara Lee at 8:13 am, May 13, 2026

SUBTOTAL: \$108.64

TOTAL DUE: \$108.64

Approved
Natalie clem
5/12/2026
1.320.53800.48400

Payment Receipt. Please Return with Payment Remittance

Amount due: \$108.64

Payment due: 5/6/2026

To pay by phone call 386-673-0405.

Customer name:

DEER RUN CDD

Bill To number:

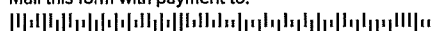
2692782

Invoice number:

95097138



Mail this form with payment to:



FLORIDA PEST CONTROL
PO BOX 740608
CINCINNATI OH 45274-0608

002692782000000000095097138000010864202605060001

LATE PAYMENT FEE INFORMATION

In the event that full payment is past due, a late payment fee will be added to the unpaid late balance. The late payment fee is equal to 1.5% per month (18% annual rate) of the unpaid late balance, or such lesser amount as may be the maximum amount permitted by law. This late payment fee will appear on the monthly statement. A minimum late charge of \$1.00 may be imposed.

ENVIRONMENTAL, HEALTH & SAFETY SURCHARGE INFORMATION

Company incurs significant costs to create sustainable practices to ensure the safety, health, and well-being of its employees, as well as the public and environment as a whole. As such, Company reserves the right to add an Environmental, Health & Safety surcharge, in addition to Customer's standard service fees, to Customer's Invoice(s) to offset these costs and promote consistent, sustainable safety-and-health-conscious practices. The surcharge may be adjusted per invoice, as determined necessary by Company.



PO Box 13848
Reading, PA 19612-3848

SERVICE INVOICE

Invoice number:

96778602

Due date:

5/30/2026

Total due:

\$108.64

Bill To number:

2692782

Invoice date:

4/30/2026

RECEIVED

MAY 11 2026

PAYMENT REQUESTED FROM:

634 1 MB 0.672 4 Return Service Requested

DEER RUN CDD

6200 Lee Vista Blvd Ste 300

Attn Indhira Araujo

Orlando, FL 32822-5149



Invoice

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

Page 1 of 1

INVOICE DETAILS

PEST CONTROL MAINTENANCE

Deer Run Cdd

501 Grand Reserve Dr

Bunnell, FL ON 4/30/2026

105.48

Environmental, Health and Safety Surcharge

Deer Run Cdd

501 Grand Reserve Dr

Bunnell, FL ON 4/30/2026

3.16

RECEIVED

By Tara Lee at 8:08 am, May 13, 2026

SUBTOTAL:

\$108.64

TOTAL DUE:

\$108.64

Payment Receipt. Please Return with Payment Remittance

Amount due: \$108.64

Payment due: 5/30/2026

To pay by phone call 386-673-0405.

Customer name:

DEER RUN CDD

Bill To number:

2692782

Invoice number:

96778602

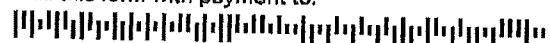
Approved
Natalie clem

5/12/2026

1.320.53800.48400



Mail this form with payment to:



FLORIDA PEST CONTROL

PO BOX 740608

CINCINNATI OH 45274-0608

0026927820000000000096778602000010864202605300000

Governmental Management Services, LLC

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

Invoice

Invoice #: 18

Invoice Date: 5/1/26

Due Date: 5/1/26

Case:

P.O. Number:

Bill To:

Deer Run CDD
9145 Narcoossee Rd
Suite A206
Orlando FL 32827

Description	Hours/Qty	Rate	Amount
Management Fees - May 2026		3,352.17	3,352.17
Website Administration - May 2026		60.75	60.75
Information Technology - May 2026		106.67	106.67
Dissemination Agent Services - May 2026		218.75	218.75
Office Supplies		0.81	0.81
Postage		19.98	19.98
Copies		109.35	109.35
Telephone		14.04	14.04
		Total	\$3,882.52
		Payments/Credits	\$0.00
		Balance Due	\$3,882.52

RECEIVED**By Tara Lee at 10:26 am, May 07, 2026**



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 441709
Invoice Date: 05/01/2026
Completed: 05/03/2026
Terms: Due On Receipt
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

Approved
Natalie Clem
5/6/2026
1.320.53800.51000

RECEIVED
By Tara Lee at 9:07 am, May 07, 2026

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

INVOICE

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

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.: 991503
Terms: Net 30
Invoice date: 05/10/2026
Due date: 06/09/2026

RECEIVED

By Tara Lee at 8:20 am, May 11, 2026

#	Service Date	Product/service	Description	Qty	Rate	Amount
1.		Pond Maintenance		1	\$2,118.93	\$2,118.93

Total

\$2,118.93

Ways to pay

BANK

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 \$

Approved
Pond Maintenance
001.320.53800.47000
Rich Gray

Note to customer

Thank you for your business!!

[View and pay](#)

Invoice

236

5/4/2026

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 4/27	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



Approved
Natalie Clem
5/6/2026
1.320.53800.48300

RECEIVED

By Tara Lee at 9:08 am, May 07, 2026

Invoice

237

5/12/2026

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 5/4	400.00
Deep cleaning for grills	50.00
Total Due:	450.00

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 3:21 pm, May 12, 2026



Approved
Natalie Clem
5/12/2026
1.320.53800.48300

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

Invoice

Invoice #: 321
Invoice Date: 4/30/2026
Due Date: 4/30/2026
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 April 2026	93.14	28.00	2,607.92
<i>Alison Mossing</i> <i>5-13-26</i>			
Total			\$2,607.92
Payments/Credits			\$0.00
Balance Due			\$2,607.92

RECEIVED

By Tara Lee at 9:48 am, May 13, 2026

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.

Facility Attendant

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
93.14	Facility Attendant	\$ 28.00	\$ 2,607.92

Covers Period: April 2026

GL # 001.320.53800.12110

TOTAL DUE:

\$ 2,607.92

DEER RUN COMMUNITY DEVELOPMENT DISTRICT
RIVERSIDE MANAGEMENT SERVICES, INC.
FACILITY ATTENDANT BILLABLE HOURS
FOR THE MONTH OF APRIL 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/2/26	6.48	C.P.	Assisted with planning, completed daily checklist
4/3/26	4.3	C.P.	Assisted with planning, completed daily checklist
4/4/26	5.07	P.B.	Easter Event - set up, assist and clean up
4/4/26	5.33	C.P.	Easter Event - set up, assist and clean up
4/7/26	4.58	C.P.	Assisted with planning, completed daily checklist
4/10/26	0.73	P.B.	Assisted with planning, completed daily checklist
4/10/26	2.87	C.P.	Family Bingo - set up, assist and clean up
4/13/26	8.58	C.P.	Assisted with planning, completed daily checklist
4/15/26	3.35	P.B.	Assisted with planning, completed daily checklist
4/15/26	5.3	C.P.	Assisted with planning, completed daily checklist
4/17/26	6.02	C.P.	Assisted with planning, completed daily checklist
4/18/26	1.02	C.P.	Assisted with planning, completed daily checklist
4/20/26	5.23	C.P.	Assisted with planning, completed daily checklist
4/21/26	5.2	C.P.	Assisted with planning, completed daily checklist
4/23/26	3.12	C.P.	Assisted with planning, completed daily checklist
4/24/26	5.72	C.P.	Assisted with planning, completed daily checklist
4/24/26	3.96	C.P.	Paint Night - set up, assist and clean up
4/25/26	6.2	C.P.	Assisted with planning, completed daily checklist
4/27/26	4.28	C.P.	Assisted with planning, completed daily checklist
4/29/26	5.8	C.P.	Assisted with planning, completed daily checklist
GRAND TOTAL	<u>93.14</u>		

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

Invoice

Invoice #: 320
Invoice Date: 5/1/2026
Due Date: 5/1/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - May 2026		6,935.67	6,935.67
1.320.53800.1200 - Field Management - Deer Run - May 2026		3,333.33	3,333.33
Alison Moring 5-6-26			

RECEIVED
By Tara Lee at 9:05 am, May 07, 2026

Total	\$10,269.00
Payments/Credits	\$0.00
Balance Due	\$10,269.00

Invoice

234

4/19/2026

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 4/13	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

Approved

Natalie Clem

5/18/2026

1.320.53800.48300



RECEIVED

By Tara Lee at 2:05 pm, May 24, 2026

Invoice

239

5/24/2026

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 5/18	400.00
Total Due:	400.00

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

Thank you,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

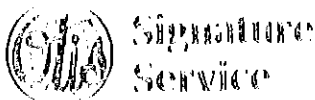
Palm Coast FL, 32164



Approved
Natalie Clem
5/26/2026
1.320.53800.48300

RECEIVED

By Tara Lee at 12:19 pm, May 26, 2026



INVOICE

Page 1 of 2

CUSTOMER NO.: 59688227
DATE: 4/30/2026
INVOICE NO.: F10000276349

GRAND RESERVE AMENITY CEN
DUE: 8/30/2026
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

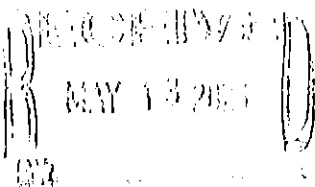
Letter of explanation enclosed within

\$175.00

Approved
Natalie Clem
5/13/2026
1.330.57200.49200

RECEIVED

By Tara Lee at 12:06 pm, May 13, 2026



NET SERVICE CONTRACT AMOUNT

\$175.00

Sales Tax

\$0.00

TOTAL SERVICE CONTRACT AMOUNT DUE

\$175.00

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

OTISLINED: 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

AB 01 004481 16166 H 18 A



DEER RUN

475 West Town Place

Suite 114

St Augustine FL 32092

CUSTOMER NO.:

59688227

DATE:

4/30/2026

INVOICE NO.:

F10000276349

TOTAL SERVICE CONTRACT AMOUNT:

\$175.00

MAKE CHECK PAYABLE TO:

Otis Elevator Company
PO Box 730400
Dallas TX 75373-0400



F10000276349 0000017500 2

Invoice

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

Description	Hours/Qty	Rate	Amount
Special Events Supplies - Special Events ending 5/5/26		502.94	502.94
Special Events 1.320.53800.59000			
Alison Morning 5-18-26			
Total			\$502.94
Payments/Credits			\$0.00
Balance Due			\$502.94

RECEIVED
By Tara Lee at 2:11 pm, May 24, 2026

SPECIAL EVENTS

Period Ending 5/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	4/1/26	Craft Night	Sculpting Tools	39.04	N.C.
	4/1/26	Craft Night	Air Dry Modeling Clay Terra Cotta	28.61	N.C.
	4/1/26	Craft Night	Wooden Rolling Pins	22.98	N.C.
	4/1/26	Craft Night	Air Dry Modeling Clay White	27.65	N.C.
	4/1/26	Craft Night	Artificial Tropical Leaves	17.24	N.C.
	4/1/26	Craft Night	Air Dry Modeling Clay Gray	28.87	N.C.
	4/2/26	Bingo	Bingo Prizes	23.00	N.C.
	4/2/26	Bingo	Bingo Prizes	23.00	N.C.
	4/2/26	Bingo	Bingo Prizes	23.71	N.C.
	4/3/26	Easter Bash	Table Cover	13.80	N.C.
	4/3/26	Craft Night	Table Cover	3.46	N.C.
	4/3/26	Easter Bash	Easter Basket	5.18	N.C.
	4/3/26	Easter Bash	Cookies	65.06	N.C.
	4/6/26	Yard Sale	Number Stickers	10.01	N.C.
	4/9/26	Family Bingo	Bingo Prizes	51.75	N.C.
	4/9/26	Family Bingo	Snacks	16.74	N.C.
	4/9/26	Yard Sale	Reflective Letters	7.88	N.C.
	4/11/26	Craft Night	Beads	31.26	N.C.
	4/14/26	Events	Popcorn Butter	4.69	N.C.
	4/14/26	Events	Oil	8.04	N.C.
	4/14/26	Events	Popcorn	8.04	N.C.
	4/16/26	Craft Night	Paper Bowls and Plates	9.78	N.C.
	4/16/26	Craft Night	Work Mats	31.63	N.C.
	4/16/26	Craft Night	Knives	4.31	N.C.
	4/16/26	Craft Night	Plastic Table Covers	8.63	N.C.
				TOTAL	<u>\$502.94</u>

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

Invoice

Invoice #: 323
Invoice Date: 5/14/2026
Due Date: 6/14/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2026	121.47	40.00	4,858.80
Maintenance Supplies		2,173.78	2,173.78
Approved Facilities Maintenance 001.320.53800.50000-\$3,250.00			
Amenities Repair & Maintenance 001.320.53800.54000-\$2,500.00			
Fitness Center Repairs & Maintenance 001.320.53800.56000-\$300.00			
Pool Repairs & Maintenance 001.320.53800.55000-\$532.58			
Office Supplies 001.320.53800.57000-\$200.00			
Operating Supplies 001.320.53800.53000-\$250.00			
Rich Gray			
Alison Moring 5-18-26			

Total \$7,032.58

Payments/Credits \$0.00

Balance Due \$7,032.58

RECEIVED

By Tara Lee at 2:06 pm, May 24, 2026

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF APRIL 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/26	8.22	M.C.	Worked on lounge chairs and put on new slings, painted some parts on the sign at the amenity center, straightened and organized pool deck chairs, tables and umbrellas, removed debris around amenity center, lakes and entrances, checked and changed trash receptacles
4/2/26	8.88	M.C.	Hung outside televisions on second floor fire place area, finished painting amenity center sign, cleaned brushes, straightened and organized pool deck chairs, tables and umbrellas in the grill area, continued touch up painting in the outdoor patio area
4/6/26	8.32	M.C.	Picked up supplies for painting and working on pickleball latch, super glued the top of the creamers and laid down five reflective and grit filled 3M peel and stick on the stairs behind the grills, straightened and organized pool deck chairs, tables and umbrellas, checked and changed trash receptacles
4/7/26	6	M.C.	Fixed another lounge chair that was broken on the side, cleaned up a spill in the kitchen area, moved table on second floor into the storage area as it was marking up the wall, straightened and organized pool deck chairs, tables and umbrellas
4/8/26	8.05	M.C.	Painted door by second floor fire place, assisted putting easter items away in a new storage container, straightened and organized pool deck chairs, tables and umbrellas
4/9/26	8.07	M.C.	Worked on pickleball gate latch and almost done with preparation, straightened and organized chairs and tables on pool deck, removed debris around amenity center, pool deck, parking lot, courts and roadways, took trash receptacles out to curb and returned after picked up
4/10/26	1.75	M.C.	Reslocked coffee, straightened and organized pool deck tables, chairs and umbrellas
4/13/26	9.52	M.C.	Removed all grate edge draining covers and put them back down minimizing the distance in between them, cleaned grates where they locked in place so secured them and re-screwed them down, straightened and organized pool deck chairs, tables and umbrellas, removed debris around amenity center, pool deck, courts, parking lot and roadways, checked and changed all trash receptacles
4/16/26	8.05	M.C.	Had necessary keys copied and purchased paint for sign and columns on second floor, straightened and organized pool deck chairs, tables and umbrellas, removed debris around amenity center, pool deck, courts, parking lot, roadways and both one and one hundred entrance and exits
4/17/26	5.25	M.C.	Replaced two worn out umbrellas with two new ones, screwed in grates to secure to drain, latch for pickleball court number three has been replaced and also spray painted black, assisted digging out outlet to give power for pickleball courts, straightened and organized pool deck chairs, tables and umbrellas
4/20/26	8.3	M.C.	Painted front entry door and decorative windows at amenity center, straightened and organized pool deck chairs, tables and umbrellas, found one broken umbrella, checked and changed all trash receptacles
4/21/26	4.32	M.C.	Changed out broken umbrella for a new one, dumped all pool pack trash in container with old bathroom mats that were no longer usable, straightened and organized pool deck and patio furniture
4/22/26	8.32	M.C.	Zip-tied first gate door on pickleball court, painted outdoor trim and gloss on door where needed, painted island club sign trim and painted posts, painted bocce ball sign white, replaced hardware on amenity center sign the stainless steel lag bolts, hung new clock, straightened and organized pool deck chairs, tables and umbrellas
4/23/26	5	M.C.	Cleared out pool pack torn rubber mats, cleaned doors leading to pool, walked around all ponds following the path, removed debris around ponds, roadways and from one to one hundred, straightened and organized pool deck chairs, tables and umbrellas
4/27/26	6.65	M.C.	Reopened pool deck bathrooms and removed signs, broken lounge chair has been repaired and placed back on the deck, started painting door leading to grill area and trim around the window and door frame, straightened and organized pool deck chairs, tables and umbrellas
4/29/26	8.62	M.C.	Painted three no parking signs, started painting signs on Fairway court, went to post office to picked up boxes, straightened and organized pool deck chairs, tables and umbrellas, removed debris around amenity center, pool deck and courts, checked and changed trash receptacles
4/30/26	8.15	M.C.	Straightened and organized pool deck chairs, tables and umbrellas, collected pool noodles and put them back in the closet, moved chairs and tables back in place from board meeting last night, used spider cobweb duster and removed all the webs, Fairway Court no parking signs have all been painted white

TOTAL 121.47

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 5/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	3/23/26	Multifold Paper Towels	73.21	N.C.
	3/31/26	Amazon Prime Membership	17.24	N.C.
	4/6/26	Kneeling Pad	19.41	N.C.
	4/6/26	Reflective Stair Strips	45.89	N.C.
	4/6/26	Broom	13.77	N.C.
	4/6/26	Nabber Grabber Tool	22.97	N.C.
	4/6/26	Brushes	63.63	N.C.
	4/6/26	Box Lock	5.73	N.C.
	4/6/26	Luck Nut	1.81	N.C.
	4/6/26	Hex Bolt	5.11	N.C.
	4/6/26	Pelican Liner	5.49	N.C.
	4/6/26	Pelican Pail	12.05	N.C.
	4/6/26	4X1/4 in woven minl 6pk	27.53	N.C.
	4/6/26	Super Glue	9.75	N.C.
	4/6/26	Lock Washer	1.41	N.C.
	4/6/26	Garage Kit	18.37	N.C.
	4/6/26	Work Gloves	15.46	N.C.
	4/6/26	Hardware for Pickleball Gate	4.49	N.C.
	4/6/26	Storage Bin	28.73	N.C.
	4/6/26	Small Washer Line	0.41	N.C.
	4/9/26	Air Duster	10.33	N.C.
	4/9/26	Reflective Cones	133.26	N.C.
	4/9/26	Threadlocker	9.18	N.C.
	4/10/26	Water Delivery	69.54	N.C.
	4/13/26	Coffee	39.30	N.C.
	4/13/26	Outdoor Wall Clock	32.19	N.C.
	4/13/26	Coffee Cups	24.14	N.C.
	4/14/26	BBQ Grill Cleaner	29.88	N.C.
	4/14/26	Pool Handrail Covers	96.57	N.C.
	4/14/26	Bulletin Board for Grill Area	86.24	N.C.
	4/14/26	Pool Handle Covers	91.98	N.C.
	4/15/26	Coffee Stir Sticks	11.49	N.C.
	4/15/26	Outdoor Umbrellas (3)	148.32	N.C.
	4/16/26	Keys	27.53	N.C.
	4/16/26	Paint	85.05	N.C.
	4/16/26	Pan Head Screws	3.61	N.C.
	4/17/26	Snow Cone Cups	24.14	N.C.
	4/20/26	Outdoor Wall Clock	86.46	N.C.
	4/20/26	Sign Up Genius	34.49	N.C.
	4/21/26	Constant Contact Monthly Fee	99.73	N.C.
	4/21/26	Flower Pots	57.45	N.C.
	4/21/26	Key ID Tags	6.88	N.C.
	4/21/26	Key Rings	7.52	N.C.
	4/21/26	Garden Hose (2)	196.83	M.C.
	4/21/26	42 Gallon Trash Bags 50ct	36.88	M.C.
	4/21/26	Flat Washer (2)	0.84	M.C.
	4/21/26	Loctite	15.97	M.C.
	4/21/26	Pro Nylon 2.0 THN AGL	17.80	M.C.
	4/21/26	Lag Screws (2)	5.66	M.C.
	4/21/26	Behr MQ1 3453 SG DEEP 112oz Paint	75.04	M.C.
	4/21/26	Behr MQE 5454 SG MED 120oz Paint	87.34	M.C.
	4/21/26	Behr MQE 4450 Flat UPW 128oz Paint	82.42	M.C.
	4/21/26	3.0 IN Woven Tint Trim Kit	4.28	M.C.
	4/22/26	Cable Ties 100pk	20.30	M.C.
	5/4/26	Pelican Liner 3pk (2)	11.73	M.C.
	5/4/26	1.5 Flat Bristle Brush (3)	11.01	M.C.

TOTAL \$2,173.78



INVOICE

Invoice #	Invoice Date
1177357	5/21/2026
Terms	Payment Due
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:** June 20, 2026**Invoice Amount:** \$13,865.00

Description	Estimated Amount
-------------	------------------

Amenity Center Landscape Proposal (Option 2) 2-26

Landscape Enhancement	\$13,865.00
-----------------------	-------------

Approved
Landscape Contingency
001.320.53800.46100
Rich Gray

Invoice Total \$13,865.00**RECEIVED****By Tara Lee at 9:49 am, May 26, 2026**

001.320.53800.46100

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



INVOICE

ACCOUNT #	INVOICE DATE
1177358	5/21/2026
TERMS	PAYMENT
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: June 20, 2026

Invoice Amount: \$3,250.00

Description	Amount
-------------	--------

Amenity Center Mulch Installation 3-26

Mulch Install	\$3,250.00
---------------	------------

Approved
Mulch
001.320.53800.46001
Rich Gray

Invoice Total **\$3,250.00**

RECEIVED

By Tara Lee at 9:50 am, May 26, 2026

PAID BY DEPOSIT TO THE ACCOUNT OF YELLOWSTONE LANDSCAPE

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

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

Ship to

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Invoice details

Invoice no.: 6391
Terms: Net 30
Invoice date: 05/25/2026
Due date: 06/24/2026

#	Product or service	Description	Qty	Rate	Amount
1.	TILE SOAP	PER GAL	1	\$76.45	\$76.45

Total \$76.45

Ways to pay

VISA  DISCOVER  AM EX BANK  PayPal VENMO

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

Approved
Pool Maintenance
001.320.53800.48000
Rich Gray

[View and pay](#)

RECEIVED

By Tara Lee at 11:08 am, May 28, 2026

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

Ship to

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Invoice details

Invoice no.: 6239
Terms: Net 30
Invoice date: 05/25/2026
Due date: 06/24/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JUNE	1	\$1,800.00	\$1,800.00

Total **\$1,800.00**

Ways to pay

BANK

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

Approved
Pool Maintenance
001.320.53800.48000
Rich Gray

[View and pay](#)

RECEIVED
By Tara Lee at 11:07 am, May 28, 2026

Invoice

240

5/31/2026

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
----------------	-------------

Week of 5/25	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



Approved
Natalie Clem
6/1/2026
1.320.53800.48300

RECEIVED

By Tara Lee at 10:12 am, Jun 01, 2026



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

Invoice

Date
Invoice#

6/1/2026
111295617073

Terms	Net 20
Due Date	6/21/2026
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

OUR REMITTANCE ADDRESS HAS CHANGED. Physical payments will only be received at 1707 Townhurst Dr, Houston, TX 77043. Payments sent to any other address may experience delays. 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	\$1,639.57
WM-XPC Upgrade	XPC System Upgrade	1	ea	\$25.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$40.99

Approved	Subtotal	\$1,705.56
Pool Chemicals	Tax	\$0.00
001.320.53800.48100	Total	\$1,705.56
Rich Gray	Amount Paid/Credit Applied	\$0.00
	Balance Due	\$1,705.56

[Click Here to Pay Now](#)



RECEIVED

By Tara Lee at 10:43 am, May 26, 2026



111295617073



1707 Townhurst Drive
Houston, Texas 77043
800.858.7665
www.poolsure.com

05/18/2026

Dear Valued Customer,

As part of our ongoing commitment to maintaining consistent service levels and avoiding mid-year rate increases, we have worked diligently to absorb the majority of rising fuel costs since February. However, due to continued increases in operating fuel expenses, effective June 1st, 2026, Poolsure will implement a minor temporary fuel surcharge on deliveries and monthly water management/maintenance invoices.

This adjustment is necessary to help maintain the reliable service, responsiveness, and support our customers expect from our team.

Please know this surcharge is strictly temporary and will be removed as fuel costs stabilize.

We sincerely appreciate your continued trust, partnership, and understanding.

Sincerely,

A handwritten signature in black ink, appearing to read "Vincent Flaviani".

Vincent Flaviani
Vice President of Sales

Check Approval Form

Date:	June 10, 2026	
District:	Deer Run	
Fund Code:	I Bank A	
Beginning Check #:	2626	
Ending Check #:	2632	
Total Amount of Checks:	\$ 30,082.04	New Balance
Balance in Account***:	\$ 37,253.50	\$ 7,171.46
Recent Deposits:		
Prepared by:	Tara Lee	
Signature:	Tara Lee	
Approved by:	Matt Biagetti	
Signature:		

***Wire transfer from State Board have been verified prior to submitting check approval form.

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 19
Invoice Date: 6/1/26
Due Date: 6/1/26

Bill To:
Deer Run CDD
9145 Narcoossee Rd
Suite A206
Orlando FL 32827

Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - June 2026		3,352.17	3,352.17
Website Administration - June 2026		60.75	60.75
Information Technology - June 2026		106.67	106.67
Dissemination Agent Services - June 2026		218.75	218.75
Office Supplies		0.51	0.51
Postage		81.14	81.14
Copies		110.40	110.40
Telephone		3.80	3.80

RECEIVED
By Tara Lee at 2:22 pm, Jun 09, 2026

Total \$3,934.19

Payments/Credits \$0.00

Balance Due \$3,934.19



Tallahassee, FL 32308
2498 Centerville Rd.

Bill to:

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

Invoice #: 443303
Invoice Date: 06/01/2026
Completed: 06/02/2026
Terms: Due On Receipt
Bid#:

475 West Town Place

HiTechFlorida.com

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
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

Approved
Natalie Clem
6/3/2026
1.320.53800.51000

RECEIVED

By Tara Lee at 11:54 am, Jun 03, 2026

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.

Total	\$320.92
Payments	\$0.00

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

INVOICE

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

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.: 992117
Terms: Net 30
Invoice date: 06/10/2026
Due date: 07/10/2026

Approved
Lake Maintenance
001.320.53800.47000
Rich Gray

#	Service Date	Product/service	Description	Qty	Rate	Amount
1.		Pond Maintenance		1	\$2,118.93	\$2,118.93

Total **\$2,118.93**

Ways to pay

BANK

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!!

[View and pay](#)

RECEIVED

By Tara Lee at 7:52 am, Jun 10, 2026

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

Invoice

Invoice #: 324
Invoice Date: 6/1/2026
Due Date: 6/1/2026
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 - June 2026		6,935.67	6,935.67
1.320.53800.1200 - Field Management - Deer Run - June 2026		3,333.33	3,333.33
Alison Moring 6-9-26			

RECEIVED

By Tara Lee at 7:50 am, Jun 10, 2026

Total \$10,269.00

Payments/Credits \$0.00

Balance Due \$10,269.00

USA TODAY CO.



ACCOUNT NAME		ACCOUNT #	INV DATE
Deer Run Comm Dev Dist		464637	05/31/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007734017	May 1- May 31, 2026	\$253.00	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$253.00	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: JUNE 30, 2026
Deer Run Community Development District 219 E Livingston ST Orlando, FL 32801-1508	Legal Entity: USA TODAY 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@usatodayco.com

FEDERAL ID 47-2390983

Save A Tree! USA TODAY Co. 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
5/1/26	Balance Forward	\$18.56
5/11/26	PAYMENT - THANK YOU	-\$18.56

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/13/26	12272799	DTB Daytona Beach News-Journal	12272799		\$228.00
5/13/26-5/20/26	12324911	DTB Flagler/ Palm Coast News Tribune	Deer Run - Notice of Qualifying Period 2026 GE		\$25.00

RECEIVED**By Tara Lee at 11:54 am, Jun 03, 2026**

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	\$253.00
Service Fee 3.99%	\$10.09
*Cash/Check/ACH Discount	-\$10.09
*Payment Amount by Cash/Check/ACH	\$253.00
Payment Amount by Credit Card	\$263.09

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Deer Run Comm Dev Dist		464637		0007734017		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$253.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$253.00
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$263.09
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00004646370000000000000077340170002530067172

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

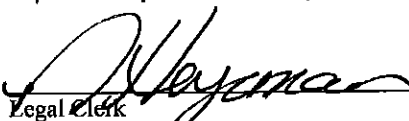
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The News-Journal, published in Volusia and Flagler Counties, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Volusia and Flagler Counties, Florida, or in a newspaper by print in the issues of, on:

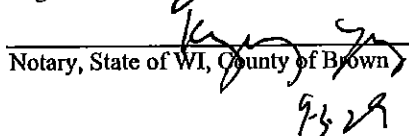
DTB Daytona Beach News-Journal 05/13/2026
DTB news-journalonline.com 05/13/2026

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/13/2026



Legal Clerk



Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$228.00	
Tax Amount:	\$0.00	
Payment Cost:	\$228.00	
Order No:	12272799	# of Copies:
Customer No:	464637	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

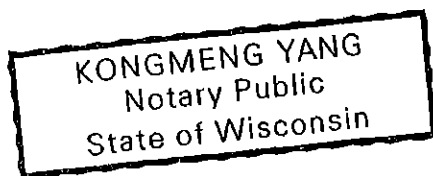
NOTICE OF MEETING DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors (the "Board") of the Deer Run Community Development District is scheduled to be held on **Wednesday, May 27, 2026 at 6:30 p.m.** located at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

Each person who decides to appeal any action taken at this meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
NT#12272799 5/13/2026



USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katelyn Beach
Katelyn Beach
Deer Run Community Development District
475 West Town Place
Suite 114
St. Augustine FL 32092

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:

DTB news-journalonline.com 05/13/2026
DTB Palm Coast News Tribune 05/20/2026

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/20/2026

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:	12324911	# of Copies:
Customer No:	464637	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Deer Run Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Flagler County Supervisor of Elections located at 1769 E Moody Blvd., #101, Bunnell, Florida 32110, Phone (386) 313-4170. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Flagler County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Deer Run Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Flagler County Supervisor of Elections.

12324911 5/13/2026 11

KONGMENG YANG
Notary Public
State of Wisconsin



INVOICE

Invoice #	Invoice Date
1195869	6/9/2026
Terms	Payment Method
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: July 9, 2026

Invoice Amount: \$2,000.00

Invoice Description	Amount
---------------------	--------

Freeze Damaged Plant Material Replacement 5-26

Landscape Enhancement \$2,000.00

Approved
Landscape Contingency
001.320.53800.461000
Rich Gray

Invoice Total \$2,000.00

RECEIVED

By Tara Lee at 2:24 pm, Jun 09, 2026

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



INVOICE

Invoice #	Invoice Date
1191848	6/1/2026
Terms	Payment Method
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: July 1, 2026

Invoice Amount: \$11,186.00

Description	Invoice Amount
Monthly Landscape Maintenance June 2026	\$11,186.00

Approved
Landscape Maintenance
001.320.53800.46000
Rich Gray

Invoice Total \$11,186.00

RECEIVED

By Tara Lee at 7:46 am, Jun 05, 2026

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



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

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

Approved
Natalie Clem
6/15/2026
1.320.53800.52000

Invoice #: 443806
Invoice Date: 06/15/2026
Completed: 06/15/2026
Terms: Due On Receipt
Bid#: 0
Job: 10541-1

475 West Town Place

RECEIVED

By Tara Lee at 7:54 am, Jun 16, 2026

HiTechFlorida.com

Description	Qty	Rate	Amount
Grand Reserve Island Club Amenity Center - 501 Grand Reserve Dr, Bunnell, FL			
Shipping and Handling	1.00	\$30.00	30.00
CDVI-CS Proxy Card	100.00	\$4.95	495.00
Sales Tax			0.00

Tech Resolution Note:

Access

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

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

Total	\$525.00
Payments	\$0.00
Balance Due	\$525.00

Invoice

242

6/14/2026

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 6/08	400.00
Deep Clean for Grills	50.00
Total Due:	450.00

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



Approved
Natalie Clem
6/15/2026
1.320.53800.48300

RECEIVED

By Tara Lee at 10:37 am, Jun 15, 2026

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

Invoice

Invoice #: 325
Invoice Date: 5/31/2026
Due Date: 5/31/2026
Case:
P.O. Number:

Bill To:
Deer Run CDD
475 West Town Place, Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Attendant through May 2026 001.320.53800.12110	197.14	28.00	5,519.92
Alison Mossing 6-15-26			

RECEIVED

By Tara Lee at 10:36 am, Jun 15, 2026

Total	\$5,519.92
Payments/Credits	\$0.00
Balance Due	\$5,519.92

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

**RIVERSIDE MANAGEMENT SERVICES, INC.
Facility Attendant**

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
197.14	Facility Attendant	\$ 28.00	\$ 5,519.92

Covers Period: May 2026

GL # 001.320,53800,12110

TOTAL DUE:

\$ 5,519.92

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT
RIVERSIDE MANAGEMENT SERVICES, INC.
FACILITY ATTENDANT BILLABLE HOURS
FOR THE MONTH OF MAY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/5/26	4.63	C.P.	Assisted with planning, completed daily checklist
5/7/26	5.53	C.P.	Assisted with planning, completed daily checklist
5/8/26	5.72	C.P.	Assisted with planning, completed daily checklist
5/8/26	3.46	C.P.	Family Bingo - set up, assist and clean up
5/11/26	7.77	C.P.	Craft Night - set up, assist and clean up
5/11/26	5.52	K.R.	Assisted with planning, completed daily checklist
5/14/26	5.05	C.P.	Assisted with planning, completed daily checklist
5/15/26	6.28	C.P.	Assisted with planning, completed daily checklist
5/18/26	1.6	C.P.	Assisted with planning, completed daily checklist
5/19/26	9.22	C.P.	Assisted with planning, completed daily checklist
5/20/26	8.12	C.P.	Assisted with planning, completed daily checklist
5/21/26	7.65	C.P.	Assisted with planning, completed daily checklist
5/22/26	8.6	C.P.	Assisted with planning, completed daily checklist
5/23/26	6.23	M.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
5/23/26	6	P.B.	Assisted with planning, completed daily checklist
5/23/26	5.4	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
5/24/26	6.43	M.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
5/24/26	6.35	P.B.	Assisted with planning, completed daily checklist
5/24/26	5.75	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
5/25/26	8.82	M.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
5/25/26	8.87	P.B.	Assisted with planning, completed daily checklist
5/25/26	5.6	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
5/27/26	9.57	C.P.	Assisted with planning, completed daily checklist
5/29/26	4.25	P.B.	Paint Night - set up, assist and clean up
5/29/26	4.33	M.B.	Paint Night - set up, assist and clean up
5/29/26	5.72	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
5/29/26	5	C.E.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
5/30/26	6.35	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
5/30/26	5.43	M.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
5/30/26	5.33	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
5/31/26	7.43	M.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
5/31/26	5.13	C.E.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
GRAND TOTAL	<u><u>197.14</u></u>		

Service Receipt

Location: CINTAS FIRE 636525
LOC: 00F61
Route: 04
Acct#: 29778
Acct zip: 321103430

Receipt No: 0F61691136
Receipt Date: 06/10/2026
Payment Term: NET 10 DAYS
Customer No: 29778
Receipt Type: CHG-S
PO Number:
Service Visit No: 12283152

Remit To:
CINTAS FIRE 636525
P.O. BOX 636525,
CINCINNATI, OH 452636525
9045627000

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

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

Approved
Natalie Clem
6/17/2026
1.320.53800.54000

RECEIVED
By Tara Lee at 3:43 pm, Jun 17, 2026

Item	Qty	Description	Unit Price	Net Amount	Tax
IN	4	INSPECTION, EXTINGUISHER ANNUAL	19.67	78.68	Y
EESEAL	4	FLAG SEAL/TAMPER INDICATOR	6.25	25.00	Y
INEL	23	INSPECTION EMERGENCY LIGHTING COMPREHENSIVE INSP	39.74	914.02	Y
SC	1	Service Charge	175.00	175.00	Y

Sub Total: 1192.70

Tax: 0.00

Total: 1192.70

Amount

Received: 0.00

Please pay ==>

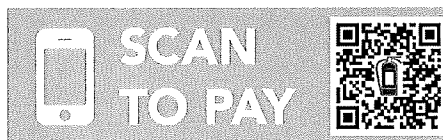
Balance Due: 1192.70

Work Authorized By: Natalie Clem
Work Signed By: Natalie Clem

Work Performed By: LeClair, Timothy
Date Completed: 06/10/2026

Natalie Clem

Signature: X_____



Service Receipt

Location: CINTAS FIRE 636525
LOC: 00F61
Route: 04
Acct#: 29778
Acct zip: 321103430

Receipt No: 0F61691136
Receipt Date: 06/10/2026
Payment Term: NET 10 DAYS
Customer No: 29778
Receipt Type: CHG-S
PO Number:
Service Visit No: 12283152

Remit To:
CINTAS FIRE 636525
P.O. BOX 636525,
CINCINNATI, OH 452636525
9045627000

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

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

CINTAS FIRE PROTECTION

#98454000012007

#98452300012007

#502087000199

BY SIGNING THIS DOCUMENT, I HEREBY REPRESENT I
HAVE THE AUTHORITY TO ENTER INTO THIS CONTRACT

ON BEHALF OF MY EMPLOYER.

PLEASE PAY FROM THIS INVOICE

WE ACCEPT VISA/MC/AMEX AND DISCOVER

TO MAKE PAYMENT BY PHONE:

570.891.0476

Fire Protection Service Report

CINTAS FIRE 636525 JACKSONVILLE, FL 455692408

Cintas is your single source for all your fire protection needs - www.cintas.com. Fire Extinguishers - Fire Alarms - Sprinkler Systems - Emergency & Exit Lighting - Kitchen Suppression Systems - Special Hazards Suppression Systems

CUSTOMER INFORMATION

DEER RUN CDC	29778	SERVICE DATE: 06/10/2026		
501 GRAND RESERVE DR	BUNNELL	FL	321103430	
	FIRE TECHNICIAN: LeClair, Timothy			
SERVICED BY: LeClair, Timothy		ACCEPTED BY: Natalie Clem		

PORTABLE EQUIPMENT - SERVICED: (4)

EQUIPMENT-SERVICES	Monthly	Annual	Recharge	Internal	Hydro-Test	Other
10 LB ABC DRY CHEM	0	4	0	0	0	0

EMERGENCY LIGHTS - SERVICED: (23)

EQUIPMENT-SERVICES	Monthly Visual Inspection and 30 Second Functional Test		Annual Visual Inspection & Battery Load Test		Annual Visual Inspection and Certified 90 Minute Functional Test	
	Pass	Fail	Pass	Fail	Pass	Fail
COMBO EXIT/EMERGENCY LT	0	0	11	0	0	0
EMERG LIGHT - DC BACKUP	0	0	12	0	0	0

During our inspection of your fire safety equipment, our fire service technician noted the above deficiencies with the current condition of your fire safety equipment. These deficiencies result in your equipment not complying with current national fire codes (NFPA).

This condition poses or may pose an immediate risk to life safety. We recommend you take immediate action to upgrade, repair, or replace your equipment to assure adequate fire protection and life safety.

We urge you to contact our office to obtain a quotation for upgrading, repairing, or replacing your fire safety equipment to help assure it will function as needed in the event of a fire.

ACCEPTED BY: Natalie Clem

Site Survey Report

Location: CINTAS FIRE 636525
LOC: 00F61
Route: 04

Receipt No: 0F61691136
Receipt Date: 06/10/2026
Customer: DEER RUN CDC
Customer No: 29778

Seq	Description	Location	Mfg	Mfg Year	Next Exch	Serial No
0	ALARM OR DETECTION SYSTEM	CLUBHOUSE	FIRE-LITE	1900	1900	
0	SPRINKLER SYSTEM - DRY	ATTIC		1900	1900	123456
0	SPRINKLER SYSTEM - WET	EDIT		1	1900	
0	SPRINKLER SYSTEM BACKFLOW	EDIT		1	1900	
0	SPRINKLER SYSTEM BACKFLOW	FIRE BYPASS		1900	1900	
0	SPRINKLER SYSTEM BACKFLOW	FIRE SPRINKLER		1900	1900	
50	COMBO EXIT/EMERGENCY LT	Dining		1900	1900	
60	INSP EMERGENCY LIGHT 10 LB ABC DRY CHEM FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION	GRILLS	BADGER	2025	2031	YP-183968
70	EMERG LIGHT - DC BACKUP	Dining		1900	1900	
80	INSP EMERGENCY LIGHT EMERG LIGHT - DC BACKUP	Dining		1900	1900	
90	INSP EMERGENCY LIGHT COMBO EXIT/EMERGENCY LT	OS ELEVATOR		1900	1900	
100	INSP EMERGENCY LIGHT COMBO EXIT/EMERGENCY LT	OS ELEVATOR		1900	1900	
110	INSP EMERGENCY LIGHT COMBO EXIT/EMERGENCY LT	Lobby		1900	1900	
120	INSP EMERGENCY LIGHT COMBO EXIT/EMERGENCY LT	FRONT DOOR		1900	1900	
130	INSP EMERGENCY LIGHT EMERG LIGHT - DC BACKUP	OS OFFICE		1900	1900	
140	INSP EMERGENCY LIGHT COMBO EXIT/EMERGENCY LT	GAME ROOM		1900	1900	
150	INSP EMERGENCY LIGHT EMERG LIGHT - DC BACKUP	STAIRS		1900	1900	
160	INSP EMERGENCY LIGHT COMBO EXIT/EMERGENCY LT	TOP OF STAIRS		0	0	
170	INSP EMERGENCY LIGHT EMERG LIGHT - DC BACKUP	2ND FL OUTDOOR LOUNGE		1900	1900	
200	INSP EMERGENCY LIGHT COMBO EXIT/EMERGENCY LT	2ND FL OUTDOOR LOUNGE		1900	1900	
210	INSP EMERGENCY LIGHT COMBO EXIT/EMERGENCY LT	2ND FLOOR		1900	1900	
220	INSP EMERGENCY LIGHT 10 LB ABC DRY CHEM FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION	2ND FLOOR	BADGER	2025	2031	F74295162

Site Survey Report

Location: CINTAS FIRE 636525
LOC: 00F61
Route: 04

Receipt No: 0F61691136
Receipt Date: 06/10/2026
Customer: DEER RUN CDC
Customer No: 29778

Seq	Description	Location	Mfg	Mfg Year	Next Exch	Serial No
230	EMERG LIGHT - DC BACKUP	2ND FLOOR		1900	1900	
250	INSP EMERGENCY LIGHT COMBO EXIT/EMERGENCY LT	2ND FLOOR		1900	1900	
260	INSP EMERGENCY LIGHT 10 LB ABC DRY CHEM	OFFICE	BADGER	2025	2031	E94618591
270	FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION COMBO EXIT/EMERGENCY LT	FITNESS ROOM		1900	1900	
280	INSP EMERGENCY LIGHT EMERG LIGHT - DC BACKUP	FITNESS CENTER		1900	1900	
290	INSP EMERGENCY LIGHT EMERG LIGHT - DC BACKUP	O/S LOUNGE STAIRS		0	0	
300	INSP EMERGENCY LIGHT EMERG LIGHT - DC BACKUP	POOL RESTROOM		1900	1900	
310	INSP EMERGENCY LIGHT EMERG LIGHT - DC BACKUP	POOL RESTROOM		1900	1900	
330	INSP EMERGENCY LIGHT 10 LB ABC DRY CHEM	BY DEFIBRILLATOR	BUCKEYE	2025	2031	B66027732
380	FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION EMERG LIGHT - DC BACKUP	2nd FLOOR		1900	1900	
390	INSP EMERGENCY LIGHT EMERG LIGHT - DC BACKUP	DINNING		1900	1900	1A0000001570648
	INSP EMERGENCY LIGHT					

Date Completed: 06/10/2026

Maintain With Your Fire and Safety Records - Thank You for Your Business

FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS

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

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

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

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

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

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

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

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

DEER RUN CDD - GENERAL FUND

6/24/2026

VENDOR NUMBER/NAME: 43 DEWBERRY ENGINEERS INC.

CHECK #: 002637

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260619	22493725	575.00		575.00	APR ENGINEERING SERVICES
20260619	22493725	1,050.00		1,050.00	MAY ENGINEERING SERVICES

TOTAL \$1,625.00

DEER RUN CDD - GENERAL FUND

6/24/2026

VENDOR NUMBER/NAME: 43 DEWBERRY ENGINEERS INC.

CHECK #: 002637

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260619	22493725	575.00		575.00	APR ENGINEERING SERVICES
20260619	22493725	1,050.00		1,050.00	MAY ENGINEERING SERVICES

TOTAL \$1,625.00

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

002637

DEER RUN CDD
6200 LEE VISTA BLVD STE 300
ORLANDO, FL 32822
(407) 841-5524
GENERAL FUND

SUNTRUST BANK, NA
CELEBRATION, FL

63-215/631

DATE	AMOUNT
6/24/2026	\$1,625.00*

ONE THOUSAND SIX HUNDRED TWENTY-FIVE DOLLARS & 00 CENTS *****

PAY
TO THE
ORDER OF: DEWBERRY ENGINEERS INC.
P.O. BOX 821824
PHILADELPHIA PA 19182-1824

AUTHORIZED SIGNATURE

002637

Invoice

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



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

June 19, 2026
Project No: 50190435.000
Invoice No: 22493725
Due Date: July 19, 2026
Project Manager: Joey Duncan

Project 50190435.000 Deer Run CDD FY26 General Engineering

Professional Services from April 25, 2026 to May 29, 2026

Phase 0001 1. General Engineering

Professional Personnel

	Hours	Rate	Amount	
ENGINEER VIII	5.00	300.00	1,500.00	
ADMIN PROFESSIONAL III	1.00	125.00	125.00	
Totals	6.00		1,625.00	
Total Labor				1,625.00
		Total this Phase		1,625.00

Billings to Date

	Current	Prior	Total
Labor	1,625.00	11,572.00	13,197.00
Totals	1,625.00	11,572.00	13,197.00

Total Invoice Amount Due 1,625.00

RECEIVED

By Tara Lee at 9:26 am, Jun 22, 2026

Project	50190435.000	Deer Run CDD FY26 General Engineering	Invoice	22493725
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Billing Backup

Friday, June 19, 2026

002 - Dewberry Engineers Inc.

Invoice 22493725 Dated 06/19/2026

8:31:49 AM

Project	50190435.000	Deer Run CDD FY26 General Engineering
Phase	0001	1. General Engineering

Professional Personnel

		Hours	Rate	Amount	
ENGINEER VIII					
1143 - Duncan, Joey	04/29/2026	1.50	300.00	450.00	
Review required reports/timeframes for Budgeting estimates					
1143 - Duncan, Joey	05/27/2026	3.50	300.00	1,050.00	
Review and comment on documents from K. Buchanan. Meeting with Matt. Review agenda and attend BOS meeting.					
ADMIN PROFESSIONAL III					
1102 - Powell, Aimee	04/29/2026	1.00	125.00	125.00	
Report Research					
Totals		6.00		1,625.00	
Total Labor					1,625.00
				Total this Phase	1,625.00
				Total this Project	1,625.00
				Total this Report	1,625.00

Invoice

243

6/21/2026

NET 15

Dear Run Amenity Center

Attn: Natalie

<u>Service</u>	<u>Cost</u>
Week of 6/15	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



Approved
Natalie Clem
6/22/2026
1.320.53800.48300

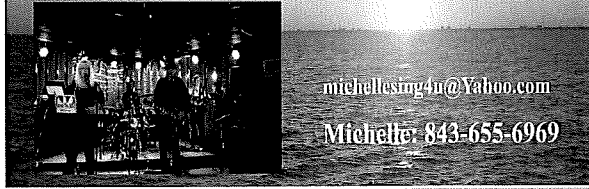
RECEIVED

By Tara Lee at 1:25 pm, Jun 22, 2026

INVOICE

Michelle St. James Band

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



MICHELLE ST. JAMES BAND

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

MICHELLE (843)-655-6969

INVOICE # 12420

DATE: 07/04/2026

TO:

Deer Run CDD

FOR:

Band

DESCRIPTION	HOURS	RATE	AMOUNT
4 TH of JULY Pool Party Including Food Approved Natalie Clem 6/19/2026 1.320.53800.59000	3HR		300.00
Make all checks payable to Michelle Miller			
RECEIVED <i>By Tara Lee at 11:00 am, Jun 19, 2026</i>			
Thank you for your business!	BALANCE DUE TOTAL	300.00	

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



Bill To:

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

Property Name: Deer Run CDD

Address: 400 Grand Reserve Dr
Bunnell, FL 32110

INVOICE

INVOICE #	INVOICE DATE
1199997	6/18/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 18, 2026

Invoice Amount: \$1,767.00

Description	Current Amount
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1X Palm Pruning Amenity Center 5-26

Palm Pruning	\$1,767.00
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Approved
Tree Pruning
001.320.53800.46300
Rich Gray

Invoice Total **\$1,767.00**

RECEIVED

By Tara Lee at 9:18 am, Jun 19, 2026

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



First Coast Electric

Est. 2002 License # ER13012499

Invoice

Date	Invoice #
6/5/2026	16734

Bill To	
Deer Run CDD 475 West Town Place Suite 114 St. Augustine, FL 32092 ATTN: Richard Gray	

Job #	Job Name
CT-4257	GRAND RESERVE KIOSK LIGHT

Description	Amount
WORK COMPLETED JUNE 2, 2026 FURNISH AND INSTALL 2(EA) SOLAR PANEL LIGHT FIXTURES WITH POLE AT RESPECTIVE MAIL KIOSK Approved Capital Outlay 033.600.53800.60000 Rich Gray RECEIVED <i>By Tara Lee at 11:37 am, Jun 23, 2026</i>	7,000.00

Total	\$7,000.00
Payments/Credits	\$0.00
Balance Due	\$7,000.00

(904) 779 - 5491
5465 Verna Boulevard
Jacksonville, FL 32205
www.fcelec.com

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Deer Run CDD

Board Meeting Date: May 27, 2026

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

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

Approved for Payment:


District Manager Signature

5.28.26
Date

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