Deer Run Community
Development District

Agenda

October 28, 2026

AGENDA

Deer Run
Community Development District

475 West Town Place
Suite 114
St. Augustine, Florida 32092
District Website: www.DeerRunCDD.com

October 21, 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, October 28, 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 Items:
   A. Pickleball League Usage Agreement

   B. Resident Survey

   C. Stormwater Pond Inspection Report

IV. Consideration of Proposals
   A. Shark Coatings for Island Club Bathroom Floors

   B. Hi-Tech for Outdoor Audio

V. Discussion of Items Related to Phase 5
   A. Environmental Resource Permit and Pond Conveyance

   B. Pond Treatment Proposal

   C. Pond Landscape Proposal

VI. Ratification of:
   A. Audit Engagement Letter with Berger, Toombs, Elam, Gaines, and Frank for Fiscal Year 2026

B. Agreement For Installation of Amenity Center and Pickleball Courts Replacement Equipment with Hi Tech System

VII. Engineer's Report

VIII. Staff Reports
A. Attorney

B. District Manager
1. Fiscal Year 2026 Goals and Objectives Report

2. Quarterly Report

C. Operations Manager
1. Report

2. Landscape Report - Yellowstone

D. Amenity Manager

IX. Supervisor's Request

X. Public Comments

XI. Approval of Consent Agenda
A. Approval of the Minutes of the August 26, 2026 Meeting

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

C. Approval of Check Register

XII. Next Scheduled Meeting – November 18, 2026 at 6:30 p.m. at the Island Club

XIII. Adjournment

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

THIRD ORDER OF BUSINESS

C.

Dewberry

MEMORANDUM

DATE: SEPTEMBER 28, 2026

TO: DEER RUN COMMUNITY DEVELOPMENT DISTRICT (CDD)

FROM: REY MALAVE PE, ASSOCIATE VICE PRESIDENT, DEWBERRY

SUBJECT: DEER RUN CDD ANNUAL GOALS AND OBJECTIVES

Introduction

This report provides the findings of a stormwater inspection of the structures and areas owned by Deer Run Community Development District conducted on August 18, 2026.

The following summarizes the findings of the inspection and includes recommendations for action items. The report also contains an Inspection Photo Log (Attachment 2) and corresponding Inspection Map (Attachment 1) depicting areas and structures that were inspected and require attention.

Inspection Results

The areas and structures owned by the CDD were found to be in generally good condition. Stormwater structure and erosion maintenance are recommended. The attached photo log provides recommendations for appropriate actions to be taken to remedy the condition of the structure or area.

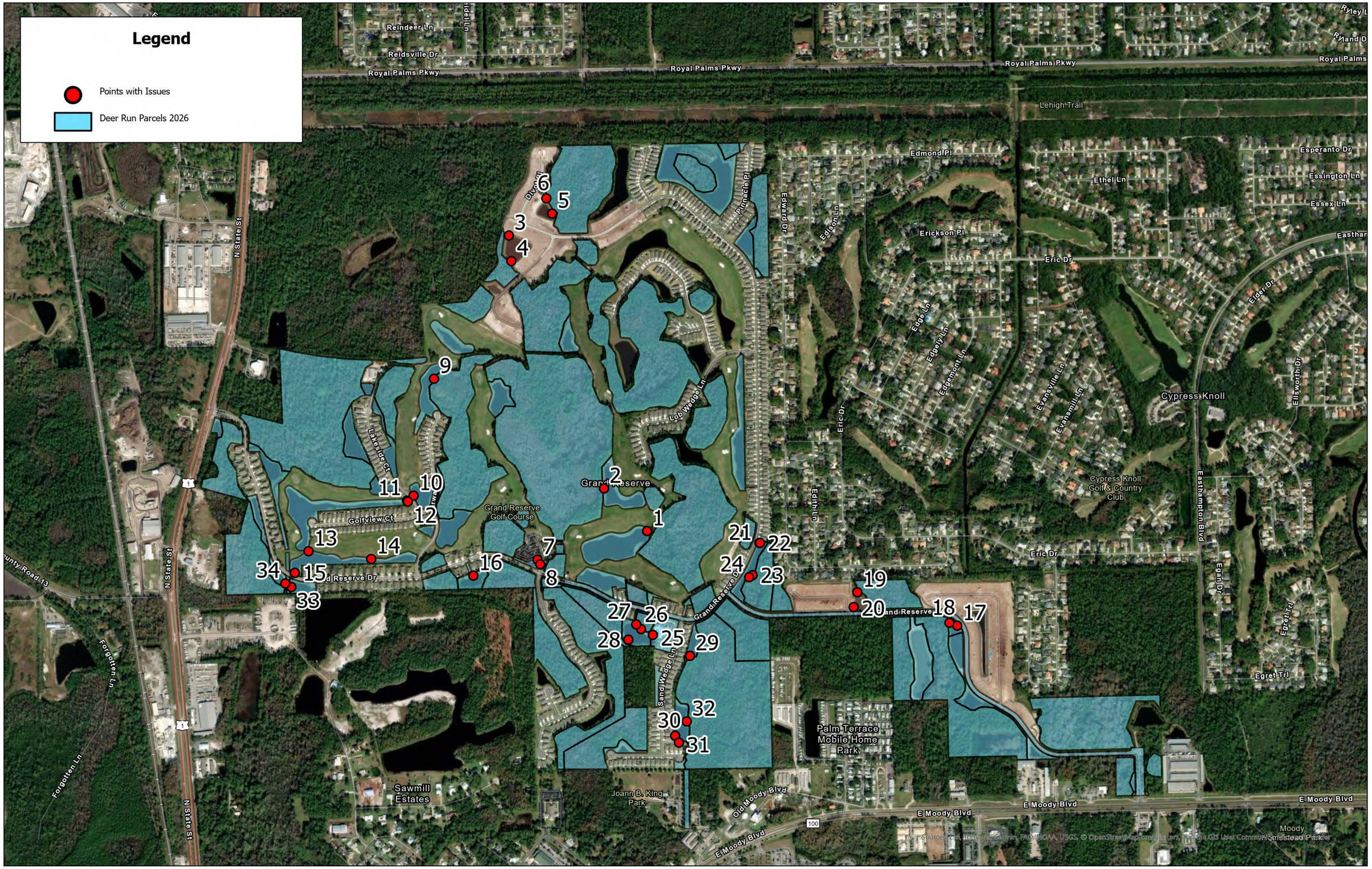
Infrastructure Condition Rating System

1. Critical (emergency condition) - Indicates a system that is malfunctioning or has failed and requires immediate repair or replacement. The condition poses a direct threat to environmental integrity and/or the public health, safety, and welfare.
2. Poor (deficient condition) - Indicates a system exhibiting deficiencies where maintenance, rehabilitation, or corrective construction is required. Improvements should be completed within the next five (5) years to prevent further deterioration to a critical condition (Rating 1).
3. Satisfactory (acceptable condition) - Indicates the system is functioning as intended with no observable deficiencies. No corrective action is required at this time.

Attachments

Attachment 1. 2026 Annual Goals Inspection Results Map
Attachment 2. 2026 Annual Goals Inspection Photo Log

Attachment 1: Inspection Results Map
Deer Run CDD



Deer Run CDD Stormwater Report

Grand Reserve Golf Club, Bunnell, FL

0 0.25 0.5 Miles

N

Attachment 2: Inspection Photo Log

Photo 1 **Structure:** Pond Bank-01 **Condition:** 2 - Poor **Comments:** Erosion. **Recommendations:** Fill and reseed.	
Photo 2 **Structure:** Skimmer-01 **Condition:** 2 - Poor **Comments:** Overgrown vegetation. **Recommendations:** Remove excess vegetation.	

Photo 3

Structure: MES-01

Condition: 2 - Poor

Comments: Sediment.

Recommendations: Remove sediment build up.



Photo 4

Structure: CS-01

Condition: 2 - Poor

Comments: Missing chain.

Recommendations: Replace chain.



Photo 5

Structure: Pond-01

Condition: 2 - Poor

Comments: Algae growth.

Recommendations: Clean out algae.



Photo 6

Structure: Grate-01

Condition: 2 - Poor

Comments: Missing chain.

Recommendations: Replace chain.



Photo 7

Structure: MES-02

Condition: 2 - Poor

Comments: Erosion around structure.

Recommendations: Reinforce structure.



Photo 8

Structure: MES-03

Condition: 2 - Poor

Comments: Erosion around sides.

Recommendations: Reinforce structure.



Photo 9 **Structure:** Vegetated Swale-01 **Condition:** 2 - Poor **Comments:** Needs vegetation, erosion. **Recommendations:** Fill and reseed.	
Photo 10 **Structure:** MES-04 **Condition:** 2 - Poor **Comments:** Tree blockage and erosion. **Recommendations:** Remove blockage and reinforce structure.	

Photo 11

Structure: Pond-02

Condition: 2 - Poor

Comments: Overgrown and dead vegetation.

Recommendations: Remove overgrown vegetation.



Photo 12

Structure: MES-05

Condition: 2 - Poor

Comments: Sediment.

Recommendations: Remove sediment build up.



Photo 13

Structure: MES-06

Condition: 2 - Poor

Comments: Sediment.

Recommendations: Remove sediment build up.



Photo 14

Structure: MES-07

Condition: 2 - Poor

Comments: Sediment, algae.

Recommendations: Remove sediment build up and clean up algae.



Photo 15 **Structure:** MES-08 **Condition:** 2 - Poor **Comments:** Sediment. **Recommendations:** Remove sediment build up.	
Photo 16 **Structure:** Skimmer-02 **Condition:** 2 - Poor **Comments:** Overgrown, path maintenance. **Recommendations:** Remove overgrown vegetation, clear path to skimmer.	

Photo 17

Structure: MES-09

Condition: 2 - Poor

Comments: Erosion.

Recommendations: Reinforce structure.



Photo 18

Structure: CS-02

Condition: 2 - Poor

Comments: Missing chain, sediment.

Recommendations: Replace chain, remove sediment build up.



Photo 19 **Structure:** CS-03 **Condition:** 2 - Poor **Comments:** Missing chain. **Recommendations:** Replace chain.	
Photo 20 **Structure:** MES-10 **Condition:** 2 - Poor **Comments:** Sediment. **Recommendations:** Remove sediment build up.	

Photo 21

Structure: Pond-03

Condition: 2 - Poor

Comments: Erosion around bank.

Recommendations: Fill and reseed.



Photo 22

Structure: MES-11

Condition: 2 - Poor

Comments: Erosion, geotextile is showing.

Recommendations: Fill and reseed geotextile area, reinforce structure.



Photo 23 **Structure:** CS-04 **Condition:** 2 - Poor **Comments:** Missing chain. **Recommendations:** Replace chain.	
Photo 24 **Structure:** Skimmer-03 **Condition:** 2 - Poor **Comments:** Bent, erosion. **Recommendations:** Reinforce structure.	

Photo 25

Structure: MES-12

Condition: 2 - Poor

Comments: Erosion, broken.

Recommendations: Replace structure.



Photo 26

Structure: MES-13

Condition: 2 - Poor

Comments: Erosion.

Recommendations: Reinforce structure.



Photo 27

Structure: MES-14

Condition: 2 - Poor

Comments: Erosion, drainage pipe next to it eroding soil behind MES.

Recommendations: Reroute drainage pipe to pond, reinforce structure.



Photo 28

Structure: CS-05

Condition: 2 - Poor

Comments: Missing grate.

Recommendations: Replace grate.



Photo 29 **Structure:** CS-06 **Condition:** 2 - Poor **Comments:** Missing grate. **Recommendations:** Replace grate.	
Photo 30 **Structure:** MES-15 **Condition:** 2 - Poor **Comments:** Erosion on sides. **Recommendations:** Reinforce structure.	

Photo 31

Structure: MES-16

Condition: 2 - Poor

Comments: Erosion on sides.

Recommendations: Reinforce structure.



Photo 32

Structure: CS-07

Condition: 2 - Poor

Comments: Missing chain.

Recommendations: Replace chain.



Photo 33 **Structure:** CS-08 **Condition:** 2 - Poor **Comments:** Missing chain. **Recommendations:** Replace chain.	
Photo 34 **Structure:** CS-09 **Condition:** 2 - Poor **Comments:** Missing chain. **Recommendations:** Replace chain.	

FOURTH ORDER OF BUSINESS

A.

ESTIMATE

Prepared for:

Rich Gray
501 Grand Reserve Drive
Bunnell, Florida 32110
rgray@rmsnf.com
(904) 759-8890

October 16, 2026 **No. 89762**

Shark Coatings | Hunter Phillips
9850 Interstate Center Dr, Jacksonville, FL 32218
P: (904) 800-4040 | hunter.p.sharkcoatings@gmail.com
sharkfloorcoatings.com

Island Club Bathrooms

Interior



Interior $2,876.40

Quantity

1

Measurement

423 (sq. ft)

Notes

1. Prep surface using diamond tooling.

2. Repair minor imperfections in concrete prior to coating.

3. Base coat using Shark Coatings proprietary polyurea.

4. Broadcast flake blend to rejection.

5. Scrape and remove loose flakes.

6. Top coat using Shark Coatings proprietary polyaspartic.

Payment Schedule:

Deposit Amount:
Deposit Payment Type:

Final Amount Due Completion:
Final Payment Type:

****Credit Card or ACH Payment on file will be charged automatically upon completion of project. Please be advised that invoices paid via card will incur a 3% fee****

Color	Hardness	Moisture
Tidal Wave	TBD	TBD

Removal Pro

$537.21



Quantity	Measurement
1	423 (Ln. Ft)

Pricing

Grand Total: **$3,413.61**

Terms and Conditions

1. Conditions Prior to Application. Any request to reschedule the job must be made by the customer no less than 48 hours before the scheduled time for application. **CUSTOMER HAS 3 BUSINESS DAYS TO CANCEL WITHOUT PENALTY.** Before Shark Coatings arrives to apply the goods, all walls or floors scheduled for application must be completely cleared. Failure to completely clear the floor before application or late rescheduling request will result in a $200 charge and, if necessary, rescheduling the job. The customer must be on-site before work begins and when work is complete for final approval and payment. The customer must provide access to household electrical outlets.

2. 100% Financing. **THE CUSTOMER'S LOAN TERM WILL BEGIN AS SOON AS SHARK COATINGS COLLECTS THE DEPOSIT THROUGH THE FINANCE COMPANY.**

3. Limitation of Liability. Shark Coatings is not liable for consequential, incidental, punitive or special damages that may arise in connection with the sale or installation of goods hereunder or for any damage to the building, structure, or substrate or for damage to or loss of property left in the work area. Shark Coatings is not liable for damage to property resulting from Shark Coatings having to move it out of the work area. **SHARK COATINGS DOES NOT MAKE ANY REPRESENATIONS OR WARRANTIES REGARDING SLIPPING AND FALLING OR ANY ANTI-SLIP PROPERTIES OF THE GOODS.** This coating seals the surface and can be slippery.

4. Warranties. **NO EXPRESS WARRANTIES AND NO IMPLIED WARRANTIES WHETHER OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR USE, OR OTHERWISE (EXCEPT AS TO TITLE), OTHER THAN THOSE MADE EXPRESSLY BY SHARK COATINGS, SHALL APPLY TO THE GOODS, AND NO WAIVER, ALTERATION, OR MODIFICATION OF THE FOREGOING CONDITIONS SHALL BE VALID UNLESS MADE IN WRITING AND SIGNED BY THE PRESIDENT OR A VICE PRESIDENT OF SHARK COATINGS. SOME JURISDICTIONS MAY NOT ALLOW THE LIMITATIONS OR EXCLUSION OF LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES OR EXCLUSION OF IMPLIED WARRANTIES, SO SOME OF THE ABOVE LIMITATIONS OR EXCLUSIONS MIGHT NOT APPLY TO YOU.**

5. **COMMERCIAL JOBS- 5 YEAR WARRANTY. RESIDENTIAL JOBS- 15 YEAR WARRANTY ON INTERIOR INSTALLATIONS; 5 YEAR WARRANTY ON EXTERIOR AND POOL INSTALLATIONS.**

6. Shark Coatings makes no representations or warranties about cracks in floors or walls returning or re-opening after application. Repairs to damaged coating will be at customers expense if the damage is caused by structural defects, acts of providence, customer negligence, concrete cracking, efflorescence, trauma, or dragging objects across the floor. No returns, cancelations, or refunds are accepted for custom orders. Shark Coatings may reschedule the job without penalty if due to product or personnel unavailability or circumstances beyond Shark Coatings' control. Customer my cancel with no penalty up to three days after signing this contract. After that, 50% of the deposit is non-refundable as a cancellation fee.

7. **Pool Protection and Cleaning** - For projects involving pool decks, pool surrounds, or other areas adjacent to swimming pools, the Customer acknowledges that the **installation process constitutes a full renovation project** involving surface preparation, grinding, coating application, decorative flake broadcast, and related construction activities. While Shark Coatings will make reasonable efforts to protect the pool and minimize contamination, the **Customer understands and agrees that dust, coating flakes, debris, chemicals, and other installation materials may enter the pool during the course of the work**.

The Customer agrees to keep all pool circulation systems, pumps, skimmers, and filtration equipment turned off during installation and until the pool has been properly cleaned. **Following completion of the project, the Customer is responsible for arranging and paying for any necessary pool cleaning services. Shark Coatings does not provide pool cleaning services and is not responsible for the cleanliness, condition, or appearance of the pool water following installation.**

The Customer further agrees that Shark Coatings shall not be liable for any costs associated with pool cleaning, debris removal, filter cleaning or replacement, chemical balancing, water treatment, or any other pool maintenance required as a result of the installation process.

8. Controlling Provisions. These terms and conditions shall supersede any provisions, terms and conditions contained on any purchase order, confirmation order, or other writing Purchaser may give or receive, and the rights of the parties related to the sale of the invoiced goods shall be governed exclusively by the provisions, terms, and conditions herein. This contract is the final, complete, and exclusive expression of all the terms of their agreement for the sale of Goods hereunder.

9. Choice of Law and Venue. The law of the State of Florida shall govern the parties' rights and duties under this agreement. Venue shall lie only in Duval County for any action brought to enforce this agreement or to collect monies due hereunder. BOTH PARTIES WAIVE ANY RIGHT TO A TRIAL BY JURY.

10. Attorney's fees and Costs. In litigation due to the customer's failure to pay, the prevailing party shall be entitled to its attorney's fees and costs, including fees and costs for any appeals. Otherwise, each party shall bear its own attorney's fees and costs.

11. Delays: Shark Coatings shall not be liable for any delay in delivery/installation resulting from any cause beyond our control. Such causes include but shall not be limited to: an act of God, a fire, flood, epidemic, quarantine, restriction, strike, freight embargo, unusually severe weather or Shark Coatings' inability to obtain necessary materials, labor or transportation.

12. Postponement of the job must be made at least 48 hours prior to the scheduled installation. Client must be present at the end of the job for final approval and payment. Shark coatings is not liable for damage to possessions. Any valuable possessions should be secured by the homeowner. If Shark Coatings has to move possessions, we are not liable for any breaking or missing items. Shark Coatings is not liable for any damage to the building, structure or substrate, contents or consequential damages. No returns or cancelations for custom orders. All orders are accepted subject to delays due to strikes or other labor disturbances. Shark coatings reserves the right to cancel or reject any job that we see fit. No other agreement, oral or written, expressed or implied, shall qualify the terms hereof. Shark Coatings finished surface isn't guaranteed to be smooth or flawless. The coating follows the contour of the concrete. We only have the quality of the customers concrete to work with. Ponding of water may occur. The finished surface thickness and appearance will be determined by Shark Coatings installers. There will naturally be smoother and rougher spots. The finished product will vary depending on the surface. Thickness of coating will vary depending on the surface and condition. Shark Coatings installers will determine the final finish. Any touchups or service work may not blend in completely.

X

Rich Gray

X

Company Authorized Signature

Please initial next to the following statements to indicate that you have read, understand, and agree to them:

Shark Coatings does not level, pitch or grade concrete surfaces. We also do not profile or prep vertical surfaces. _____

Shark Coatings does not prevent lime/calcium/mineral deposit or rust from (re)surfacing _____

Shark Coatings has a walkaway/mobilization fee of $350.00. This fee will be charged in the event a crew cannot perform the scope of work. _____

Shark Coatings Moisture Stop Protocol:
In the event of a moisture reading exceeding 6% at the time of install, Shark Coatings has a moisture protocol that is followed pending customer approval. If customer chooses to terminate the contract and not move forward with Moisture Stop protocol the walkaway/mobilization fee will be applied.

Step 1: With customer approval, the crew will proceed with profile and attempt a flash dry. If this is Unsuccessful, proceed to step 2 or pay labor and equipment fee of $525.00 and contract terminates.
Step 2: Moisture Stop will be applied at a cost of up to $3.00/sqft and the project will extend to 2 days. The second day's schedule may vary _____

Shark Coatings does not coat, repair, or mend any control/expansion joints as they are considered industry standard members of the substrate. _____

I agree that my credit card or bank account may be securely kept on file to process the final payment for the remaining balance due upon job completion. I understand that it is recommended that I, or someone else that I designate, be present at the job site upon completion to inspect and ensure everything is completed to my satisfactions. If nobody is present upon job completion, payment will still be processed for the remaining balance. _____

SHARK COATINGS

ADDITIONAL DISCLAIMERS

You should clean your new floor regularly. Use soap and a brush or pressure washer for hard to clean areas. Any stains should be cleaned up immediately, the longer they sit, the harder they become to remove. The more texture added the more difficult it will be to clean. Less texture will result in a smoother easier to clean surface.

Shark Coatings takes reasonable efforts in protecting the pool and surroundings. We take no responsibility for materials getting into the pool, cleaning of the pool, damage to the pool or surroundings due to the preparation and installation of our coatings. Plastic drains and strips are not warrantied.

We throw a lot of tiny flakes per job and create dust. We use industrial strength vacuums but cannot guarantee that some won't be left behind. Prepare accordingly.

We make no representations or guarantees regarding ponding or pooling of water on any surface or cracks forming or reforming. Discoloration around cracks due to cracks reforming is not covered under warranty. Again, we don't guarantee cracks.

Any coated surface may be slippery when wet. We make no representations or guarantees regarding slip resistance.

Signature_____

SHARK COATINGS
INDUSTRIAL SURFACE COATINGS

USE AND CARE INSTRUCTIONS FOR YOUR NEW FLOOR

Congratulations on your new purchase from Shark Coatings!

You will receive a call from our office when we get closer to knowing your installation date. The installation is weather and moisture dependent and our installation crews carry moisture meters to check the floor prior to install. If rescheduling is needed, you will be given the next available installation date. Our primary focus is to ensure a quality installed product that will last for years to come!

To prep the area:

- Make sure the area is clear and moisture free. All rugs, mats, carpet, potted plants or other floor coverings must be removed early to allow the concrete to dry underneath where they were placed.
- Although our vacuum systems contain 95% of the dust generated, please remove any items you want additionally protected.
- Please keep the walls clear 2' above the floor so there is enough room for the equipment to operate.
- Avoid parking on the floor the night before installation to avoid air conditioner moisture pools or snow melt.

When the install is complete:

- Do not close the garage door until the morning after install is complete
- Please allow a minimum of 8 hours before walking on, depending upon humidity. Waiting until the next morning is ideal.
- You may drive on the floor 24 hours after install is complete, again depending on humidity. Waiting 36-48 hours is ideal.

Ongoing maintenance:

- You will be happy to know that your floor is easy to maintain!
- Sweep off sand and salt then simply rinse with water. A squeegee works great to clear water off.
- If you prefer, you may use your favorite floor cleaner. We recommend Simple Green, Pine Sol, CLR, Dawn or Mineral Spirits. Avoid long term exposure to bleach and stay away from acids and highly corrosive materials.
- Staining may occur, make sure to clean the surface promptly when dirtied.
- For tougher cleaning let the cleaner sit on the floor for 5-10 minutes and scrub with a scrub brush or stiff bristle broom followed by a rinse for a revitalized floor.

If you are home at the time of install, our foreman will review your project and answer any questions you may have. Please have payment available upon completion to send with the crew.

We appreciate your business and look forward to helping you with another project in the future!

B.

2498 Centerville Road
Tallahassee, FL 32308

(850) 385 7649
noah@hitechflorida.com
www.hitechflorida.com

Project Manager
Noah Roberts

Audio lightning replacement

Project # 10876-1-0

Prepared For
Rich Gray

Grand Reserve Island Club
501 Grand Reserve Dr
Bunnell, FL 32110

(904)-759-8890
deerrunmgr@rmsnf.com

Proposal Issued
10/9/2026

Proposal Valid To
11/8/2026

PROJECT DESCRIPTION & INVESTMENT

Client Information

Name: Grand Reserve Island Club

Site
501 Grand Reserve Dr
Bunnell, FL 32110

Billing
501 Grand Reserve Dr
Bunnell, FL 32110

Contact
Rich Gray, Property Manager
P (904) 759-8890
E deerrunmgr@rmsnf.com

Project Description

PROJECT INVESTMENT

Estimate

QTY	Manufacture	Part #	Description	Unit Price	Ext.Price
2	Episode	ESA-70V2CH-300W	300W x 2 Channel 70V IP-Enabled Amplifier	$1,899.99	$3,799.98

Labor:

QTY	Description	Ext.Price
5	Installation	600

Total Estimate Installation	**$3,799.98**
Labor Subtotal	**$600.00**
Estimate SubTotal	**$4,399.98**

Total Labor	**$600.00**
Purchase Price, Excluding taxes	**$4,399.98**
Estimated Applicable taxes	**$308.00**
Estimated Purchase Price, Including taxes	**$4,707.98**
Deposit Due in Advance	**$2,353.99**
Balance Due Upon Completion	**$2,353.99**

Note: Taxes are not included and will be charged at the time of invoice.

FIFTH ORDER OF BUSINESS

A.

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

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

Permit No.: 18525-17 Application No(s):

Project Name:Grand Reserve Phase 5 Phase (if applicable):

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

By: Crain T. Rogers (Sep 28, 2026 12:33:55 CDT)
Signature of Permittee

Crain T. Rogers, Vice President
Name and Title

D.R. Horton, Inc. - Jacksonville
Company Name

4220 Race Track Road
Company Address

904-268-2845, stricci@drhorton.com
Phone/email address

Jacksonville, FL 32259-2084
City, State, Zip

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

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

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

By: _____
Signature of Representative of O&M Entity

Deer Run CDD
Name of Entity for O&M

_____
Name and Title

475 West Town Place, Suite 114
Address

_____
Email Address

St. Augustine, Florida 32092
City, State, Zip

_____
Phone

_____
Date

Enclosed are the following documents, as applicable:

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

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

B.

J & J Aquatics Specialist, LLC

PO Box 3417 | Lake City, Florida 32056
386-466-8558 | jandjaquatics22@gmail.com |
jandjaquaticsllc.com

RECIPIENT:

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

SERVICE ADDRESS:

501 Grand Reserve Dr
Bunnell, FL 32110

Estimate #378

Sent on	Oct 21, 2026
Total	**$26,927.16**

Product/Service	Description	Qty.	Unit Price	Total
Monthly Pond Maintenance	Our pond management includes the following maintenance. • Weed and algae control. • Upon your request, we can make suggestions for fishery improvements, sediment dredge solutions, and aeration needs. • Blue or Blake Lake Colorant (at Clients request) A.) Two monthly visits (excluding the months of November, December, January, and February, for which one visit will be sufficient.) B.) Business hours are Monday through Friday from 7:30am to 4:00pm. Visits will be performed at any time during these hours unless advance arrangements have been made outside of business hours or for a specific date and time. C.) J & J AQUATICS Specialist, LLC will provide 4 emergency visits throughout the duration of the contract if needed at no additional cost if the visit is within the terms of this contract. Any special application that requires an additional cost will need a signed proposal prior to the work being performed. These visits must be requested by the customer and allow J & J Aquatics Specialist, LLC two weeks to schedule the visit. Such visit may not be requested on major holidays and is limited to extenuating circumstances. I.E hurricanes, rain wash outs, or special events being held onsite. Pond(s) will be treated with the understanding that they will not be used for Irrigation. Should the pond(s) need to be used for the purpose of Irrigation, J & J Aquatics Specialist, LLC will require a written statement from the customer within 30-days before the Irrigation starts. “The Client” agrees to notify J & J Aquatics Specialist, LLC of any chemical spills located on property. If “The Client” uses a third-party insurance compliance program, any expense associated with that program is the sole responsibility of “The Client”.	12	$2,243.93	$26,927.16

J & J Aquatics Specialist, LLC

PO Box 3417 | Lake City, Florida 32056
386-466-8558 | jandjaquatics22@gmail.com |
jandjaquaticsllc.com

Product/Service	Description	Qty.	Unit Price	Total
	J & J Aquatics Specialist, LLC agrees to enroll in the compliance program and will issue an invoice to “The Client” for the fees associated with the enrollment. “The Client” agrees to purchase the services specified and to pay J & J Aquatics Specialist, LLC as follows: A.) Monthly Payment Total $ 2,243.93 per month, for 12 months B.) Total Contract Amount $ 26,927.16 per Year C.) Any visits beyond the standard monthly visits and 4 emergency visits during the contracted timeframe will require an additional payment of $ 1,121.97. D.) Any fees associated with a third-party billing system that is required by “The Client” will be the sole responsibility of “The Client”. All fees will be added to the First billing cycle of the contract. E.) If “The Client” does not plan to continue service with J & J Aquatics Specialist, LLC must be given a written notice. F.) Any contract starting after the 15th of the month (March-October) will only receive One visit for that month. Customer will then be required to pay the Prorated amount of $ 1,121.97 for that month only. G.) Any contract starting in the months of November-February will be required to pay the total monthly contract amount $ 2.243,93 H.) Charges will be billed no later than the 10th of each month and are due by the 10th of the following month. Note that 2nd visits (March-October) will NOT be done until after the 15th of the month and completion of pond maintenance is to be done before the end of each month. Visits done from November-February may or may NOT be done by the 15th but will be completed before the last day of the month. I.) J & J Aquatics Specialist, LLC will accept cash, Money Order, Direct Deposit, Credit Card or check payments. Any payments requiring a convenience fee will be the responsibility of “The Client”. J.) A service charge of $ 50 per month will be assessed on any unpaid balance after the due date. K.) Any account sent to collections, “The Client” will be responsible for any fees and/or expenses during the collection process. L.) Any account 15 days past due will be put on hold until past due payment, late fees and following full month invoice are paid in full. M.) A $ 35.00 fee will be charged for any NSF or return checks. The signer agrees that they are authorized and qualified to sign said contract. In the event of a merger, buy-out or property management change of the property/client, the contract shall carry on to the new owner or company. Only J & J Aquatics Specialist, LLC has the right to			

J & J Aquatics Specialist, LLC

PO Box 3417 | Lake City, Florida 32056
386-466-8558 | jandjaquatics22@gmail.com |
jandjaquaticsllc.com

Product/Service	Description	Qty.	Unit Price	Total
	terminate the contract under these circumstances. 1.) J & J Aquatics Specialist, LLC requires notification of any property management changes within a timely manner. If a customer is dissatisfied with service. The customer agrees to notify J & J Aquatics Specialist, LLC in writing of dissatisfaction. J & J Aquatics Specialist, LLC has 30 days to rectify the problem. If the problem is not solved within 30 days, the customer may then terminate the contract. No modifications to this contract can be made unless agreed upon by both parties and then put in writing. Upon Agreement of this quote "the client" agrees to the terms of the contract.			

Total **$26,927.16**

New price with the addition of 5 ponds

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ **Date:** _____

C.

YELLOWSTONE
LANDSCAPE

Deer Run CDD - Phase 5 Addendum

LANDSCAPE MAINTENANCE 2026-2027

Prepared By:
John Distler
Yellowstone Landscape

Prepared For:
Richard Gray
GMS-NF, LLC



YELLOWSTONE
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CLIENT SPECIFIC ASSESSMENT







SERVICE AREA MAP - Phase 5

Below is an overview the boundaries of the serviceable areas of your landscape as understood for the purposes of developing this proposal.



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SCOPE OF SERVICES







CORE SERVICES OVERVIEW

These core services ensure your property consistently makes a strong first impression. You'll enjoy enhanced curb appeal, protect your property value, and create an inviting environment that reflects positively on you and your team.

Service Category	Frequency	Description
Mowing	Weekly (growing season)	Professional cutting, trimming and cleanup with frequency adjusted to seasonal growth rates
Edging & Detailing	Bi-weekly	Hard and soft edging of walkways, curbs, and beds with debris removal
Bed Maintenance	Weekly	Weeding, pruning, and bed definition to maintain appearance and plant health
Fertilization	Seasonal (4x yearly)	Custom nutrient applications based on soil testing and plant requirements
Integrated Pest Managment	As needed	Monitoring and treatment of insects, disease, and weeds using IPM practices
Irrigation Management	Monthly	System inspections, adjustments, and programming for optimal water efficiency

CORE SERVICES OVERVIEW

These core services ensure your property consistently makes a strong first impression. You'll enjoy enhanced curb appeal, protect your property value, and create an inviting environment that reflects positively on you and your team.

Turf Management

Our comprehensive turf program includes:

- Mowing at optimal heights (3-4" cool season, 2-3" warm season)
- Regular soil testing for proper pH and nutrient levels
- Pre-emergent weed control (spring and fall applications)
- Targeted post-emergent treatments as needed
- Seasonal fertilization tailored to grass type and regional conditions
- Insect and disease monitoring with prompt treatment

Plant Material Care

We protect your landscape investment through:

- Seasonal pruning using proper horticultural techniques
- Shrub and ground cover fertilization (spring and fall)
- Ornamental tree maintenance (up to 10' height)
- Insect and disease monitoring with integrated pest management
- Bed definition and weed control throughout growing season
- Plant health assessments with proactive treatments

Irrigation & Water Management

Our water management program features:

- Monthly comprehensive system inspections
- Controller programming adjustments based on seasonal needs
- Cleaning and adjustment of sprinkler heads and nozzles
- Prompt repair of damaged components (billed separately)
- Winterization and spring startup services
- Regular system efficiency evaluations

Additional Specialized Services

Available as enhancements to your maintenance program:

- Seasonal color installations and maintenance
- Mulch application and replenishment
- Tree pruning above 10' height
- Palm tree maintenance
- Landscape renovations and enhancements
- Seasonal leaf cleanup (up to 3 times annually)

Quality Assurance

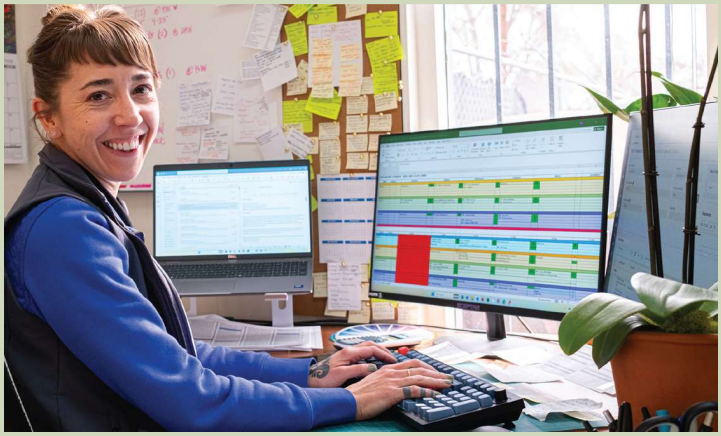
- Dedicated account manager with regular property inspections
- Written reports documenting completed services and recommendations
- 24-hour emergency response capability
- Properly trained and equipped service teams
- Licensed applicators for all chemical treatments
- Ongoing evaluation of landscape performance

YELLOWSTONE
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INVESTMENT & AGREEMENT







INVESTMENT & AGREEMENT

ANNUAL INVESTMENT	MONTHLY INSTALLMENT
$8,400.00	$700.00

Key Terms & Conditions

Agreement Overview
This summary highlights important aspects of our service agreement. The complete terms and conditions are available in the appendix.

Our Commitment to You

- We provide all labor, materials, equipment, and supervision necessary for the services outlined in this proposal
- All work will be performed according to standard landscape maintenance practices by properly licensed personnel
- We maintain comprehensive insurance coverage including general liability, auto, and workers' compensation
- We stand behind our work with a 90-day warranty on workmanship and plant materials

Your Investment

- Payment terms: Due upon receipt of monthly invoice
- Contract term: Initial **12-Month** period with automatic renewal unless terminated

Additional Services

- Services beyond the scope of this agreement require written approval
- Emergency services available with 24-hour response capability
- Irrigation repairs, mulch installation, and seasonal color are provided at additional cost

Service Assurance

- Regular property inspections with written documentation
- Responsive communication with your dedicated Account Manager
- Environmental compliance with all applicable regulations
- Guarantee to correct any service deficiencies promptly

Termination

- Either party may terminate with cause after 30 days' written notice
- Payment due for all services performed through termination date
- Yellowstone not responsible for conditions beyond our control (drought, extreme weather, etc.)

INVESTMENT & AGREEMENT

Compensation Schedule

Deer Run CDD - Phase 5 Addendum agrees to pay Yellowstone Landscape **$8,400.00** in equal monthly installments billed in the amount of **$700.00** upon receipt of invoice. This is in addition to the current contract for **$134,232.00**. The new monthly installment amount will total **$11,886.00**.

Charges will increase by **3%** at the commencement of each additional automatic twelve (12) month renewal term per the agreement renewal terms of this agreement. Charges for plant materials and ground coverings are subject to change based on market price fluctuations.

The Terms and Conditions following and the Appendices attached hereto constitute part of this agreement.

Richard Gray

Rob Tetrault

Rob Tetrault

Regional Vice President, Yellowstone Landscape

YELLOWSTONE
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APPENDIX







TERMS AND CONDITIONS

Entire Agreement: This Landscape Management Agreement ("Agreement") contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

Acceptance of Agreement: The Agreement constitutes Yellowstone Landscape's (hereinafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

Price, Quality and Working Conditions: The amounts in the "Compensation Schedule" include labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. In the event additional fences, pools or other structures are installed on Client's Property during the Initial Term or any subsequent term of this Agreement, pricing will be adjusted to reflect those additional structures in accordance with the rates used for the Compensation Schedule. Pricing for flowers and mulch will be reviewed on an annual basis. Notwithstanding the foregoing or anything to the contrary herein, Yellowstonealso reserves the right to charge Client additional charges for additional services providedby Yellowstone to Client, whether requested or incurred by Client, which may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflectingsuch changes, and written notice to Client of any such changes. Client's failure to object to such changes via written notice within 30 days shall be deemed to be Client's affirmative consent to such changes.

All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). To the extent applicable standard landscape maintenance practices conflict with conservation mandates, Yellowstone Landscape will furnish the Services in a manner consistent with such conservation mandates and/or state or local regulations. Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including, but not limited to, plans, specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services. In no event shall Yellowstone guarantee or provide Warranty for any work or services provided by a third party.

Access: Access during normal business hours and other reasonable periods of time, including, but not limited to, when necessary for after-hours emergencies, shall be furnished to areas necessary to complete work or related functions as outlined in this Agreement in a safe and efficient manner. Client will notify Yellowstone Landscape in writing of any limitation on access to the Property as soon as possible, and in any event at least 48 hours prior to any scheduled delivery of services, goods, or materials. If access is not available, Client will be notified via email and a visit charge may be assessed.

Utilities: All utilities shall be provided by the owner of the Property or Client.

Bio-Hazards: Yellowstone Landscape shall not be responsible for policing, picking up, removing or disposing of certain materials that may be bio-hazards at the Property. This includes, but is not limited to, items such as hypodermic needles (Sharps/needles), condoms, feminine hygiene products, clothing or materials used in the process of cleaning up bodily fluids and will not be handled by Yellowstone Landscape employees or contractors at any time. Yellowstone Landscape shall only be obligated to report/communicate any observations of potential bio-hazards to Client for the appropriate removal by others, unless otherwise arranged.

Change in Ownership: Client shall provide written notice to Yellowstone Landscape of any proposed change in the ownership or management of the Property at least 30 days prior to the effective date of any such change. A change in the ownership or management of the Property shall not relieve Client of its obligations hereunder, including, but not limited to, the payment of any amounts due, or to become due, hereunder.

Assignment: Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties: The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

Agreement Renewal: Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional 12 month term and will continue to renew at the end of each successive 12 month term unless cancelled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3% or the annual CPI percentage increase, whichever is greater, at the commencement of each additional automatic twelve (12) month renewal term.

TERMS AND CONDITIONS

Payment Terms: Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" within this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. All payments should be mailed to the address indicated on the invoice. In addition, if the Services include pricing for work including, but not limited to, mulch, pine straw, chemicals, flowers, irrigation or any other type of seasonal or periodic work ("Periodic Work"), and this Agreement is terminated early for any reason, whether during the Initial Term or any subsequent term after such work has been performed, Client shall owe Yellowstone for the full contract value of such Periodic Work, notwithstanding any agreement to spread such payment over a longer period.

Claims: Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

Dispute Resolution and Choice of Law: The Agreement shall be governed by the laws of the State of Florida without regard to its conflicts of laws provision. Yellowstone and Client agree (i) to submit to the jurisdiction of the State or Superior Courts of Flagler County, Florida for the purpose of any suit or other proceeding arising out of or based upon this Agreement, (ii) agree not to commence any suit, action or other proceeding arising out of or based upon this Agreement except in the state courts of Flagler County, Florida. Any such dispute may by mutual agreement of the Parties be submitted to arbitration or mediation, which shall be conducted in Flagler County, Florida.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

a. Worker's Compensation Insurance with statutory limits;
b. Employer's Liability Insurance with limits of not less than $1,000,000;
c. Commercial General Liability Insurance with combined single limits of not less than $1,000,000 per occurrence/$2,000,000 annual aggregate;
d. Comprehensive Automobile Liability Insurance, including owned, non-owned and hired vehicles, with combined single limits of not less than $1,000,000.
e. Umbrella Coverage $10,000,000 per occurrence/$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance. Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal or material modification of the policies. If requested by Client, the original insurance policies required of Yellowstone will be made available for review.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

TERMS AND CONDITIONS

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses and damages, whether in contract, tort or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for economic, incidental, consequential, special or punitive damages (including but not limited to loss of use, income, profits, financing or loss of reputation). Yellowstone shall not be responsible for any damage to structures, including, but not limited to, foundations, fences, siding, light poles, decks, signage, air conditioning units, lamp posts, curbs, or similar structures that do not have a minimum buffer of mulch, planting bed space, or other barren or unmaintained area of sufficient size to offer protection to such structures from damage from mowers, weed-trimming lines, or other maintenance equipment (if not otherwise specified and agreed, a minimum of 8 inches). Likewise, Yellowstone will not be responsible for any damage to any cables, wires, irrigation components, or similar items not buried to specification in the event they are damaged during the performance of the Services.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Increased Costs/Additional Services: Yellowstone reserves the right, and Client acknowledges that it should expect Yellowstone to increase or add chargespayable byClient hereunder during the Initial Term or any Renewal Term: (i) for any changesor modifications to, or differences between, theactual Services provided by Yellowstone to Clientand those specified onthe Compensation Schedule; (ii) forany increase in fuel cost, raw material cost, fertilizer or chemical cost, regulatory cost recovery charge, environmental charge, and/or any other charges included or referenced in the Compensation Schedule (which charges are calculated and/or determined on an enterprise-wide basis, including Yellowstone and all affiliates); and (iii)to cover increased costs due to: uncontrollable circumstances, including, without limitation, changes (occurring from andafter three (3) monthsprior to the EffectiveDate) in local, state, federal or foreignlaws or regulations (or theenforcement, interpretation or application thereof), including theimposition of or increasein taxes,fees or surcharges, pandemics or other widespread illness, or acts of God such as floods,fires, hurricanes and natural disasters. Increases to charges specified in thissection maybe appliedsingularly or cumulatively and may include an amount for Yellowstone's operating or profit margin. Client acknowledges and agrees that any increased charges under this section arenot represented tobe solely an offset or pass through of Yellowstone's costs.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Nonwaiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

Prevailing Provisions: In the event of any inconsistency between any terms set out herein and any exhibit, annex, schedule, proposal, or other document attached hereto, the Terms and Conditions of this Agreement shall prevail.

Vehicle Recording Devices: Client acknowledges and agrees that Yellowstone's vehicles may contain recording devices, and both video and audio recordings may be made during the provision of services hereunder.

YELLOWSTONE
LANDSCAPE

Excellence
IN COMMERCIAL LANDSCAPING

THANK YOU

Prepared By:
John Distler
Yellowstone Landscape

SIXTH ORDER OF BUSINESS

A.

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

September 15, 2026

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

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL ("we") audit the governmental activities and each major fund of Deer Run Community Development District (the "District") as of and for the year ending September 30, 2026, which collectively comprise the District's basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2026, and thereafter if mutually agreed upon by Deer Run Community Development District and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America ("GAAS") and *Government Auditing Standards* issued by the Comptroller General of the United States ("GAS") will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and 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. 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 controls.

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS, GAS, and Chapter 10.550, Rules of the Auditor General. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity's system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

2. Consider the entity's system of internal control 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. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;

3. 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, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and

4. Conclude, based on the audit evidence obtained, 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 a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;

2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where fraud could have a material effect on the financial statements;

3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others;

4. Establishing and maintaining a process for tracking the status of audit findings and recommendations; and

5. Identifying for us previous financial audits, attestation engagements, performance audits, or other studies related to the objectives of this engagement, including any corrective actions taken to address significant findings and recommendations resulting from those audits, engagements, or studies, and providing management's views on our current findings, conclusions, and recommendations, as well as planned corrective actions, for inclusion in our report.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

As part of our engagement, we will apply certain limited procedures to the District's RSI, which will consist of Management's Discussion and Analysis and the budgetary comparison schedule, in accordance with GAAS. These limited procedures will consist of management inquiries regarding 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 we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the RSI because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management is responsible for preparing and providing the information required by Section 218.39(3)(c), Florida Statutes, for inclusion in the management letter required by Chapter 10.550, Rules of the Auditor General. We will provide no assurance on this information.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;

2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;

3. 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;

4. For report distribution; and

5. To provide us with:

    a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;

    b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;

    c. Additional information that we may request from management for the purpose of the audit; and

    d. Unrestricted access to persons within the District from whom we determine it is necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and

2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;

2. Auditor General Management Letter; and

3. Report on Compliance with Section 218.415, Florida Statutes

Communications with Those Charged with Governance

We are responsible for ensuring that those charged with governance are informed about certain matters related to the conduct of the audit, including (i) our responsibilities under GAAS and GAS, (ii) an overview of the planned scope and timing of the audit, (iii) significant findings from the audit, including our views about the qualitative aspects of the District's accounting practices, difficulties encountered in performing the audit, and any uncorrected or corrected misstatements, and (iv) other significant matters, including any disagreements with management.

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession. The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition for our completion of the audit and issuance of our audit report.

Non-audit Services

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with U.S. GAAP, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;

2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;

3. The District will evaluate the adequacy and results of the services performed; and

4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2026 will not exceed $4,000 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.

Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

Other Relevant Information

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

Limitation of Liability and Claim Resolution

To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of secure collaboration sites to ensure the safe transfer of data between the parties. Notwithstanding the foregoing, the parties' obligations under this section are subject to applicable public records laws.

Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies and applicable public records laws and retention requirements.

File Inspections

In accordance with professional regulations, and by our firm's policy, our client files may periodically be reviewed by practice inspectors and by other engagement file reviewers to ensure that we are adhering to our professional and firm's standards. File reviewers are required to maintain the confidentiality of client information.

Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.

Miscellaneous

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Governing Law

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

Dispute Resolution

The District agrees that any dispute that may arise regarding the meaning, performance, or enforcement of this Engagement Letter will, prior to resorting to litigation, be submitted to mediation, and that it will engage in the mediation process in good faith once a written request to mediate has been given by either party. The results of any such mediation will be binding only upon the agreement of each party to be bound. The costs of any mediation proceeding will be shared equally by the participating parties. This provision does not waive or limit the dispute-resolution, liability, or other provisions set forth elsewhere in this Engagement Letter.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties. If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.

E-Verify Requirements

We shall register with and use the E-Verify system to verify the work authorization status of all new employees. We shall require each subcontractor performing work under this Engagement Letter to register with and use the E-Verify system. If we enter into a contract with a subcontractor, the subcontractor shall provide us with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and we shall maintain a copy of the affidavit for the duration of this Engagement Letter. The parties shall comply with the termination requirements of Section 448.095(5)(c), Florida Statutes.

Public Records

We shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Engagement Letter;

2. Upon request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;

3. Ensure that public records that 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 completion of this Engagement Letter if we do not transfer the records to the District; and

4. Upon completion of this Engagement Letter, transfer, at no cost to the District, all public records in our possession, or keep and maintain public records required by the District to perform the service or work provided for in this Engagement Letter. If we transfer all public records to the District upon completion of this Engagement Letter, we shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If we keep and maintain public records upon completion of this Engagement Letter, we shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format compatible with the District's information technology systems.

We acknowledge that requests to inspect or copy public records relating to this Engagement Letter must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If the District notifies us of a public records request for records not in the District's possession but in our possession, we shall provide the records to the District or allow the records to be inspected or copied within a reasonable time. If we fail to provide the public records to the District within a reasonable time, we may be subject to penalties under Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS C/O GOVERNMENTAL MANAGEMENT SERVICES, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092; TELEPHONE: (904) 940-5850; EMAIL: mbiagetti@gmsnf.com

Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,

Berger Toombs Elam
Gaines + Frank

BERGER, TOOMBS, ELAM, GAINES & FRANK
CERTIFIED PUBLIC ACCOUNTANTS PL

Confirmed on behalf of the addressee:

Sign: _____

Title: Assistant Secretary

Date: 9.16.2026

6930 Gall Boulevard
Suite 200
Zephyrhills, FL 33542

813.788.2155
DGPerry.com

Report on the Firm's System of Quality Control

December 4, 2025

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

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards). A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

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

Peer Reviewer's Responsibility

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

Required Selections and Considerations

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

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

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL , in effect for the year ended May 31, 2025 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of pass.

DG Perry

DGPerry
CPAs + Advisors

EIGHTH ORDER OF BUSINESS

B.

1.

Memorandum

To: Board of Supervisors

From: District Management

Date: August 27, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

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

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

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

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

Exhibit A:

Goals, Objectives and Annual Reporting Form

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

Objective: Field manager and/or district manager will conduct quarterly inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed, as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within field management services agreement
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____
Print Name:_____
Deer Run Community Development District

District Manager:_____ Date:_____
Print Name:_____
Deer Run Community Development District

C.

1.

Deer Run

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

October 28, 2026

To: Board of Supervisors

From: Natalie Clem
Amenity Manager

Rich Gray
Manager Of Operations

RE: Amenity Management Report – October 28, 2026

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

September and October Calendars 2026

September 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
CDD Events/Mgts HOA Meetings Fitness Canceled Rescheduled Rentals Groups/Clubs	***ABBREVIATIONS*** ***DS**-Downstairs* ***UP**-Upstairs* ***WP**-Weather Permits* ***NTO**-Next to Office*	**1** 6:30-Neighborhood Hangs Rescheduled for Thursday, Sep 3	**2** 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone W Nancy 1-4-Mexican Train Dominoes *DS* 6-Ladies Poker *UP*	**3** 12-3-Mahjong *UP* 12-4-Ladies Cards & Games *DS* 5-Yoga *NTO* 6-Turbo Poker *UP* 6:30-Bingo *DS* 6:30-Neighborhood Hangs Pilates on the Court	**4** 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba W Nancy 11-3-Pins, Needles & HKS *DS* 10-11-Mommy & Me Coffee & Playdate *UP* 7pm-Party w/ The Reserves Cancelled *DS*	**5**  6:30 LCR *DS*
6 5:30-Hand & Foot Cards *UP* 6:30-Diamond Painting & Art *DS*	**7** 3-LCR 2 6-Turbo Poker Open *UP* 7-Bunco 2 *DS*	**8** 6-8-Food Truck Tuesday-Tropi Soul 6:30-Ladies Night	**9** 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone W Nancy 1-4-Mexican Train Dominoes *DS* 6-Ladies Poker *UP* 7-Townhall Meeting *DS*	**10** 12-3-Mahjong *UP* 12-4-Ladies Cards & Games *DS* 5-Yoga *NTO* 6-Turbo Poker *UP* 7-Bunco 4 *DS*	**11** 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba W Nancy 11-3-Pins, Needles & HKS *DS* 6-8-Sweet Fridays Petals & Cream *FT* 6:30-Family Bingo *DS*	**12** 
13 5:30-Hand & Foot Cards *UP* 6:30-Diamond Painting & Art *DS*	**14** 3-LCR 2 *DS* 6-Turbo Poker Open *UP* 6:30-Craft Night *DS*	**15** 6:15-Stone Cold Poker *UP*	**16** 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone W Nancy 1-4-Mexican Train *DS* 5-Social Comm Mtg *DS* 6-Ladies Poker *UP* 7-8-Ice Cream Social *DS*	**17** 12-3-Mahjong *UP* 12-4-Ladies Cards & Games *DS* 5-Yoga *NTO* 6-Turbo Poker *UP* 6:30-Bunco *DS*	**18** 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba W Nancy 11-3-Pins, Needles & HKS DS 5-Happy Hr Potluck *DS*	**19**  6:30 LCR *DS*
20 5:30-Hand & Foot Cards *UP* 6:30-Diamond Painting & Art *DS*	**21** 3-LCR 2 *DS* 6:15-Stone Cold Poker *UP*	**22** 6-8-Food Truck Tuesday-House of Flavor	**23** 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone W Nancy 1-4-Mexican Train Dominoes *DS* 5-Freedom HOA Mtg *DS* 6-Ladies Poker *UP*	**24** 12-3-Mahjong *UP* 12-4-Ladies Cards & Games *DS* 5-Yoga *NTO* 6-Turbo Poker *UP*	**25** 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba W Nancy 11-3-Pins, Needles & HKS *DS* 5-Happy Hr Potluck *DS* 6-8-Sweet Fridays Petals & Cream *FT* 6:30-Paint Night *DS*	**26** 8-2-Community Yard Sale  3-6-Rental *DS*
27 5:30-Hand & Foot Cards *UP* 6:30-Diamond Painting & Art *DS*	**28** 3-LCR 2 *DS* 6-Turbo Poker Open *UP*	**29** 	**30** 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone W Nancy 1-4-Mexican Train Dominoes *DS* 6-Ladies Poker *UP*	**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** 		

October 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
CDD Events/Mgts HOA Meetings Fitness Canceled Rescheduled Rentals Groups/Clubs	***ABBREVIATIONS*** ***DS****-Downstairs* ***UP****-Upstairs* ***WP****-Weather Permits* ***NTO****-Next to Office*	**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** 12-3-Mahjong *UP* 12-4-Ladies Cards & Games *DS* 5-Yoga *NTO* 6-Turbo Poker *UP* **6:30-Bingo** *DS*	**2** 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba 11-3-Pins, Needles & HKS *DS* 7-Party W The Reserves *DS*	**3**  6:30 LCR *DS*
4 5:30-Hand & Foot Cards *UP* 6:30-Diamond Painting & Art *DS*	**5** 12-3-Canasta 3-LCR 2 6-Turbo Poker Open *UP* 7-Bunco 2 *DS*	**6**  **6-8-National Night Out**	**7** 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone 1-4-Mexican Train Dominoes *DS* 6-Ladies Poker *UP* **7-Property Taxes Q&A** *DS*	**8** 12-3-Mahjong *UP* 12-4-Ladies Cards & Games *DS* 5-Yoga *NTO* 6-Turbo Poker *UP* 7-Bunco 4 *DS*	**9** 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba 11-3-Pins, Needles & HKS *DS* **6-8-Sweet Fridays** **Petals & Cream** *FT* **6:30-Family Bingo** *DS*	**10** 
11  5:30-Hand & Foot Cards *UP* 6:30-Diamond Painting & Art *DS*	**12** 12-3-Canasta *DS* 3-LCR 2 *DS* 6-Turbo Poker Open *UP* **6:30-Craft Night** *DS*	**13** 6:30-Ladies Night: Brains & Beauty Trivia *DS*	**14** 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone 1-4-Mexican Train Dominoes *DS* 6-Ladies Poker *UP* 6:30-Neighborhood Hangs-Cutting Board Creations *DS*	**15** 12-3-Mahjong *UP* 12-4-Ladies Cards & Games *DS* 5-Yoga *NTO* 6-Turbo Poker *UP* 6:30-Bunco *DS*	**16** 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba 11-3-Pins, Needles & HKS DS 5-Happy Hr Potluck *DS*	**17** 5-Cornhole Night and Food Truck TBA 6:30 LCR *DS*
18  5:30-Hand & Foot Cards *UP* 6:30-Diamond Painting & Art *DS*	**19** 12-3-Canasta 3-LCR 2 **6-Links HOA Mtg** *DS* 6-Turbo Poker Open *UP*	**20** **7-Meet The Candidates Q&A** *DS* **6-8-Food Truck Tuesday-Mango Mike's** *FT* 6:15-Stone Cold Poker *DS*	**21** 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone 1-4-Mexican Train Dominoes *DS* **5-Social Comm Mtg** *DS* 6-Ladies Poker *UP* **7-8-Ice Cream Social** *DS*	**22** 12-3-Mahjong *UP* 12-4-Ladies Cards & Games *DS* 5-Yoga *NTO* 6-Turbo Poker *UP*	**23** 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba 11-3-Pins, Needles & HKS *DS* **6-8-Sweet Fridays W Sweet Treats** *FT*	**24** 
25 5:30-Hand & Foot Cards *UP* 6:30-Diamond Painting & Art *DS*	**26** 12-3-Canasta *DS* 3-LCR 2 *DS* 6-Turbo Poker Open *UP*	**27** 	**28** 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone 1-4-Mexican Train Dominoes *DS* **6:30-CDD Board Mtg** *DS*	**29** 12-3-Mahjong *UP* 12-4-Ladies Cards & Games *DS* 5-Yoga *NTO* 6-Turbo Poker *UP*	**30** 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba 11-3-Pins, Needles & HKS DS **6:30-Paint Night** *DS*	**31**  **4-6-Halloween Bash**



September CDD Events

- Bingo - September 3rd
- Family Bingo – September 11th
- Craft Night - September 14th
- Ice Cream Social – September 16th
- Paint Night – September 25th
- Community Yard Sale – September 26th

October CDD Events

- Bingo – October 1st
- Family Bingo – October 9th
- Craft Night – October 12th
- Ice Cream Social – October 21st
- Paint Night – October 30th



Deer Run Community Organized 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
- Zumba with Nancy on Wednesday and Friday mornings
- Zumba Toning with Nancy on Wednesday and Friday mornings
- Yoga with Irene on Thursday evenings

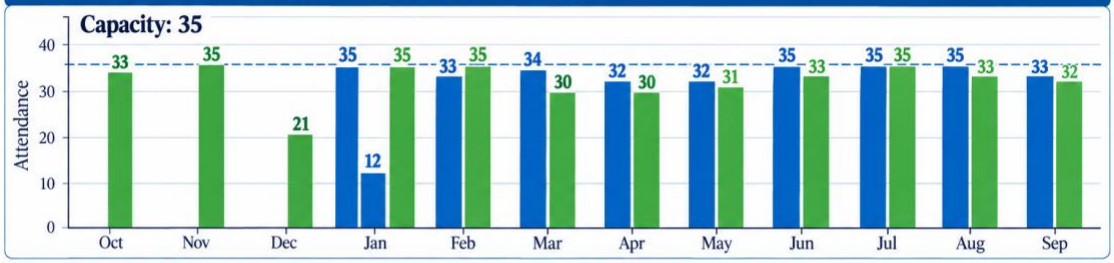
Community Organized Events:

- Bunco is on the first Monday and the second and third Thursday of the month.
- Canasta is on Mondays.
- Community Bocce Ball is open for play on Mondays and Thursdays.
- Community Pickleball is open group play every Monday, Wednesday, and Friday.
- Diamond Painting and Art are every Sunday evening.
- Hand and Foot card games are every Sunday evening.
- Happy Hour Potluck is the third Friday of the month.
- Ladies Cards and Games is on Thursdays.
- Ladies Night is the second Tuesday of the month.
- Ladies' Poker Night is Wednesday evening, unless there is a CDD Board Meeting.
- LRC is Mondays, and on the first and third Saturday of the month.
- Mahjong is on Thursdays.
- Mexican Train Dominoes is on Wednesdays.
- Neighborhood Hangs is on the first Tuesday of the month.
- Pins, Needles, and Hooks meet on Fridays.
- Stone Cold Poker Night is every third Tuesday of the month.
- The Reserves perform the first Friday of the month.
- Turbo Poker is on Monday and Thursday evening.

Bingo Participation

Monthly Attendance Breakdown — Fiscal Year 2025 vs. Fiscal Year 2026

MONTHLY ATTENDANCE COMPARISON



KEY TAKEAWAYS

	Highest Month	Events Held	Average Attendance
FY25	January (35)	11 events (9 months)	28.7
FY26	November (35)	12 events (12 months)	31.9

FY26 had bingo held all 12 months. Capacity was reached (35 attendees) in November and July.

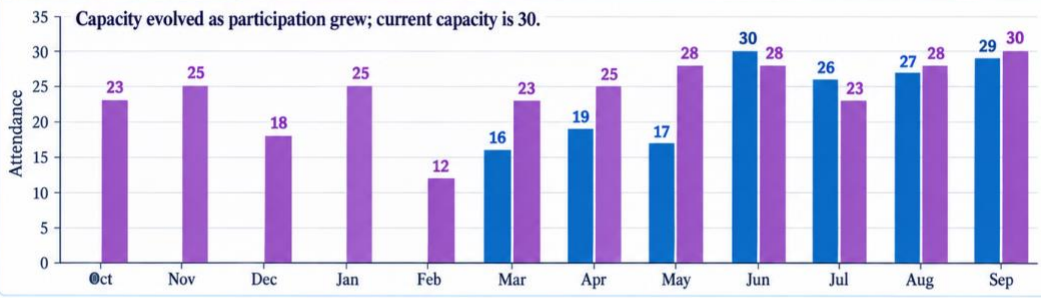
[1] January FY25 had two separate bingo events:
- January 2: 35 attendees (full capacity)
- January 21: 12 attendees

All other months had one bingo event.
Blank months indicate no bingo was held.

Family Bingo Participation

Monthly Attendance Breakdown — Fiscal Year 2025 vs. Fiscal Year 2026

MONTHLY ATTENDANCE COMPARISON



KEY TAKEAWAYS

	Highest Month	Events Held	Average Attendance
FY25	June (30)	7 months	23.4
FY26	September (30)	12 months	24.0

FY26 had the highest monthly attendance overall with 30 attendees in September.

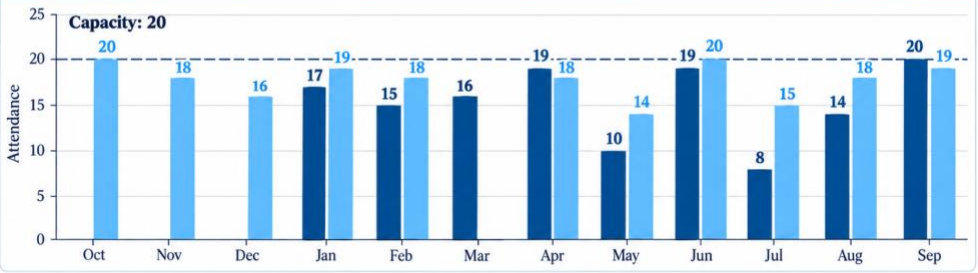
Family Bingo began with flexible attendance while participation was being established. Capacity was later set at 25 and increased to 30 as participation grew.

Blank months indicate no Family Bingo was held.

Craft Night Participation

Monthly Attendance Breakdown — Fiscal Year 2025 vs. Fiscal Year 2026

MONTHLY ATTENDANCE COMPARISON



KEY TAKEAWAYS

	Highest Month	Events Held	Average Attendance
FY25	September (20)	9 months	15.3
FY26	October & June (20)	11 months	17.7

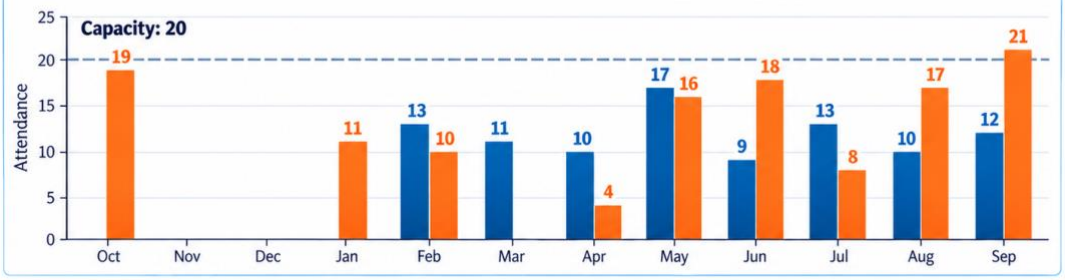
FY25 reached the 20-person capacity in September. FY26 reached capacity in October and June.

Blank months indicate no Craft Night was held.

Paint Night Participation

Monthly Attendance Breakdown — Fiscal Year 2025 vs. Fiscal Year 2026

MONTHLY ATTENDANCE COMPARISON



KEY TAKEAWAYS

	Highest Month	Events Held	Average Attendance
FY25	May (17)	8 months	11.9
FY26	September (21)	9 months	13.8

FY26 exceeded the 20-person capacity in September with 21 attendees.

Blank months indicate no Paint Night was held.

CDD Event Participation & Expense Report

Date	Event	RSVP's	Att.	Matls. $	Add'l Staff	Staff Hrs.	Labor $	Notes
FY2026								
8/28/2026	Paint Night	19	17	$ 38.97	1	4	$ 112.00	
9/3/2026	Bingo	33	32	$ 113.19		0	$ -	Mang. Led Salaried
9/11/2026	Family Bingo	29	30	$ 100.00	1	3	$ 84.00	had volunteers
9/14/2026	Craft Night	20	19	$ 278.00	1	4	$ 112.00	
9/16/2026	Ice Cream Social	100	79	$ 122.30	1	1	$ 28.00	had volunteers
9/25/2026	Paint Night	19	21	$ 53.66				
9/26/2026	Community Yard Sale			$ 24.85				
FY2027								
10/1/2026	Bingo	33	29	$ 145.63				
10/6/2026	National Night Out							Canceled (weather)
10/9/2026	Family Bingo	30	25	$ 159.92	1	3	$ 84.00	
10/12/2026	Craft Night	20	18	$ 183.06	1	4	$ 112.00	

NOTE:

All Bingo gift cards, markers, sponges are split evenly between Adult and Family Bingo (exept prizes for Family Bingo)

Additional staff refers to hourly employees only; salaried Amenity Manager excluded.

Amenity Center Maintenance

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

- Debris was cleaned up and removed throughout the community, including the pond banks, roadways, pickleball courts, pool area, and parking lot areas.
- All trash receptacles were emptied, and bags were replaced.
- All pool furniture on the pool deck, BBQ, and bar area is monitored and checked daily, straightened, cleaned, and organized. Additionally, all tables and chairs inside the clubhouse and upstairs patio lounge are maintained in the same manner.
- All entry to the development is checked for trash, debris, and maintenance concerns.

Additional Maintenance Items Completed

- RMS installed a refrigerator in the Kitchen area.
- Pinch A Penny replaced the pump at the Highway 100 front entrance.
- The irrigation rain sensor was rehung by M&M Pumps. All systems were tested and everything seems to be functioning fine.
- High-Tech installed a new door handle on the Amenity Center patio deck.
- High-Tech installed a new access panel inside the closet.
- Yellowstone installed a box drain on the pool deck.
- D.R. Horton repainted the Grand Reserve lettering at the Highway 100 front entrance.
- RMS repainted stop signs and poles throughout the community.

Administrative items completed

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

Completed Projects















RMS repainted stop signs and poles throughout the community. The photos above document the completed painting work.

Completed Projects





D.R. Horton repainted the Grand Reserve lettering at the Highway 100 front entrance.



Additional view of the repainted Grand Reserve lettering.

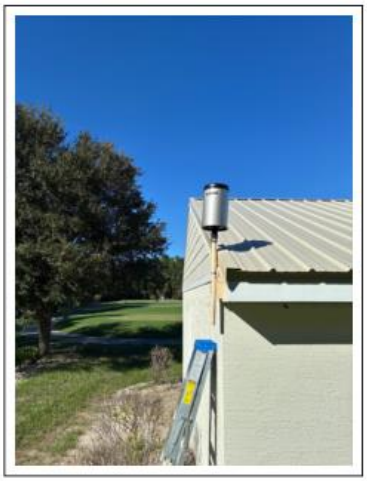


Yellowstone installed a box drain on the pool deck.

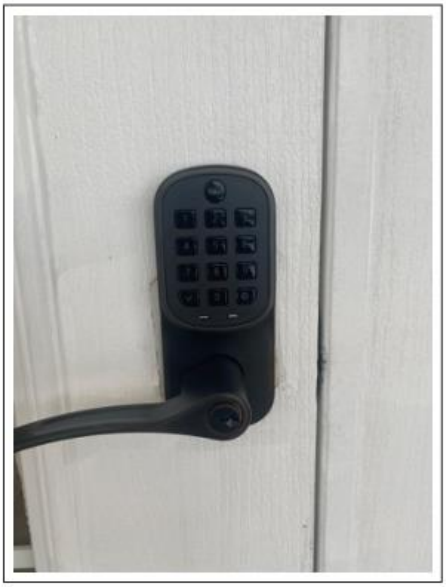
Completed Projects







- RMS installed the refrigerator in the Kitchen .
- Pinch A Penny replaced the pump at the Highway 100 front entrance.
- The irrigation rain sensor was rehung by M&M Pumps. All systems were tested and everything seems to be functioning fine.





High-Tech installed a new door handle on the Amenity Center patio deck and a new access panel inside the closet.

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 at 386-263-7213.

Kind Regards,

Natalie Clem
Amenity Manager

Richard Gray
Manager Of Operations

2.

Deer Run Site Audit

Monday, October 19, 2026

7 Findings Identified

Raul Hernandez

Yellowstone Landscape



Sod At Amenity Center

Sod was replaced at no additional charge

Pine Straw

Pine straw will be installed in November

Palm Pruning

Us-1 and 100 entrance palms will be pruned in November

Mowing Schedule For St Augustine

October we have 3 mowing visits transitioning into

November 2 mowings

Mowing Schedule For Bahia

October 2 mowing visits transitioning into November to 1 mowing visit

Woodline Cutbacks

Scheduled every 2nd weekend of each month

Irrigation

Irrigation inspections have been done monthly and minor repairs have been done at no additional cost.

ELEVENTH ORDER OF BUSINESS

A.

MINUTES OF MEETING

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Run Community Development District was held Wednesday, August 26, 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
Barbara DeSantis	Supervisor
Melissa Tabares	Supervisor
Gary Masten	Supervisor

Also present were:

Matt Biagetti	District Manager
Katie Buchanan	District Counsel
Joey Duncan	District Engineer via Zoom
Natalie Clem	RMS
Rich Gray	RMS
Alison Mossing	RMS
Cheryl Palmes	RMS
David Brannan	Chief of Police, City of Bunnell
Jay Lampiosi	Volunteer, Public Safety Offices
Several Residents	

FIRST ORDER OF BUSINESS **Roll Call**

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

On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor Franklin Gates was excused from the meeting.

The next item taken out of order.

Discussion of:

A. Speed Study & Traffic Calming Recommendation

Mr. Brannon stated Jay brings a lot of experience and certifications in tonight's topic. He is a former police officer and was in traffic management. Jay will explain the speed study and there is a real problem with speeding here and we can't expect the police to catch everyone; you have to police yourselves. I hope you consider traffic calming devices for your neighborhood.

Mr. Lampiosi stated over the last few years we have done quite a few traffic studies in here and by the Lakes we don't have a problem because the speed humps are properly spaced out. The traffic studies, found that not only excessive speed was an issue but cars passing. The way to address passing is to paint a double yellow line in the street and for speeding to install speed humps at the proper distance between. I will email some other types of traffic calming devices and measures you can take.

Residents discussed issues with golf carts, speed of e-bikes and no lights after dark and traffic laws pertaining to bicycles.

SECOND ORDER OF BUSINESS Public Comments

A resident stated the mowers blow the grass into the ponds.

Mr. Garner stated Mr. Gray will talk to Yellowstone's supervisor about this issue.

A resident stated I just saw a turtle on Grand Reserve Boulevard that was run over. Is it possible to get some signage.

Mr. Garner stated Rich will look into that also.

THIRD ORDER OF BUSINESS Discussion Items

B. Speed Study & Traffic Calming Recommendation

This item taken earlier in the meeting.

C. Tutoring Services at Amenity Center

Ms. Mossing stated we are aware of a resident who is having tutoring services at the amenity center for different children. We wanted to bring that to the board's attention if that is something you want to allow because it is a business. If that is something you want to allow we need to move forward with trying to get an agreement as we did with the fitness classes that are operating a business at the amenity center. We want to get direction from the board. That resident is here today if you have questions.

Mr. Garner asked what do you do in other communities?

Ms. Mossing stated typically if someone is making money utilizing the amenity center such as the fitness classes we recommend having a usage agreement in place to be able to use the amenity center.

Ms. Buchanan stated frequently we allow the use of amenities by private parties when they are providing a service to the CDD as a whole, rather than for their personal gain. This is a public facility so it is not designed for private business use. It is a public facility so it needs to be used for a public purpose. If you have recreation such as the fitness instructor that is part of your recreation service that you provide. If you have a party that wants to use the facilities I would strive to keep them in line with the services you offer, not allow it to be a house for private businesses.

Mr. Garner stated this is within the last couple of months and there are two classes up here and the instructor is charging their students, in return they are giving a percentage of that money back to the community.

Ms. Mossing stated not the current classes, they are not giving money back to the district.

Mr. Garner stated I'm talking about the aquatics.

Ms. Mossing stated that has been discontinued. The two agreements on the agenda that we signed neither of those instructors give any percentage back to the district.

Ms. DeSantis stated personal training except as expressly authorized by the district, personal training for fees or solicitation for personal training services for fees is prohibited.

Ms. Buchanan stated I don't think it is the same thing. Someone who lives here could not use this as a facility for their personal training business, that would not be allowed. It is similar to a resident who uses the facility for their personal tutoring business.

After discussion by the board and input by the residents, the board took the following action.

On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor the tutoring will not be allowed at the amenity center.

FOURTH ORDER OF BUSINESS Consideration of:

A. Reupholstering Furniture Proposals

Mr. Gray stated the proposal to reupholster 44 chairs is $10,078.24. We asked for a reduced amount and that was for 22 chairs and that is $5,589. This was not put into the budget, there were things put in the budget to be replaced, the chairs were not.

Mr. Garner stated we cannot raise the budget above what it is now. We can lower it but not raise it. There is no money in the budget to pay to reupholster the chairs unless the board starts moving money around.

Mr. Maste stated I'm not inclined to move money around or take it out the reserves.

On MOTION by Mr. Masten seconded by Ms. DeSantis with all favor chair replacement/reupholstering was postponed to next year's budget process.

B. Revised Amenity Center Policies

Ms. Mossing stated I worked with Barbara and Natalie on Barbara's suggestion of adding additional policies to our existing policies. Everything we added is highlighted and anything we suggest be removed is in red cross through.

Ms. Mossing reviewed all the proposed changes and after discussion the board took the following action.

On MOTION by Mr. Masten seconded by Ms. Tabares with all in favor the revised amenity center policies were approved.

FIFTH ORDER OF BUSINESS Ratification of Agreements

A. Pearson's Plumbing Sump Pump Service Proposal and Addendum

Mr. Gray stated we had issues with the elevator, the sump pump in the elevator did fail, the ground water raised and couldn't pump the water out and that created rust. We replaced the sump pump and there cannot be any rust present to be able to get the operating permit. The plumber came in yesterday and Otis came today and I'm waiting on their inspection pictures and once I get approval the project is closed out and we will get our permit for the elevator.

Mr. Masten asked was there a change in numbers since the last meeting?

Mr. Gray stated yes, about $2,700 on the pump and about $300 on the electric. The sump pump came in higher based on the required pump.

Mr. Masten asked what is the new total amount?

Mr. Gray stated $16,110.00, the sump pump replacement, paint, scrape and repaint, the electrical repair, the inspections, five hours of Otis' time during the inspections because I also had to hire an inspector through Otis to stand over the guys working in the pit and they had to inspect their work.

Mr. Masten asked where is the money coming from?

Mr. Gray stated this would come from the reserves.

Mr. Biagetti stated I agree, it is a large investment.

The residents and staff discussed the cost and features of a maintenance contract, original warranty.

> On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor the agreement with Pearson's Plumbing was ratified and the expenses for repairs, maintenance and certification as submitted were approved.

B. Release of Claims and Settlement with Freedom HOA on Streetlights

Mr. Biagetti stated the CDD was inadvertently paying for streetlights within Freedom and we came up with an agreement and this solidifies that verbal agreement, that Freedom HOA would repay us $5,500 for expenses the CDD incurred and moving forward Freedom HOA has taken on the monthly bill. We have had the release executed and we are bringing it back to ratify the actual agreement. This releases those claims.

> On MOTION by Ms. DeSantis seconded by Mr. Masten with all in favor the release of claims and settlement with Freedom HOA for streetlights was ratified.

C. Nancy White – Fitness Instruction

D. Irene Beissel – Yoga Instruction

Ms. Mossing stated we discussed these agreements earlier in the meeting. These are usage agreement that these instructors are using the CDD property to host their fitness classes and it puts everything in writing and it is for residents only.

A resident stated I don't understand why they can't be incorporated into the CDD like the craft class that we don't have to pay for but if I want a fitness class I have to pay.

Ms. Mossing stated the paint nights, craft nights are hosted by Natalie so you don't have to pay an outside vendor. The fitness instructors are outside vendors, we do not teach fitness classes.

A resident asked why can't some CDD money be allotted in the budget and shift around some of the costs? I resent having to pay for a class when I'm already paying CDD fees.

Mr. Masten stated we constantly look at every budget. The budget we are approving tonight is for next year.

A resident asked are there qualification that the aerobics teacher has to have?

Ms. Mossing stated we require a couple of things to be able to teach classes onsite, one being liability insurance naming the district as additional insured, and active certification in whatever class they are teaching. If Tammy will renew her certification we would be happy to bring her back. We can wrap up both agreements in one motion.

On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor a non-exclusive license agreement between the district and Nancy White for fitness instruction and Irene Beissel for Yoga instruction were ratified.

SIXTH ORDER OF BUSINESS **Public Hearing Adopting the Budget for Fiscal Year 2027**

Mr. Biagetti gave an overview of the budget that reflects an overall increase in assessments and stated mailed notice went to every household within the CDD to notify the residents of the proposed increase of 9% or roughly $100 per household per year.

The ~~board~~ Chairman discussed the following budget items: increase in staffing hours, track man hours better, overpaid for part time staffing, number of people participating in events, must have sign-in sheets for events, misusing part time help, need more transparency on staffing, special events, against Christmas parties for adults, paying too much money for special events, feel like they are paying too much for craft and paint supplies, too many hours on assistant planning.

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

The residents brought up the following issues on certain budget items: look at special activities sponsored by the CDD but paid for by the residents through the assessments, amount paid for supplies, plus staff time for all events, it takes residents to go through the budget to see what is being spent, the board didn't do it, increase of facility assistants, get rid of the extra hours, salaried employees should work minimum 40 hours a week or and up to 60 hours a week if needed, make the facility assistants independent contractors, qualifications of facility assistants, cancel everything because of costs, no place to put supplies, need monthly report showing what is spent including salaries, worker situation with a crowded pool, don't understand the need for extra workers, evening hours due to vandalism, maintenance person's duties, disagrees with the amount of money employees get paid, all hours can be verified, retired on fixed incomes and are concerned about costs cut back on activities, residents requested additional pool monitors, not the board, $10,000 for amenity maintenance for additional parttime person, more than one resident enjoys the activities, Natalie does a tremendous job, are the pool chemicals and supplies for the clubhouse put out for bid, chemicals have increased along with fuel surcharge, pay a usage rate or bulk rate, qualification of maintenance person, picks up garbage personally, power washing is contracted, evaluate craft night and other activities.

Mr. Garner asked if we lower the budget by $10,000 what does that mean to the residents?

Mr. Biagetti stated I think it was $5.90 per $5,000.

Ms. Mossing stated I took $8,000 out of the budget by lowering the janitorial fee and that reduced the reduced the assessment from ~~$130~~ $103 to $93.

Mr. Garner asked if we cut $10,000 or $20,000 tonight what have we resolved? If we leave it in the budget as a whole but not a line item and don't spend it, we have it.

Ms. DeSantis stated if we don't spend the whole amount in the budget it stays with the district. The budget is a guideline.

Mr. Masten stated if we make that $17,500 to zero that is $20 per house per year. If it is not spent then next year it goes into the capital reserve, which means the contribution next year could be less. It is still our money. After all the back and forth we have had on this I'm not an

advocate to change anything other than the commitment to report at each meeting to a much finer degree and tighten the controls that we have in place if not better controls.

Mr. Garner asked is it worth $15 or $20 to gamble to have to go into the reserves to cut the budget $20,000?

A. Consideration of Resolution 2026-03 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

> On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor Resolution 2026-03 was approved and staff was authorized to move $8,000 from janitorial to capital reserves.

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

B. Consideration of Resolution 2026-04 Imposing Special Assessment and Certifying an Assessment Roll for Fiscal Year 2027

> On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor Resolution 2026-04 was approved.

SEVENTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure, Consideration of Resolution 2026-05**

Ms. Buchanan stated the rules of procedure provide guidance on the administration of the district's back of the house activity, they are separate and apart from your policies and procedures relating to facilities and amenities. They go over things like procurement, rulemaking, agenda setting and voting. The changes thar are significant in this set of rules relate to new required language from the legislature incorporating changes to your rulemaking process. There are improvements to your procurement language based on lessons we have learned and there are some clarifications as to when you have to vote, noting that unless you have a statutory conflict you are required to vote. As an overview we roll out the same set of rules and procedures for all of our 400 clients, these are standard.

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

There being no public comments or questions, the board took the following action.

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

On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor Resolution 2026-05 was approved.

EIGHTH ORDER OF BUSINESS Engineer's Report

A. Consideration of General Engineering Work Authorization

Mr. Biagetti stated this is the work authorization for general engineering services. As referenced earlier they estimate a budget of $17,000 and I have had the conversation with Joey that there may be additional services with the stormwater report, which is why that is in there.

On MOTION by Mr. Masten seconded by Ms. Tabares with all in favor the work authorization for general engineering services for fiscal 2027 was approved.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Garner stated the boulevard is not finished. Can we go back to Horton to install speed bumps per the traffic study or are we stuck with that?

Ms. Buchanan stated you can ask Horton whatever you like. I can't speak to whether they would agree to it or not, but it doesn't hurt to ask them. The speed bumps are elective.

Mr. Masten asked what is the cost all in for speed bumps, painting and signs?

Mr. Gray stated I'm not an expert in that area, but a guess would be $2,500 to $3,000 per speed bump.

Mr. Biagetti stated I have a quote on a speed table in another district in Clay County from 2025 and it was $4,991 per speed table and that is not factoring in engineering or approvals. This is a rough estimate.

B. Engineer

There being none, the next item followed.

C. District Manager

1. Discussion of Fiscal Year 2027 Meeting Schedule

> On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor the fiscal year 2027 meeting schedule was approved.

2. Discussion of Fiscal Year 2027 Goals & Objectives

> On MOTION by Ms. DeSantis seconded by Mr. Masten with all in favor the fiscal year 2027 goals and objectives were approved.

D. Operations Manager

1. Report

Mr. Gray gave an overview of the operations manager's report, copy of which was included in the agenda package.

2. Landscape Report – Yellowstone

There being none, the next item followed.

E. Amenity Manager

A copy of the amenity manager's report was included in the agenda package.

TENTH ORDER OF BUSINESS Supervisor's Requests

Additional comments: City staff will be here for a meeting October 7, 2026 to explain the pros and cons of Amendment 3, National Night Out, October 19th Freedom HOA will be hosting a Q&A for both candidates, check Bunnell City website for stormwater management fee, talk to Horton about possibly doing a fence along Grand Reserve that backs up to Albatross, umbrella and stands delivery, ants by pool, tentative dates for social events.

ELEVENTH ORDER OF BUSINESS Public Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the July 22, 2026 Meeting

On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor the minutes of the July 22, 2026 meeting were approved as presented.

B. Balance Sheet as of July 31, 2026 and Statement of Revenues and Expenses for the Period Ending July 31, 2026

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

C. Approval of Check Register

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

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting

On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor the meeting adjourned at 10:18 p.m.

Secretary/Assistant Secretary Chairman/Vice Chairman

B.

Deer Run

Community Development District

Unaudited Financial Reporting

September 30, 2026

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

Deer Run

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	$ 26,001	$ 13,089	$ -	$ -	$ 39,091
INV-SBA	$ 269,899	$ 225,133	$ -	$ -	$ 495,032
Investments:					
Series 2018					
Reserve	$ -	$ -	$ 317,719	$ -	$ 317,719
Revenue	$ -	$ -	$ 517,920	$ -	$ 517,920
Interest	$ -	$ -	$ 167	$ -	$ 167
Prepayment	$ -	$ -	$ 15,724	$ -	$ 15,724
Sinking Fund	$ -	$ -	$ 189	$ -	$ 189
Construction	$ -	$ -	$ -	$ 26,050	$ 26,050
Assessment Receivable	$ 3,041	$ -	$ 1,737	$ -	$ 4,778
Due from Capital Reserve	$ -	$ -	$ -	$ -	$ -
Due from Debt Service	$ -	$ -	$ -	$ -	$ -
Due from Developer	$ -	$ -	$ -	$ -	$ -
Due from General Fund	$ -	$ -	$ 2,189	$ -	$ 2,189
Due from Other	$ -	$ -	$ -	$ -	$ -
Due from Golf Course	$ 2,320	$ -	$ -	$ -	$ 2,320
Prepaid Expenses	$ 39,224	$ -	$ -	$ -	$ 39,224
Deposits	$ -	$ -	$ -	$ 25,000	$ 25,000
Liabilities:					
Accounts Payable	$ 3,539	$ 10,989	$ -	$ -	$ 14,528
Accrued Expense Payable	$ 9,997	$ -	$ -	$ -	$ 9,997
Deferred Revenue	$ -	$ -	$ -	$ -	$ -
Due to Debt Service	$ 2,189	$ -	$ -	$ -	$ 2,189
Due to General Fund	$ -	$ -	$ -	$ -	$ -
Due to Other	$ -	$ -	$ -	$ -	$ -
FICA Payable	$ 650	$ -	$ -	$ -	$ 650
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 39,224	$ -	$ -	$ -	$ 39,224
Restricted for:					
Debt Service - Series 2008	$ -	$ -	$ -	$ -	$ -
Debt Service - Series 2018	$ -	$ -	$ 855,645	$ -	$ 855,645
Capital Projects - Series 2008	$ -	$ -	$ -	$ 0	$ 0
Capital Projects - Series 2018	$ -	$ -	$ -	$ 51,050	$ 51,050
Assigned for:					
Capital Reserves	$ -	$ 227,233	$ -	$ -	$ 227,233
Unassigned	$ 284,887	$ -	$ -	$ -	$ 284,887
Total Liabilities & Fund Balance	$ 340,486	$ 238,222	$ 855,645	$ 51,050	$ 1,485,403

Deer Run

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments	$ 1,006,746	$ 1,006,746	$ 1,017,845	$ 11,099
Golf Course Lake Maintenance Contribution	$ 4,642	$ 4,642	$ 4,640	$ (2)
Rental Income	$ 500	$ 500	$ 1,950	$ 1,450
Miscellaneous Income	$ -	$ -	$ 6,266	$ 6,266
Interest - SBA	$ 10,000	$ 10,000	$ 14,258	$ 4,258
Total Revenues	**$ 1,021,888**	**$ 1,021,888**	**$1,044,958**	**$ 23,070**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 8,000	$ 8,000	$ 6,600	$ 1,400
FICA Expense	$ 612	$ 612	$ 505	$ 107
Engineering	$ 17,000	$ 17,000	$ 18,852	$ (1,852)
Dissemination	$ 3,625	$ 3,625	$ 3,825	$ (200)
Attorney	$ 25,000	$ 25,000	$ 10,803	$ 14,197
Annual Audit	$ 4,200	$ 4,200	$ 4,000	$ 200
Trustee Fees	$ 3,500	$ 3,500	$ 7,000	$ (3,500)
Arbitrage	$ 450	$ 450	$ -	$ 450
Assessment Roll Services	$ 2,756	$ 2,756	$ 2,756	$ -
Management Fees	$ 40,226	$ 40,226	$ 40,226	$ (0)
Information Technology	$ 1,280	$ 1,280	$ 1,280	$ (0)
Website Maintance	$ 729	$ 729	$ 729	$ -
Telephone	$ 168	$ 168	$ 163	$ 5
Postage	$ 850	$ 850	$ 1,378	$ (528)
Insurance	$ 8,974	$ 8,974	$ 7,985	$ 989
Printing & Binding	$ 800	$ 800	$ 1,326	$ (526)
Travel Per Diem	$ 250	$ 250	$ -	$ 250
Legal Advertising	$ 2,000	$ 2,000	$ 1,207	$ 793
Other Current Charges	$ 2,500	$ 2,500	$ 2,056	$ 444
Office Supplies	$ 100	$ 100	$ 7	$ 93
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 123,195**	**$ 123,195**	**$ 110,873**	**$ 12,321**
Operations & Maintenance				
Field Expenditures				
Field Management	$ 40,000	$ 40,000	$ 40,000	$ 0
Electric	$ 92,000	$ 92,000	$ 99,997	$ (7,997)
Water & Sewer	$ 19,320	$ 19,320	$ 19,366	$ (46)
Landscape Maintenance	$ 159,425	$ 159,425	$ 134,232	$ 25,193
Permit Monitoring	$ -	$ -	$ 326	$ (326)
Landscape Contingency	$ 15,000	$ 15,000	$ 16,515	$ (1,515)
Mulch	$ 5,250	$ 5,250	$ 3,250	$ 2,000
Tree Pruning	$ 4,725	$ 4,725	$ 1,767	$ 2,958
Lake Maintenance and Repairs	$ 25,700	$ 25,700	$ 25,347	$ 353
Irrigation Repairs	$ 21,420	$ 21,420	$ 5,310	$ 16,110
Sidewalk Repair	$ 2,500	$ 2,500	$ -	$ 2,500
Street Repair	$ 5,000	$ 5,000	$ -	$ 5,000
Contingency	$ 2,500	$ 2,500	$ 1,916	$ 584
Subtotal Field Expenditures	**$ 392,840**	**$ 392,840**	**$ 348,026**	**$ 44,814**

Deer Run

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Amenity Expenditures				
Amenities Management	$ 83,228	$ 83,228	$ 83,228	$ (0)
Facilities Assistant	$ 29,896	$ 29,896	$ 53,902	$ (24,006)
Property Insurance	$ 40,000	$ 40,000	$ 35,028	$ 4,972
Pool Maintenance	$ 21,600	$ 21,600	$ 21,983	$ (383)
Pool Chemicals	$ 21,600	$ 21,600	$ 19,827	$ 1,773
Janitorial Services	$ 20,000	$ 20,000	$ 18,750	$ 1,250
Pest Control	$ 1,213	$ 1,213	$ 1,195	$ 18
Facilities Maintenance	$ 25,000	$ 25,000	$ 25,515	$ (515)
Cable, Internet & Telephone Services	$ 6,261	$ 6,261	$ 4,410	$ 1,851
Electric - Amenities	$ 18,480	$ 18,480	$ 16,664	$ 1,816
Water & Sewer - Amenities	$ 58,727	$ 58,727	$ 42,472	$ 16,255
Gas Service	$ 1,045	$ 1,045	$ 1,002	$ 43
Security Monitoring	$ 4,000	$ 4,000	$ 5,875	$ (1,875)
Access Cards	$ 500	$ 500	$ 1,940	$ (1,440)
Operating Supplies	$ 3,308	$ 3,308	$ 3,987	$ (679)
Amenity Repairs & Maintenance	$ 25,000	$ 25,000	$ 33,944	$ (8,944)
Pool Repairs & Maintenance	$ 20,000	$ 20,000	$ 19,935	$ 65
Special Events	$ 17,500	$ 17,500	$ 14,985	$ 2,515
Holiday Décor	$ 2,000	$ 2,000	$ 1,737	$ 263
Fitness Center Repairs & Maintenance	$ 1,500	$ 1,500	$ 1,373	$ 127
Office Supplies	$ 2,500	$ 2,500	$ 2,843	$ (343)
Elevator Maintenance	$ 2,000	$ 2,000	$ 1,530	$ 470
Pressure Washing	$ 10,000	$ 10,000	$ 9,466	$ 534
Refuse	$ 4,000	$ 4,000	$ -	$ 4,000
Contingency	$ 1,000	$ 1,000	$ 914	$ 86
Capital Project/Transfer Out	$ 85,496	$ 85,496	$ 85,496	$ -
Excess (Deficiency) of Revenues over Expenditures	$		$ 78,057	
Fund Balance - Beginning	$ -		$ 246,054	
Fund Balance - Ending	$ -		$ 324,111	

Deer Run

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Expenditures:								
Capital Outlay	$	-	$	-	$	86,451	$	(86,451)
Miscellaneous Expenses	$	-	$	-	$	44	$	(44)
Total Expenditures	**$**	**-**	**$**	**-**	**$**	**86,495**	**$**	**(86,495)**
Excess (Deficiency) of Revenues over Expenditures	**$**				**$**	**(86,495)**		
Other Financing Sources/(Uses)								
Transfer In	$	85,496	$	85,496	$	85,496	$	-
Interest - SBA	$	1,000	$	1,000	$	8,728	$	7,728
Total Other Financing Sources (Uses)	**$**	**86,496**	**$**	**86,496**	**$**	**94,224**	**$**	**7,728**
Net Change in Fund Balance	**$**	**86,496**			**$**	**7,729**		
Fund Balance - Beginning	$	271,551			$	219,504		
Fund Balance - Ending	$	358,047			$	227,233		

Deer Run

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Revenues:				
Assessments	$ 635,688	$ 635,688	$ 655,104	$ 19,416
Prepayments	$ -	$ -	$ 16,125	$ 16,125
Interest	$ 13,000	$ 13,000	$ 30,034	$ 17,034
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	$ 203,750	$ 203,205	$ 545
Excess (Deficiency) of Revenues over Expenditures	$ 11,188		$ 49,583	
Fund Balance - Beginning	$ 472,720		$ 806,061	
Fund Balance - Ending	$ 483,907		$ 855,645	

Deer Run

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Revenues				
Interest	$ -	$ -	$ 875	$ 875
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Excess (Deficiency) of Revenues over Expenditures	**$**		**$ 875**	
Fund Balance - Beginning	$ -		$ 50,175	
Fund Balance - Ending	$ -		$ 51,050	

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	$ -	$ 2,474	$ -	$ -	$ 1,017,845
Assessments - Direct	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Golf Course Lake Maintenance Contribution	$ -	$ -	$ 1,160	$ 1,160	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,320	$ 4,640
Rental Income	$ -	$ -	$ 350	$ -	$ 400	$ 200	$ 600	$ -	$ -	$ -	$ 400	$ -	$ 1,950
Misc Income	$ -	$ -	$ 75	$ -	$ -	$ 50	$ 35	$ 75	$ -	$ 525	$ 5,502	$ 3	$ 6,266
Interest - SBA	$ 552	$ 336	$ 191	$ 666	$ 1,640	$ 1,816	$ 1,769	$ 1,821	$ 1,667	$ 1,474	$ 1,304	$ 1,021	$ 14,258
Total Revenues	**$ 1,375**	**$ 4,292**	**$ 139,288**	**$ 839,417**	**$ 12,100**	**$ 5,768**	**$ 10,131**	**$ 15,896**	**$ 1,667**	**$ 4,473**	**$ 7,206**	**$ 3,344**	**$ 1,044,958**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 800	$ 1,000	$ 1,000	$ -	$ 1,000	$ 800	$ -	$ 6,600
FICA Expense	$ -	$ 77	$ -	$ 77	$ -	$ 61	$ 77	$ 77	$ -	$ 77	$ 61	$ -	$ 505
Engineering	$ 622	$ 1,650	$ 600	$ 6,125	$ 1,050	$ 1,525	$ 575	$ 1,050	$ 150	$ -	$ 5,505	$ -	$ 18,852
Dissemination	$ 1,219	$ 219	$ 219	$ 219	$ 219	$ 219	$ 319	$ 219	$ 219	$ 219	$ 219	$ 319	$ 3,825
Attorney	$ 409	$ 1,605	$ 987	$ 2,172	$ 564	$ 2,167	$ 474	$ 2,427	$ -	$ -	$ -	$ -	$ 10,803
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000	$ -	$ -	$ 4,000
Trustee Fees	$ -	$ -	$ 3,500	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500	$ -	$ -	$ 7,000
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	$ 3,352	$ 3,352	$ 3,352	$ 40,226
Information Technology	$ 107	$ 107	$ 107	$ 107	$ 107	$ 107	$ 107	$ 107	$ 107	$ 107	$ 107	$ 107	$ 1,280
Website Maintance	$ 61	$ 61	$ 61	$ 61	$ 61	$ 61	$ 61	$ 61	$ 61	$ 61	$ 61	$ 61	$ 729
Telephone	$ 23	$ 43	$ -	$ 28	$ -	$ 15	$ -	$ 14	$ 4	$ 22	$ -	$ 15	$ 163
Postage	$ 51	$ 45	$ 83	$ 42	$ 44	$ 40	$ 85	$ 20	$ 81	$ 644	$ 76	$ 167	$ 1,378
Insurance	$ 7,985	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,985
Printing & Binding	$ 50	$ 36	$ 44	$ 22	$ 52	$ 11	$ 31	$ 109	$ 110	$ 632	$ 94	$ 135	$ 1,326
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Legal Advertising	$ 33	$ 53	$ 34	$ 233	$ -	$ 233	$ 19	$ 253	$ 39	$ 230	$ 49	$ 32	$ 1,207
Other Current Charges	$ 235	$ 224	$ 184	$ 130	$ 20	$ 124	$ 131	$ 141	$ 151	$ 260	$ 245	$ 210	$ 2,056
Office Supplies	$ 1	$ 1	$ 0	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 0	$ 1	$ 1	$ 7
Dues, Licenses & Subscriptions	$ -	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 16,903**	**$ 8,647**	**$ 9,170**	**$ 13,566**	**$ 5,469**	**$ 8,714**	**$ 6,229**	**$ 8,830**	**$ 4,274**	**$ 14,103**	**$ 10,569**	**$ 4,399**	**$ 110,873**
Operations & Maintenance													
Field Expenditures													
Field Management	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ 40,000
Electric	$ 6,248	$ 9,690	$ 8,290	$ 8,717	$ 8,640	$ 8,747	$ 8,939	$ 7,860	$ 8,576	$ 8,760	$ 7,784	$ 7,746	$ 99,997
Water & Sewer	$ 1,983	$ 1,297	$ 1,788	$ 1,675	$ 1,670	$ 1,709	$ 1,592	$ 1,709	$ 1,701	$ 1,726	$ 1,550	$ 965	$ 19,366
Landscape Maintenance	$ 11,186	$ 11,186	$ 11,186	$ 11,186	$ 11,186	$ 11,186	$ 11,186	$ 11,186	$ 11,186	$ 11,186	$ 11,186	$ 11,186	$ 134,232
Permit Monitoring	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 326	$ -	$ -	$ 326
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	$ 2,119	$ 2,119	$ 2,119	$ 25,347
Irrigation Repairs	$ -	$ -	$ -	$ 1,480	$ -	$ 3,830	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,310
Sudewalk Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ 541	$ -	$ -	$ -	$ -	$ -	$ 500	$ -	$ 200	$ 675	$ 1,916
Subtotal Field Expenditures	**$ 24,790**	**$ 28,276**	**$ 27,258**	**$ 28,510**	**$ 26,948**	**$ 30,925**	**$ 27,169**	**$ 47,089**	**$ 27,415**	**$ 27,450**	**$ 26,173**	**$ 26,024**	**$ 348,026**

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	$ 6,936	$ 6,936	$ 6,936	$ 83,228
Facilities Assistant	$ 3,498	$ 2,826	$ 3,147	$ 2,537	$ 2,733	$ 3,754	$ 2,608	$ 5,520	$ 8,736	$ 10,265	$ 8,278	$ -	$ 53,902
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	$ 1,800	$ 1,800	$ 1,876	$ 21,983
Pool Chemicals	$ 1,602	$ 1,602	$ 1,602	$ 1,665	$ 1,665	$ 1,665	$ 1,665	$ 1,665	$ 1,706	$ 1,665	$ 1,665	$ 1,665	$ 19,827
Janitorial Services	$ 1,650	$ 1,500	$ 2,000	$ 1,750	$ 1,650	$ 2,000	$ 1,600	$ 1,650	$ 2,050	$ 1,600	$ 1,300	$ -	$ 18,750
Pest Control	$ 109	$ 109	$ 109	$ 109	$ 109	$ 109	$ 109	$ 109	$ 109	$ 109	$ 109	$ -	$ 1,195
Facilities Maintenance	$ 1,780	$ 1,610	$ 1,700	$ 1,586	$ 1,501	$ 1,100	$ 3,250	$ 2,944	$ 2,000	$ 4,833	$ 3,000	$ 212	$ 25,515
Cable, Internet & Telephone Services	$ 541	$ 475	$ 188	$ 353	$ 353	$ 353	$ 353	$ 353	$ 353	$ 354	$ 366	$ 366	$ 4,410
Electric - Amenities	$ 1,583	$ 1,207	$ 1,218	$ 1,326	$ 1,553	$ 1,259	$ 1,370	$ 1,360	$ 1,420	$ 1,500	$ 1,485	$ 1,383	$ 16,664
Water & Sewer - Amenities	$ 5,830	$ 3,044	$ 5,386	$ 2,602	$ 2,806	$ 4,331	$ 3,720	$ 2,708	$ 3,031	$ 3,669	$ 3,142	$ 2,203	$ 42,472
Gas Service	$ 54	$ -	$ 111	$ 94	$ 83	$ 74	$ 105	$ 103	$ 110	$ 90	$ 94	$ 85	$ 1,002
Security Monitoring	$ 1,048	$ 321	$ 539	$ 1,400	$ 321	$ 321	$ 321	$ 321	$ 321	$ 321	$ 321	$ 321	$ 5,875
Access Cards	$ 890	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 525	$ -	$ -	$ 525	$ 1,940
Operating Supplies	$ 452	$ 690	$ 310	$ 690	$ 166	$ 350	$ 250	$ 329	$ 200	$ 50	$ 500	$ -	$ 3,987
Amenity Repairs & Maintenance	$ 5,044	$ 3,863	$ 2,280	$ 6,850	$ 1,824	$ 1,792	$ 4,520	$ 1,200	$ 2,193	$ 425	$ 1,123	$ 2,831	$ 33,944
Pool Repairs & Maintenance	$ 11,975	$ -	$ -	$ -	$ -	$ 6,578	$ 533	$ 23	$ 80	$ 225	$ 521	$ -	$ 19,935
Special Events	$ 2,035	$ 1,263	$ 1,989	$ 832	$ 1,046	$ 1,517	$ 503	$ 1,408	$ 300	$ 3,225	$ 866	$ -	$ 14,985
Holiday Décor	$ 331	$ -	$ 738	$ 232	$ 40	$ 196	$ -	$ -	$ -	$ 200	$ -	$ -	$ 1,737
Fitness Center Repairs & Maintenance	$ 515	$ -	$ 33	$ 175	$ -	$ 175	$ 300	$ -	$ 175	$ -	$ -	$ -	$ 1,373
Office Supplies	$ 69	$ 200	$ 163	$ 301	$ 60	$ 50	$ 200	$ 300	$ 500	$ 500	$ 500	$ -	$ 2,843
Elevator Maintenance	$ -	$ -	$ -	$ -	$ 1,355	$ -	$ -	$ 175	$ -	$ -	$ -	$ -	$ 1,530
Pressure Washing	$ -	$ 5,000	$ -	$ -	$ 1,187	$ -	$ -	$ -	$ 1,332	$ 750	$ 1,197	$ -	$ 9,466
Contingency	$ -	$ -	$ 538	$ -	$ -	$ -	$ -	$ -	$ 250	$ -	$ -	$ 125	$ 914
Capital Project	$ -	$ -	$ -	$ -	$ 85,496	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 85,496
Subtotal Amenity Expenditures	**$ 82,527**	**$ 32,521**	**$ 30,785**	**$ 31,390**	**$ 112,682**	**$ 34,361**	**$ 30,383**	**$ 28,981**	**$ 34,126**	**$ 38,517**	**$ 33,202**	**$ 18,528**	**$ 508,001**
Total Operations & Maintenance	**$ 107,316**	**$ 60,797**	**$ 58,043**	**$ 59,900**	**$ 139,630**	**$ 65,286**	**$ 57,552**	**$ 76,070**	**$ 61,541**	**$ 65,967**	**$ 59,375**	**$ 44,552**	**$ 856,028**
Total Expenditures	**$ 124,220**	**$ 69,444**	**$ 67,213**	**$ 73,465**	**$ 145,098**	**$ 74,000**	**$ 63,781**	**$ 84,900**	**$ 65,815**	**$ 80,070**	**$ 69,943**	**$ 48,951**	**$ 966,901**
Excess (Deficiency) of Revenues over Expenditures	$ (122,845)	$ (65,152)	$ 72,075	$ 765,952	$ (132,998)	$ (68,232)	$ (53,650)	$ (69,004)	$ (64,148)	$ (75,597)	$ (62,737)	$ (45,607)	$ 78,057

Deer Run

Community Development District

Long Term Debt Report

Series 2018, Special Assessment Revenue and Refunding Bonds		
Interest Rate:	5.40%, 5.50%	
Maturity Date:	5/1/2044	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$318,288	
Reserve Fund Balance	$317,719	
Bonds Outstanding - 08/02/18		$11,175,000
Less: Principal Payment - 05/01/19		($205,000)
Less: Special Call - 05/01/19		($430,000)
Less: Special Call - 11/01/19		($895,000)
Less: Principal Payment - 05/01/20		($215,000)
Less: Special Call - 05/01/20		($75,000)
Less: Special Call - 08/01/20		($640,000)
Less: Special Call - 11/01/20		($10,000)
Less: Principal Payment - 05/01/21		($180,000)
Less: Principal Payment - 05/01/22		($190,000)
Less: Special Call - 08/01/22		($15,000)
Less: Special Call - 11/01/22		($55,000)
Less: Principal Payment - 05/01/23		($200,000)
Less: Special Call - 05/01/23		($10,000)
Less: Special Call - 08/01/23		($10,000)
Less: Special Call - 11/01/23		($95,000)
Less: Principal Payment - 05/01/24		($210,000)
Less: Special Call - 05/01/24		($5,000)
Less: Special Call - 08/01/24		($10,000)
Less: Special Call - 02/01/25		($10,000)
Less: Principal Payment - 05/01/25		($220,000)
Less: Special Call - 05/01/25		($10,000)
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%
DATE	**Check#**	**DESCRIPTION**	**GROSS AMT**	**COMMISSIONS**	**DISC/PENALTY**	**INTEREST**	**NET RECEIPTS**		**O&M Portion**	**DSF Portion**
10/16/25	69608	Bank Interest	$ 822.81	$ -	$ -	$ -	$ 822.81		$ 822.81	$ -
10/30/25	8214	Unspent Revenue	$ 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
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
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
12/22/25	69946	12/12/25-12/18/25	$ 5,843.69	$ 116.87	$ -	$ -	$ 5,726.82		$ 3,477.85	$ 2,248.97
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
3/3/26	70363	01/21/26-02/21/26	$ 6,219.32	$ 124.39	$ -	$ -	$ 6,094.93		$ 3,701.40	$ 2,393.53
3/27/26	70493	02/22/26-03/22/26	$ 12,982.68	$ 259.65	$ -	$ -	$ 12,723.03		$ 7,726.60	$ 4,996.43
4/29/26	70697	03/23/26-04/23/26	$ 23,524.64	$ 470.50	$ -	$ -	$ 23,054.14		$ 14,000.60	$ 9,053.54
6/16/26	70925	06/14/26-06/15/26	$ 4,156.92	$ 83.14	$ -	$ -	$ 4,073.78		$ 2,473.97	$ 1,599.81
		TOTAL	$ 1,710,693.93	$ 34,044.30	$ 3,700.93	$ -	$ 1,672,948.70		$ 1,017,844.93	$ 655,103.77

	103%	**Gross Percent Collected**
$	**-**	**Balance Remaining to Collect**

C.

Deer Run
Community Development District

Summary of Check Register

August 01, 2026 through September 30, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	8/6/26	2670-2678	$	19,005.20
	8/12/26	2679-2686	$	31,538.57
	8/26/26	2687-2691	$	8,273.63
	9/2/26	2692-2697	$	14,976.49
	9/15/26	2698-2706	$	17,880.91
	9/22/26	2707-2711	$	53,825.59
	9/29/26	2712-2713	$	5,581.45
Capital Reserve				
	9/2/26	20-21	$	5,345.00
Payroll				
	8/27/26	50306 B. DeSantis	$	184.70
	8/27/26	50307 G. Garner	$	184.70
	8/27/26	50308 G. Masten	$	-
	8/27/26	50309 M. Tabares	$	184.70
		Total Amount	**$**	**156,980.94**

*** CHECK DATES 08/01/2026 - 09/30/2026 *** DEER RUN CDD - GENERAL FUND
BANK A DEER RUN CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/06/26	00110	7/25/26	6734	202608	320	53800-48000				*	1,800.00		
			AUG26 POOL SERVICES										
									C BUSS ENTERPRISES INC			1,800.00	002670
8/06/26	00110	8/04/26	6956	202608	320	53800-55000				*	485.85		
			FLOW METER INSTAL/REPAIR										
									C BUSS ENTERPRISES INC			485.85	002671
8/06/26	00092	7/01/26	444862	202607	320	53800-51000				*	320.92		
			JUL SECURITY MONITORING										
									HI-TECH SYSTEM ASSOCIATES			320.92	002672
8/06/26	00092	8/01/26	446401	202608	320	53800-51000				*	320.92		
			AUG SECURITY MONITORING										
									HI-TECH SYSTEM ASSOCIATES			320.92	002673
8/06/26	00082	7/26/26	248	202607	320	53800-48300				*	400.00		
			CLEANING WEEK - 07/20/26										
									J&G COMMERCIAL CLEANING SERVICE LLC			400.00	002674
8/06/26	00082	8/02/26	249	202607	320	53800-48300				*	400.00		
			CLEANING WEEK - 07/27/26										
									J&G COMMERCIAL CLEANING SERVICE LLC			400.00	002675
8/06/26	00085	7/30/26	3780043	202605	310	51300-31500				*	2,426.94		
			MAY26 GENERAL COUNSEL										
									KUTAK ROCK LLP			2,426.94	002676
8/06/26	00059	8/01/26	11129561	202608	320	53800-48100				*	1,639.57		
			AUG26 POOL CHEMICALS										
		8/01/26	11129561	202608	320	53800-48100				*	25.00		
			AUG26 FUEL SURCHARGE										
									POOLSURE			1,664.57	002677
8/06/26	00042	8/01/26	1229784	202608	320	53800-46000				*	11,186.00		
			AUG LANDSCAPE MAINTENANCE										
									YELLOWSTONE LANDSCAPE INC			11,186.00	002678
8/12/26	00027	8/01/26	18005522	202607	320	53800-43000				*	902.00		
			PREMIUM LIGHTING JUL26										
									FLORIDA POWER & LIGHT COMPANY			902.00	002679
8/12/26	00118	8/01/26	21	202608	310	51300-34000				*	3,352.17		
			AUG MANAGEMENT FEES										
		8/01/26	21	202608	310	51300-35200				*	60.75		
			AUG WEBSITE ADMIN										

*** CHECK DATES 08/01/2026 - 09/30/2026 *** DEER RUN CDD - GENERAL FUND
BANK A DEER RUN CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		8/01/26	21	202608	310-51300-35100				*	106.67		
			AUG INFORMATION TECH									
		8/01/26	21	202608	310-51300-31300				*	218.75		
			AUG DISSEMINATION SVCS									
		8/01/26	21	202608	310-51300-51000				*	.66		
			OFFICE SUPPLIES									
		8/01/26	21	202608	310-51300-42000				*	75.94		
			POSTAGE									
		8/01/26	21	202608	310-51300-42500				*	93.90		
			COPIES									
								GOVERNMENTAL MANAGEMENT SERVICES			3,908.84	002680
8/12/26	00102	8/10/26	992243	202608	320-53800-47000				*	2,118.93		
			LAKE MAINTENANCE AUG26									
								J & J AQUATICS SPECIALIST LLC			2,118.93	002681
8/12/26	00082	8/10/26	250	202608	320-53800-48300				*	400.00		
			CLEANING WEEK - 08/03/26									
								J&G COMMERCIAL CLEANING SERVICE LLC			400.00	002682
8/12/26	00093	6/19/26	2026-6S7	202606	320-53800-56000				*	175.00		
			GYM EQUIPMENT MAINTENANCE									
								LLOYDS EXERCISE EQUIPMENT			175.00	002683
8/12/26	00122	7/30/26	132675	202607	310-51300-32300				*	3,500.00		
			ANNUAL TRUSTEE FEE SE2018									
								REGIONS BANK CORPORATE TRUST OPS			3,500.00	002684
8/12/26	00056	7/31/26	333	202607	320-53800-12110				*	10,264.80		
			JUL FACILITY ATTENDANT									
								RIVERSIDE MANAGEMENT SERVICES, INC			10,264.80	002685
8/12/26	00056	8/01/26	332	202608	320-53800-12100				*	6,935.67		
			AUG FACILITY MANAGEMENT									
		8/01/26	332	202608	320-53800-12000				*	3,333.33		
			AUG FIELD MANAGEMENT									
								RIVERSIDE MANAGEMENT SERVICES, INC			10,269.00	002686
8/26/26	00082	8/16/26	251	202608	320-53800-48300				*	400.00		
			CLEANING WEEK - 08/10/26									
								J&G COMMERCIAL CLEANING SERVICE LLC			400.00	002687
8/26/26	00082	8/23/26	252	202608	320-53800-48300				*	400.00		
			CLEANING WEEK - 08/17/26									
								J&G COMMERCIAL CLEANING SERVICE LLC			400.00	002688

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/26/26	00056	8/14/26	334	202607	320	53800-59000				*	1,343.56		
			SPECIAL EVENT SUPP - 8/5										
									RIVERSIDE MANAGEMENT SERVICES, INC			1,343.56	002689
8/26/26	00056	8/14/26	335	202607	320	53800-50000				*	3,333.07		
			FACILITIES MAINTENANCE										
		8/14/26	335	202607	320	53800-55000				*	100.00		
			POOL REPAIRS & MAINT										
		8/14/26	335	202607	330	57200-49300				*	750.00		
			PRESSUE WASHING SERVICES										
		8/14/26	335	202607	320	53800-57000				*	500.00		
			OFFICE SUPPLIES										
		8/14/26	335	202607	320	53800-53000				*	50.00		
			OPERATING SUPPLIES										
		8/14/26	335	202607	320	53800-59100				*	200.00		
			HOLIDAY DECOR										
									RIVERSIDE MANAGEMENT SERVICES, INC			4,933.07	002690
8/26/26	00056	8/17/26	336	202608	330	57200-49300				*	1,197.00		
			AUG26 PRESSUE WASHING SVC										
									RIVERSIDE MANAGEMENT SERVICES, INC			1,197.00	002691
9/02/26	00110	8/25/26	7003	202609	320	53800-48000				*	1,800.00		
			SEP26 POOL SERVICES										
									C BUSS ENTERPRISES INC			1,800.00	002692
9/02/26	00066	6/20/26	98118388	202606	320	53800-48400				*	108.64		
			PEST CONTROL JUN26										
									FLORIDA PEST CONTROL			108.64	002693
9/02/26	00066	7/08/26	10045844	202607	320	53800-48400				*	108.64		
			PEST CONTROL JUL26										
									FLORIDA PEST CONTROL			108.64	002694
9/02/26	00066	8/07/26	10120400	202608	320	53800-48400				*	108.64		
			PEST CONTROL AUG26										
									FLORIDA PEST CONTROL			108.64	002695
9/02/26	00059	9/01/26	11129561	202609	320	53800-48100				*	1,664.57		
			SEP26 POOL CHEMICALS										
									POOLSURE			1,664.57	002696
9/02/26	00042	9/01/26	1248500	202609	320	53800-46000				*	11,186.00		
			SEP LANDSCAPE MAINTENANCE										
									YELLOWSTONE LANDSCAPE INC			11,186.00	002697

DATE CHECK	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	...EXPENSED TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/15/26 00118		9/01/26	22	202609	310-51300-34000				*	3,352.17		
			SEP MANAGEMENT FEES									
		9/01/26	22	202609	310-51300-35200				*	60.75		
			SEP WEBSITE ADMIN									
		9/01/26	22	202609	310-51300-35100				*	106.67		
			SEP INFORMATION TECH									
		9/01/26	22	202609	310-51300-31300				*	218.75		
			SEP DISSEMINATION SVCS									
		9/01/26	22	202609	310-51300-51000				*	.54		
			OFFICE SUPPLIES									
		9/01/26	22	202609	310-51300-42000				*	167.04		
			POSTAGE									
		9/01/26	22	202609	310-51300-42500				*	134.70		
			COPIES									
		9/01/26	22	202609	310-51300-41000				*	15.43		
			TELEPHONE									
								GOVERNMENTAL MANAGEMENT SERVICES			4,056.05	002698
9/15/26 00092		9/01/26	447175	202609	320-53800-51000				*	320.92		
			SEP SECURITY MONITORING									
								HI-TECH SYSTEM ASSOCIATES			320.92	002699
9/15/26 00092		9/03/26	448419	202609	320-53800-52000				*	525.00		
			ACCESS CARDS									
								HI-TECH SYSTEM ASSOCIATES			525.00	002700
9/15/26 00102		9/10/26	992305	202609	320-53800-47000				*	2,118.93		
			LAKE MAINTENANCE SEP26									
								J & J AQUATICS SPECIALIST LLC			2,118.93	002701
9/15/26 00082		9/01/26	253	202608	320-53800-48300				*	100.00		
			CLEANING WEEK - 08/24/26									
								J&G COMMERCIAL CLEANING SERVICE LLC			100.00	002702
9/15/26 00060		9/01/26	11112495	202609	320-53800-50000				*	212.00		
			ANNUAL DEFIBRILLATOR FEE									
								LIFESAFE SERVICES, LLC			212.00	002703
9/15/26 00056		9/01/26	337	202609	320-53800-12100				*	6,935.67		
			SEP FACILITY MANAGEMENT									
		9/01/26	337	202609	320-53800-12000				*	3,333.33		
			SEP FIELD MANAGEMENT									
								RIVERSIDE MANAGEMENT SERVICES, INC			10,269.00	002704
9/15/26 00125		7/31/26	7822069	202607	310-51300-48000				*	111.85		
			NOTICE - ASSESSMT HEARING									

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		7/31/26	7822069 NOTICE - MEETING 7/22/26	202607	310	51300	48000			*	25.92		
		7/31/26	7822069 NOTICE - RULE DEVELOPMENT	202607	310	51300	48000			*	36.96		
		7/31/26	7822069 NOTICE - RULEMAKING 8/26	202607	310	51300	48000			*	55.36		
									USA TODAY MEDIA CORP			230.09	002705
9/15/26	00125	8/31/26	7864957 NOTICE - BUDGET HEARING	202608	310	51300	48000			*	48.92		
									USA TODAY MEDIA CORP			48.92	002706
9/22/26	00054	9/16/26	16 AMORT SCHED PREPAY $5K	202609	310	51300	31300			*	100.00		
									DISCLOSURE SERVICES, LLC			100.00	002707
9/22/26	00033	9/14/26	34006 FY27 INSURANCE RENEWAL	202609	300	15500	10000			*	39,224.00		
									EGIS INSURANCE ADVISORS LLC			39,224.00	002708
9/22/26	00056	8/31/26	340 AUG FACILITY ATTENDANT	202608	320	53800	12110			*	8,278.20		
									RIVERSIDE MANAGEMENT SERVICES, INC			8,278.20	002709
9/22/26	00056	9/15/26	338 SPECIAL EVENT SUPP - 9/5	202608	320	53800	59000			*	865.72		
									RIVERSIDE MANAGEMENT SERVICES, INC			865.72	002710
9/22/26	00056	9/15/26	339 FACILITIES MAINTENANCE	202608	320	53800	50000			*	3,000.00		
		9/15/26	339 AMENITIES REPAIRS & MAINT	202608	320	53800	54000			*	1,122.67		
		9/15/26	339 OFFICE SUPPLIES	202608	320	53800	57000			*	500.00		
		9/15/26	339 OPERATING SUPPLIES	202608	320	53800	53000			*	500.00		
		9/15/26	339 POOL REPAIRS & MAINT	202608	320	53800	55000			*	35.00		
		9/15/26	339 CONTENGENCY	202608	320	53800	49000			*	200.00		
									RIVERSIDE MANAGEMENT SERVICES, INC			5,357.67	002711
9/29/26	00110	9/25/26	7487 TILE SOAP	202609	320	53800	48000			*	76.45		
									C BUSS ENTERPRISES INC			76.45	002712

*** CHECK DATES 08/01/2026 - 09/30/2026 *** DEER RUN CDD - GENERAL FUND
BANK A DEER RUN CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	...EXPENSED TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/29/26	00043	9/22/26	22503949 AUG ENGINEERING SERVICES	202608	310-51300-31100			DEWBERRY ENGINEERS INC.	*	5,505.00	5,505.00	002713

TOTAL FOR BANK A 151,081.84

TOTAL FOR REGISTER 151,081.84

*** CHECK DATES 08/01/2026 - 09/30/2026 ***
DEER RUN CDD - CAPITAL RESERVE
BANK A DEER RUN CDD-CAP RES

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	...EXPENSED TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/02/26	00121	8/25/26	082526	202608	600-53800-60000				*	450.00		
			SUMP PUMP CTRL UNIT/ALARM									
								ALFRED W GROVER			450.00	000020
9/02/26	00129	8/26/26	20055	202608	600-53800-60000				*	4,895.00		
			INSTALL NEW SUMP PUMP									
								PEARSONS PLUMBING INC			4,895.00	000021

TOTAL FOR BANK A 5,345.00

TOTAL FOR REGISTER 5,345.00

PR300R PAYROLL CHECK REGISTER RUN 8/27/26 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50306	13	BARBARA A DESANTIS	184.70	8/27/2026
50307	10	GARY D GARNER	184.70	8/27/2026
50308	15	GARY R MASTEN	.00	8/27/2026
50309	14	MELISSA TABARES	184.70	8/27/2026

TOTAL FOR REGISTER 554.10

DRUN DEER RUN SRICE

INVOICE

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

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

C BUSS ENTERPRISES
COMMERCIAL POOL SERVICE, REPAIRS & REMODELS
CPC 1459150 CPC 1458428
904-710-8161

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.: 6734
Terms: Net 30
Invoice date: 07/25/2026
Due date: 08/24/2026

Approved
Pool Maintenance
001.320.53800.48000
Rich Gray

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

Total **$1,800.00**

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

RECEIVED
By Tara Lee at 9:13 am, Jul 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

C BUSS ENTERPRISES
COMMERCIAL POOL SERVICE, REPAIRS & REMODELS
CPC 1459150 CPC 1458428
904-710-8161

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.: 6956
Terms: Net 30
Invoice date: 08/04/2026
Due date: 09/03/2026

#	Product or service	Description	Est. Total	Invoiced	Qty	Rate	Amount	Remaining
1.	**FLOW METER 6"**	PITOT TUBE HORIZONTAL FLOW METER 6" IPS	$410.85	$410.85	1	$410.85	$410.85	$0.00
2.	**LABOR**	INSTALLATION/REPAIR LABOR, PER HOUR	$75.00	$75.00	0.5	$150.00	$75.00	$0.00

Total **$485.85**

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

Approved
Repairs & Maintenance
001.320.53800.55000
Rich Gray

RECEIVED
By Tara Lee at 12:34 pm, Aug 04, 2026

Hi-Tech System ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 444862
Invoice Date: 07/01/2026
Completed: 07/04/2026
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!

Approved
Natalie Clem
7/30/2026
1.320.53800.51000

475 West Town Place

RECEIVED
By Tara Lee at 10:58 am, Jul 30, 2026

HiTechFlorida.com

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

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

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

Total	$320.92
Payments	$0.00
Balance Due	$320.92

Hi-Tech System ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 446401
Invoice Date: 08/01/2026
Completed: 08/03/2026
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
8/4/2026
1.320.53800.51000

RECEIVED
By Tara Lee at 11:35 am, Aug 04, 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

248

7/26/2026
NET 15

Dear Run Amenity Center
Attn: Natalie

Service	Cost
Week of 7/20	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
7/30/2026
1.320.53800.48300

RECEIVED
By Tara Lee at 10:21 am, Jul 30, 2026

Invoice

8/2/2026

249

NET 15

Dear Run Amenity Center
Attn: Natalie

Service	Cost
Week of 7/27	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
8/4/2026
1.320.53800.48300

RECEIVED
By Tara Lee at 9:35 am, Aug 04, 2026

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

[redacted]

July 30, 2026

RECEIVED
By Tara Lee at 9:30 am, Jul 31, 2026

Mr. George Flint
Deer Run CDD
C/O Governmental Management Services, LLC
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3780043
6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

05/01/26	J. Daly	0.10	17.50	Draft rules of procedure
05/04/26	J. Daly	0.40	70.00	Coordinate response to auditor letter
05/13/26	J. Daly	0.40	70.00	Draft resolution setting public hearing, notices of rulemaking and rule development, and resolution adopting revised rules of procedure; confer with staff regarding same
05/21/26	K. Buchanan	0.50	150.00	Confer with operations manager regarding light installation agreement
05/26/26	K. Buchanan	1.20	360.00	Prepare ROW maintenance agreement and confer with working group
05/27/26	K. Buchanan	4.50	1,350.00	Prepare for and attend board meeting
05/27/26	K. Haber	1.50	390.00	Prepare lighting installation license agreement; correspond with Biagetti and Gray regarding same; correspond with D'Amelio regarding agreement
TOTAL HOURS		8.60		

TOTAL FOR SERVICES RENDERED		$2,407.50
DISBURSEMENTS		
Meals	14.44	
Travel Expenses	5.00	
TOTAL DISBURSEMENTS		19.44
TOTAL CURRENT AMOUNT DUE		$2,426.94

poolsure
AN AQUASOL COMPANY

Invoice

Date 8/1/2026
Invoice# 111295617716

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

Terms	Net 20
Due Date	8/21/2026
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
Amount Paid/Credit Applied	$0.00
Balance Due	$1,664.57

Approved
Pool Chemicals
001.320.53800.48100
Rich Gray

Click Here to Pay Now

RECEIVED
By Tara Lee at 10:59 am, Jul 17, 2026

111295617716

poolsure
AN AQUASOL COMPANY

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,

Vincent Flaviani
Vice President of Sales

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1229784	8/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Deer Run CDD

Address: 400 Grand Reserve Dr
Bunnell, FL 32110

Invoice Due Date: August 31, 2026

Invoice Amount: $11,186.00

Description	Current Amount
Monthly Landscape Maintenance August 2026	$11,186.00

Invoice Total **$11,186.00**

RECEIVED
By Tara Lee at 10:19 am, Aug 03, 2026

Approved
Landscape Maintenance
001.320.53800.46000
Rich Gray

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

PAYMENT COUPON

/411500640106300016034218005522003000009020 0

1800552200 1 of 1

4,1,1500,640106,3000160342,1800552200,3,0000090200
Please mail this portion with your check

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

Cust. No.:**3000160342**	Inv. No.:**1800552200**
This Month's Charges Past Due After 08/31/2026	Amount Due This Invoice $ 902.00

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

RECEIVED
AUG 6 2026

FPL
General Mail Facility
Miami FL 33188-0001

Florida Power & Light Company

Invoice
Customer Name and Address

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

Federal Tax Id.#: 59-0247775

Customer Number: **3000160342**
Invoice Number: **1800552200**
Invoice Date: **08/01/2026**

4,1,1500,640106,3000160342,1800552200,3,0000090200
Please retain this portion for your records

CURRENT CHARGES AND CREDITS
Customer No: 3000160342 Invoice No: 1800552200

Description	Amount
PREMIUMLIGHTING	902.00

For Inquiries Contact: PREMIUM LIGHTING	**Total Amount Due** **$902.00** This Month's Charges Past Due After 08/31/2026

RECEIVED
By Tara Lee at 10:59 am, Aug 07, 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

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

Invoice

Invoice #: 21
Invoice Date: 8/1/26
Due Date: 8/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2026		3,352.17	3,352.17
Website Administration - August 2026		60.75	60.75
Information Technology - August 2026		106.67	106.67
Dissemination Agent Services - August 2026		218.75	218.75
Office Supplies		0.66	0.66
Postage		75.94	75.94
Copies		93.90	93.90

Total	$3,908.84
Payments/Credits	$0.00
Balance Due	$3,908.84

RECEIVED
By Tara Lee at 10:32 am, Aug 06, 2026

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.: 992243
Terms: Net 30
Invoice date: 08/10/2026
Due date: 09/09/2026

Approved
Lake Maintenance
001.320.53800.47000
Rich Gray

RECEIVED
By Tara Lee at 11:59 am, Aug 11, 2026

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

Total **$2,118.93**

Thank you for your business. We accept Cash, Check or Credit Card.
Note if paying by Credit Card a 3.9% transaction fee will be required.
Total if paying by Credit Card is $

Note to customer

Thank you for your business!!

Invoice

8/10/2026

250

NET 15

Dear Run Amenity Center
Attn: Natalie

Service	Cost
Week of 8/3	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
8/11/2026
1.320.53800.48300

RECEIVED
By Tara Lee at 2:33 pm, Aug 11, 2026

Scheduled Service Invoice

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

LLOYD'S
Exercise Equipment, L.L.C.
"Catch the Fitness Wave!"

Customer Bill To:

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

Service Date	Invoice #	P.O. No.	Terms
6/19/2026	**2026-6S709**		**Due on receipt**

Unit	Tech Notes	Amount
2 Spirit CT800 Treadmills *2 Spirit CE800 Ellipticals* *1 Spirit CR800 Recumbent Bike* *1 Inspire Functional Trainer* *1 Inspire Adjustable Bench* *3 Paramount Dual Circuits*	Your Scheduled Service is set for 4x per year. * We will e-mail an estimate for any repairs that are needed or recommended. Approved Natalie Clem 8/11/2026 1.320.53800.56000	175.00

Service notes available upon request.

RECEIVED
By Tara Lee at 2:34 pm, Aug 11, 2026

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

REGIONS

Invoice # 132675

BI # 9101

07/30/2026

DEER RUN COMMUNITY DEVELOPMENT
393 PALM COAST PARKWAY SW, SUITE #4
PALM COAST FL 32137

DEER RUN COMMUNITY DEVELOPMENT
DISTRICT (CITY OF BUNNELL, FL)
SPECIAL ASSESSMENT REVENUE AND
REFUNDING BONDS, SERIES 2018
BI # 9101

Please remit the following for Trustee, Paying Agent, Registrar, Custodial or Escrow Agent Fee.

Due Date 09/01/2026

ANNUAL FEE	$3,500.00

RECEIVED
By Tara Lee at 1:53 pm, Aug 06, 2026

Total Due: $3,500.00

Detach and remit with payment to the address below. If paying by wire, please remit to the following instructions.

Thank you for choosing Regions Bank

9101

[redacted]

Due Date 09/01/2026

Amount Due $3,500.00

Reference Invoice 132675

Please contact your administrator with any questions or concerns.
JANET RICARDO
904-565-7973

Regions Bank Corporate Trust Operations, 2050 Parkway Office Circle, 6th Floor, Birmingham Alabama 35244

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

Invoice

Invoice #: 333
Invoice Date: 7/31/2026
Due Date: 7/31/2026
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 July 2026	366.6	28.00	10,264.80

001.320.53800.12110

Alison Mossing
8-11-26

Total	$10,264.80
Payments/Credits	$0.00
Balance Due	$10,264.80

RECEIVED
By Tara Lee at 11:56 am, Aug 11, 2026

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.
Facility Attendant

Qty./Hours	Description	Rate	Amount
366.6	Facility Attendant	$ 28.00	$ 10,264.80

Covers Period: July 2026

GL # 001.320.53800.12110

TOTAL DUE: $ 10,264.80

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

Date	Hours	Employee	Description
7/1/26	3.94	M.B.	Assisted with planning, completed daily checklist
7/1/26	5.85	M.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/2/26	7.17	C.P.	Assisted with planning, completed daily checklist
7/2/26	5.04	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/3/26	4.35	M.B.	Assisted with planning, completed daily checklist
7/3/26	4.55	C.P.	Assisted with planning, completed daily checklist
7/3/26	4.92	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/4/26	6.22	P.B.	Assisted with planning, completed daily checklist
7/4/26	5.5	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/5/26	6.32	M.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
7/5/26	5.64	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/6/26	5.25	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/6/26	4.35	C.P.	Assisted with planning, completed daily checklist
7/7/26	2.32	C.P.	Assisted with planning, completed daily checklist
7/7/26	5.25	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/8/26	4.59	M.B.	Assisted with planning, completed daily checklist
7/8/26	5.12	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/9/26	6.79	M.B.	Assisted with planning, completed daily checklist
7/9/26	5.34	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/10/26	4.69	M.B.	Assisted with planning, completed daily checklist
7/10/26	4.1	C.P.	Assisted with planning, completed daily checklist
7/10/26	2.77	P.B.	Family Bingo - set up, assist and clean up
7/10/26	3.32	C.P.	Family Bingo - set up, assist and clean up
7/10/26	5.9	M.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/11/26	6.22	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
7/11/26	2.69	M.B.	Kids Pool Party - set up, assist and clean up
7/11/26	5.34	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/12/26	6.3	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
7/12/26	5.75	M.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/13/26	6.09	P.B.	Craft Night - set up, assist and clean up
7/13/26	7.39	C.P.	Assisted with planning, completed daily checklist
7/13/26	6.09	M.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/14/26	5.35	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/15/26	3.09	P.B.	Assisted with planning, completed daily checklist
7/15/26	7.92	M.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/16/26	4.57	C.P.	Assisted with planning, completed daily checklist
7/16/26	5.19	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/16/26	5.8	M.B.	Assisted with planning, completed daily checklist
7/17/26	6.17	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/18/26	5.09	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
7/18/26	6.84	M.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/19/26	5.99	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
7/19/26	5.62	M.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/20/26	4.89	C.P.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
7/20/26	5.09	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/21/26	5.17	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/22/26	10.07	C.P.	Assisted with planning, completed daily checklist
7/22/26	5.94	M.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/23/26	4.65	C.P.	Assisted with planning, completed daily checklist
7/23/26	5.17	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/24/26	5.62	M.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/25/26	4.85	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
7/25/26	6.72	M.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/26/26	6.55	M.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
7/26/26	5.34	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/27/26	5.2	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/27/26	8.22	C.P.	Assisted with planning, completed daily checklist
7/28/26	5.02	C.P.	Assisted with planning, completed daily checklist
7/28/26	2.1	M.B.	Assisted with planning, completed daily checklist
7/28/26	5.14	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/29/26	5.37	M.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/30/26	5.02	C.P.	Assisted with planning, completed daily checklist
7/30/26	5.32	M.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
7/31/26	6.07	C.P.	Assisted with planning, completed daily checklist
7/31/26	5.32	M.B.	Paint Night - set up, assist and clean up
7/31/26	5.2	A.G.	Paint Night - set up, assist and clean up
7/31/26	4.5	T.L.	Paint Night - set up, assist and clean up
7/31/26	5.27	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
GRAND TOTAL	366.6		

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

Invoice

Invoice #: 332
Invoice Date: 8/1/2026
Due Date: 8/1/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - August 2026		6,935.67	6,935.67
1.320.53800.1200 - Field Management - Deer Run - August 2026		3,333.33	3,333.33

Alison Mossing
8-6-26

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

RECEIVED
By Tara Lee at 12:31 pm, Aug 06, 2026

Check Approval Form

Date:	August 26, 2026	
District:	Deer Run	
Fund Code:	1 Bank A	
Beginning Check #:	2687	
Ending Check #:	2691	
Total Amount of Checks:	$ 8,273.63	New Balance $ 15,664.90
Balance in Account***:	$ 23,938.53	
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.

BANK A: DEER RUN CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-------	St	Cr DATE	DUE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	PO#	CHECK NO.
00082	81626	251	001-320-53800-48300			81626	400.00	.00	400.00		
CLEANING WEEK - 08/10/26			JANITORIAL SERVICES								
		J&G COMMERCIAL CLEANING SERVICE LLC					400.00	.00	400.00		002687
00082	82326	252	001-320-53800-48300			82326	400.00	.00	400.00		
CLEANING WEEK - 08/17/26			JANITORIAL SERVICES								
		J&G COMMERCIAL CLEANING SERVICE LLC					400.00	.00	400.00		002688
00056	81426	334	001-320-53800-59000			81426	1,343.56	.00	1,343.56		
SPECIAL EVENT SUPP - 8/5			SPECIAL EVENTS								
		RIVERSIDE MANAGEMENT SERVICES, INC					1,343.56	.00	1,343.56		002689
00056	81426	335	001-320-53800-50000			81426	3,333.07	.00	3,333.07		
FACILITIES MAINTENANCE			FACILITIES MAINTENANCE								
00056	81426	335	001-320-53800-55000			81426	100.00	.00	100.00		
POOL REPAIRS & MAINT			POOL REPAIRS & MAINT								
00056	81426	335	001-330-57200-49300			81426	750.00	.00	750.00		
PRESSUE WASHING SERVICES			PRESSURE WASHING								
00056	81426	335	001-320-53800-57000			81426	500.00	.00	500.00		
OFFICE SUPPLIES			OFFICE SUPPLIES								
00056	81426	335	001-320-53800-53000			81426	50.00	.00	50.00		
OPERATING SUPPLIES			OPERATING SUPPLIES								
00056	81426	335	001-320-53800-59100			81426	200.00	.00	200.00		
HOLIDAY DECOR			HOLIDAY DECOR								
		RIVERSIDE MANAGEMENT SERVICES, INC					4,933.07	.00	4,933.07		002690
00056	81726	336	001-330-57200-49300			81726	1,197.00	.00	1,197.00		
AUG26 PRESSUE WASHING SVC			PRESSURE WASHING								
		RIVERSIDE MANAGEMENT SERVICES, INC					1,197.00	.00	1,197.00		002691
		DEER RUN CDD					8,273.63	.00	8,273.63		
		DEER RUN CDD - GENERAL FUND					8,273.63	.00	8,273.63		

Invoice

8/16/2026

251

NET 15

Dear Run Amenity Center
Attn: Natalie

Service	Cost
Week of 8/10	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
8/20/2026
1.320.53800.48300

RECEIVED
By Tara Lee at 11:01 am, Aug 20, 2026

Invoice

8/23/2026

252

NET 15

Dear Run Amenity Center
Attn: Natalie

Service	Cost
Week of 8/17	400.00
Total Due:	**400.00**

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

Thank you,

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

RECEIVED
By Tara Lee at 12:05 pm, Aug 25, 2026

Approved
Natalie Clem
8/25/2026
1.320.53800.48300

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

Invoice

Invoice #: 334
Invoice Date: 8/14/2026
Due Date: 8/14/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Events Supplies - Special Events ending 8/5/26		1,343.56	1,343.56

Special Events
1.320.53800.59000

Alison Mossing
8-19-26

RECEIVED
By Tara Lee at 10:55 am, Aug 20, 2026

Total	$1,343.56
Payments/Credits	$0.00
Balance Due	$1,343.56

SPECIAL EVENTS

Period Ending 8/05/26

DISTRICT	DATE	EVENT	SUPPLIES	PRICE	EMPLOYEE
DEER RUN					
	6/26/26	Craft Night	Cork Coasters	11.66	N.C.
	6/26/26	Craft Night	Canvas	44.82	N.C.
	6/26/26	Craft Night	Paint Markers	130.02	N.C.
	6/26/26	Craft Night	Paint	11.73	N.C.
	6/26/26	Craft Night	Plastic Table Clothes	8.63	N.C.
	7/2/26	Bingo	Bingo Prizes	46.00	N.C.
	7/2/26	Bingo	Bingo Prizes	74.75	N.C.
	7/5/26	Ice Cream Social	Ice Cream Bowls	22.99	N.C.
	7/5/26	Ice Cream Social	Vinyl Gloves	9.07	N.C.
	7/5/26	Ice Cream Social	Ice Cream Cups	22.99	N.C.
	7/5/26	Ice Cream Social	Table Cloth Party Decorations	10.34	N.C.
	7/8/26	Craft Night	Plastic Table Clothes	6.83	N.C.
	7/8/26	Craft Night	Sea Shells	87.23	N.C.
	7/8/26	Craft Night	Wine Glasses	71.30	N.C.
	7/9/26	Craft Night	Candles	103.29	N.C.
	7/10/26	Kids Pool Party	Water Games	45.91	N.C.
	7/10/26	Kids Pool Party	Inflatable Pump	21.82	N.C.
	7/10/26	Kids Pool Party	Candy	25.19	N.C.
	7/10/26	Kids Pool Party	Pinata	38.82	N.C.
	7/10/26	Bingo	Bingo Prizes	69.00	N.C.
	7/10/26	Kids Pool Party	Juice	13.80	N.C.
	7/10/26	Kids Pool Party	Seltzer Water	4.82	N.C.
	7/10/26	Bingo	Snacks	15.74	N.C.
	7/10/26	Bingo	Candy	40.19	N.C.
	7/10/26	Craft Night	Wine Glasses	21.85	N.C.
	7/10/26	Kids Pool Party	Prizes	9.19	N.C.
	7/10/26	Kids Pool Party	Prizes	196.65	N.C.
	7/11/26	Craft Night	Candles	34.43	N.C.
	7/11/26	Kids Pool Party	Charger	12.29	N.C.
	7/11/26	Kids Pool Party	Game	24.60	N.C.
	7/13/26	Ice Cream Social	Ice Cream Toppings	44.42	N.C.
	7/15/26	Ice Cream Social	Ice Cream	63.19	N.C.
			TOTAL	$1,343.56	

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

Invoice

Invoice #: 335
Invoice Date: 8/14/2026
Due Date: 8/14/2026
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 Maintenance July 1 - July 30, 2026	88.2	40.00	3,528.00
Maintenance Supplies		1,405.07	1,405.07

Approved

Facility Maintenance-$3333.07
001.320.53800.50000

Pool Repairs & Maintenance-100.00
001.320.53800.55000

Pressure Washing-$750.00
001.330.57200.49300

Office Supplies-$500.00
001.320.53800.57000

Operating Supplies-$50.00
001.320.53800.53000

Holiday Decor-$200.00
001.320.53800.59100

Rich Gray

Alison Mossing
8-19-26

Total	$4,933.07
Payments/Credits	$0.00
Balance Due	$4,933.07

RECEIVED
By Tara Lee at 10:47 am, Aug 20, 2026

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

Date	Hours	Employee	Description
7/1/26	8.5	M.C.	Hung up no smores sign at the fire[it area, hung new clocking pool area, pressure washed pickleball court one, straightened and organized pool deck chairs, tables and umbrellas, removed debris around amenity center, pool deck, courts, parking lot and
7/2/26	4.89	M.C.	Continued pressure washing pickleball court one, straightened and organized pool deck chairs, tables and umbrellas, removed debris around amenity center, pool deck and courts
7/6/26	7.17	M.C.	Set up pressure washer for pickleball courts, changed clocks around to see if the second atomic clock picks up the signal, changed out five gallon water bottles, inspected grill area lights and discovered the switch was broken,, straightened and organized pool deck chairs, tables and umbrellas
7/8/26	8.05	M.C.	Started painting second story fire place ceiling and walls, pressure washed pickleball courts, straightened and organized pool deck chairs, tables and umbrellas, removed debris around amenity center, pickleball courts, pool deck and parking lot
7/9/26	8.19	M.C.	Painted second floors walls and the white shutters in the outdoor fire pit room, pressure washed second pickleball court and started pickleball court three, straightened and organized pool deck chairs, tables and umbrellas, removed debris around pool deck
7/13/26	6.72	M.C.	Replaced chairs from dock to fire pit area and closer to the exit door, broken chairs were taken apart and saved the hardware for future needs, straightened and organized pool deck chairs, tables and umbrellas, removed debris around amenity center and pool deck
7/15/26	8.7	M.C.	Worked on the second floor leading to the fireplace, door not working locked, pressure washing on court three and four, straightened and organized pool deck chairs, tables and umbrellas, removed debris at both entrances and exits
7/17/26	1.42	M.C.	Pressure washed pickleball courts
7/20/26	6.8	M.C.	Continued pressure washing pickleball courts, straightened and organized pool deck chairs, tables and umbrellas, removed debris around amenity center
7/22/26	8.14	M.C.	Painted and pressure washed courts, removed debris from entrances and exits, straightened and organized pool deck chairs, tables and umbrellas, checked and changed trash receptacles
7/24/26	2.85	M.C.	Moved boxes to another location where space was available, moved popcorn maker, music speaker and holiday decorations, picked up supplies
7/27/26	7	M.C.	Pulled large piece of roofing material out of the entrance pond at highway one, removed debris along roadways, worked on removing broken door handle on pool deck storage closet and replaced with new one, straightened and organized pool deck chairs, tables and umbrellas, removed debris around pool deck and amenity center
7/29/26	8.27	M.C.	Fixed broken lounge chairs by putting new slings on it, changed out two landscape lights, straightened and organization deck chairs, tables and umbrellas, removed debris around pool deck, courts, around amenity center, parking lots and both entrances and exits
7/31/26	1.5	M.C.	straightened and organized pool deck chairs, tables and umbrellas, removed debris around pool deck and along roadways
TOTAL	88.2		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
DEER RUN				
	6/23/26	Paper Towels	73.21	N.C.
	6/24/26	Key	6.89	N.C.
	6/24/26	Packing Tape	8.20	N.C.
	6/25/26	Laminator	55.19	N.C.
	6/25/26	Outdoor Clock	70.36	N.C.
	6/25/26	Grill Brush	29.39	N.C.
	6/26/26	Fouth of July Décor	27.03	N.C.
	6/28/26	HP Instant Ink	76.28	N.C.
	6/30/26	Amazon Prime Membership	17.24	N.C.
	7/1/26	Concrete	7.44	N.C.
	7/1/26	Painters Rags	24.13	N.C.
	7/1/26	Reusable Towels	16.08	N.C.
	7/1/26	Extension Cord	136.85	N.C.
	7/1/26	Work Gloves	21.85	N.C.
	7/1/26	Hex Screws	9.17	N.C.
	7/1/26	Flat Washers	0.53	N.C.
	7/3/26	Snow Cone Cups	16.09	N.C.
	7/3/26	Coffee Cups	34.49	N.C.
	7/3/26	Plastic Cups	16.55	M.C.
	7/3/26	Soap	17.66	N.C.
	7/3/26	Paper Towels	56.21	N.C.
	7/6/26	Pool Thermometer Floating	22.98	N.C.
	7/6/26	Timer Knob	13.20	N.C.
	7/7/26	3 Ring Binders	44.51	N.C.
	7/10/26	Water Delivery	69.54	N.C.
	7/13/26	36" Univ Wand	45.97	R.G.
	7/13/26	4x1/4 Woven Mini 6pk (2)	27.53	R.G.
	7/13/26	Cob Web Duster	14.92	R.G.
	7/13/26	1.5 Angle Brush (2)	13.73	R.G.
	7/13/26	Nozzle Set	22.97	R.G.
	7/13/26	Bar Keepers Find Cleaner	4.35	R.G.
	7/13/26	SS Stiff Scraper 3IN	12.63	R.G.
	7/13/26	Carbon Wire Brush (2)	16.05	R.G.
	7/13/26	Bleach	10.90	R.G.
	7/15/26	Plastic Sign Holder 2pk (3)	34.47	N.C.
	7/20/26	Sign Up Genius	34.49	N.C.
	7/20/26	Affresh Ice Machine Cleaner (2)	34.41	R.G.
	7/21/26	White Primer	9.18	R.G.
	7/21/26	Big Stop	8.02	R.G.
	7/21/26	Outdoor Spaces Hose (2)	45.95	R.G.
	7/21/26	Epoxy	55.18	R.G.
	7/21/26	Constant Contact Monthly Fee	99.73	N.C.
	8/3/26	3 Dial Combo Lock (3)	43.57	R.G.
		TOTAL	$1,405.07	

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

Invoice

Invoice #: 336
Invoice Date: 8/17/2026
Due Date: 8/17/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Pressure Washing Services - August 2026 Pressure washed amenity center, grill area, chairs, and did selective spot cleaning on the pool deck		1,197.00	1,197.00

Approved
Pressure Washing
001.330.57200.49300
Rich Gray

Alison Mossing
8-19-26

RECEIVED
By Tara Lee at 10:56 am, Aug 20, 2026

Total	$1,197.00
Payments/Credits	$0.00
Balance Due	$1,197.00

Riverside Management Services, Inc.

475 West Town Place, Suite 114, Saint Augustine, FL 32092

Service Detail

Bill To:	Deer Run CDD	Invoice Date:	8/1/26
		Due Date:	Upon Receipt
Amount Due:	$ 1,197.00		

Description	Amount
Pressure washed amenity center, grill area, chairs and did selective spot cleaning on the pool deck	$1,197.00

Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

TOTAL AMOUNT DUE: $1,197.00

Should you have any questions, please contact Rich Gray @ (904) 759-8890 or rgray@rmsnf.com

Remit Payment

INVOICE

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

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

C BUSS ENTERPRISES
COMMERCIAL POOL SERVICE, REPAIRS & REMODELS
CPC 1459150 CPC 1458428
904-710-8161

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.: 7003
Terms: Net 30
Invoice date: 08/25/2026
Due date: 09/24/2026

Approved
Pool Maintenance
001.320.53800.48000
RIch Gray

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

Total **$1,800.00**

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

RECEIVED
By Tara Lee at 10:47 am, Aug 27, 2026

FLORIDA PEST CONTROL
A Rentokil Company

FLORIDA PEST CONTROL
A RENTOKIL COMPANY
PO BOX 740608
CINCINNATI, OH 45274-0608
386-673-0405

Invoice # 101204009

Invoice Date:	08/07/2026 Friday
Time:	03:13 PM
Time In/Out:	03:13 PM - 03:34 PM
Bill-To:	2692782
Location:	2692782
Technician:	David Allen Lic:JE343038

DEER RUN CDD
6200 Lee Vista Blvd Suite 300
ATTN INDHIRA ARAUJO
ORLANDO, FL 32822-5148

Deer Run Cdd
501 Grand Reserve Dr
Bunnell, FL 32110-3430

Service Description	Quantity	Price
PEST CONTROL MAINTENANCE	1.00	$105.48
Environmental and Safety Surcharge	1.00	$3.16

SUBTOTAL	$108.64
TAX	$0.00
AMT PAID	$0.00
TOTAL	$108.64
AMOUNT DUE	**$108.64**

RECEIVED
By Tara Lee at 8:33 am, Sep 02, 2026

Approved
Pest Control
001.320.53800.48400
Rich Gray

Performed regular maintenance inspecting and treating building exterior. I Treated around perimeter of structure on all entry ways and windows for preventative measures Please call with any concerns between now and your next visit. Thank you for your business.

Payment Receipt. Please Return with Payment Remittance

Account #: 2692782 Date: 08/07/2026
PO Number: Invoice #: 101204009
Terms: NET 30 Technician: David Allen
Amount Paid: _____
Check No.: _____

Bill-To: DEER RUN CDD
6200 Lee Vista Blvd Suite 300
ATTN INDHIRA ARAUJO
ORLANDO, FL 32822-5148

Remit-To: FLORIDA PEST CONTROL
A RENTOKIL COMPANY
PO BOX 740608
CINCINNATI, OH 45274-0608
386-673-0405

Invoice may reflect a small increase based on the annual increase in service cost

FLORIDA PEST CONTROL
A Rentokil Company

FLORIDA PEST CONTROL
A RENTOKIL COMPANY
PO BOX 740608
CINCINNATI, OH 45274-0608
386-673-0405

Invoice # 100458448

Invoice Date:	07/08/2026 Wednesday
Time:	07:55 AM
Time In/Out:	07:55 AM - 08:16 AM
Bill-To:	2692782
Location:	2692782
Technician:	David Allen Lic:JE343038

DEER RUN CDD
6200 Lee Vista Blvd Suite 300
ATTN INDHIRA ARAUJO
ORLANDO, FL 32822-5148

Deer Run Cdd
501 Grand Reserve Dr
Bunnell, FL 32110-3430

Service Description	Quantity	Price
PEST CONTROL MAINTENANCE	1.00	$105.48
Environmental and Safety Surcharge	1.00	$3.16

SUBTOTAL	$108.64
TAX	$0.00
AMT PAID	$0.00
TOTAL	$108.64
AMOUNT DUE	**$108.64**

RECEIVED
By Tara Lee at 8:34 am, Sep 02, 2026

Approved
Pest Control
001.320.53800.48400
Rich Gray

Performed regular maintenance inspecting and treating building exterior for preventative measures. No new activity found at this time. Please call with any concerns between now and your next visit. Thank you for your business.

Payment Receipt. Please Return with Payment Remittance

Account #: 2692782 Date: 07/08/2026
PO Number: Invoice #: 100458448
Terms: NET 30 Technician: David Allen
Amount Paid: _____
Check No.: _____

Bill-To: DEER RUN CDD
6200 Lee Vista Blvd Suite 300
ATTN INDHIRA ARAUJO
ORLANDO, FL 32822-5148

Remit-To: FLORIDA PEST CONTROL
A RENTOKIL COMPANY
PO BOX 740608
CINCINNATI, OH 45274-0608
386-673-0405

Invoice may reflect a small increase based on the annual increase in service cost

FLORIDA PEST CONTROL
A Rentokil Company

FLORIDA PEST CONTROL
A RENTOKIL COMPANY
PO BOX 740608
CINCINNATI, OH 45274-0608
386-673-0405

Invoice # 98118388

Invoice Date:	06/20/2026 Saturday
Time:	07:32 AM
Time In/Out:	07:32 AM - 07:52 AM
Bill-To:	2692782
Location:	2692782
Technician:	David Allen Lic:JE343038

DEER RUN CDD
6200 Lee Vista Blvd Suite 300
ATTN INDHIRA ARAUJO
ORLANDO, FL 32822-5148

Deer Run Cdd
501 Grand Reserve Dr
Bunnell, FL 32110-3430

Service Description	Quantity		Price
PEST CONTROL MAINTENANCE	1.00		$105.48
Environmental and Safety Surcharge	1.00		$3.16
		SUBTOTAL	$108.64
		TAX	$0.00
		AMT PAID	$0.00
		TOTAL	$108.64
		AMOUNT DUE	**$108.64**

Approved
Pest Control
001.320.53800.48400
Rich Gray

RECEIVED
By Tara Lee at 8:32 am, Sep 02, 2026

Performed regular maintenance inspecting and treating building exterior. I treated along base, windows, and entry points of structure. No new activity found at this time. Please call with any concerns between now and your next visit. Thank you for your business.

Payment Receipt. Please Return with Payment Remittance

Account #: 2692782 Date: 06/20/2026
PO Number: Invoice #: 98118388
Terms: NET 30 Technician: David Allen
Amount Paid: _____
Check No.: _____

Bill-To: DEER RUN CDD
6200 Lee Vista Blvd Suite 300
ATTN INDHIRA ARAUJO
ORLANDO, FL 32822-5148

Remit-To: FLORIDA PEST CONTROL
A RENTOKIL COMPANY
PO BOX 740608
CINCINNATI, OH 45274-0608
386-673-0405

Invoice may reflect a small increase based on the annual increase in service cost

poolsure
AN AQUASOL COMPANY

Invoice

Date 9/1/2026
Invoice# 111295618054

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

Terms	Net 20
Due Date	9/21/2026
PO #	

Bill To	**Ship To**
Deer Run Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando FL 32822	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
Amount Paid/Credit Applied	$0.00
Balance Due	$1,664.57

Click Here to Pay Now

Approved
Pool Chemicals
001.320.53800.48100
Rich Gray

RECEIVED
By Tara Lee at 10:20 am, Aug 26, 2026

111295618054

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1248500	9/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Deer Run CDD

Address: 400 Grand Reserve Dr
Bunnell, FL 32110

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 1, 2026

Invoice Amount: $11,186.00

Description	Current Amount
Monthly Landscape Maintenance September 2026	$11,186.00

RECEIVED
By Tara Lee at 10:51 am, Aug 27, 2026

Invoice Total **$11,186.00**

Approved
Landscape Maintenance
001.320.53800.46000
Rich Gray

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

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

Invoice

Invoice #: 22
Invoice Date: 9/1/26
Due Date: 9/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2026		3,352.17	3,352.17
Website Administration - September 2026		60.75	60.75
Information Technology - September 2026		106.67	106.67
Dissemination Agent Services - September 2026		218.75	218.75
Office Supplies		0.54	0.54
Postage		167.04	167.04
Copies		134.70	134.70
Telephone		15.43	15.43

Total	$4,056.05
Payments/Credits	$0.00
Balance Due	$4,056.05

RECEIVED
By Tara Lee at 2:13 pm, Sep 08, 2026

Hi-Tech System ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 447175
Invoice Date: 09/01/2026
Completed: 09/02/2026
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
9/2/2026
1.320.53800.51000

RECEIVED
By Tara Lee at 9:27 am, Sep 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.

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

Total	$320.92
Payments	$0.00
Balance Due	$320.92

Hi-Tech System
ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 448419
Invoice Date: 09/03/2026
Completed: 09/03/2026
Terms: Due On Receipt
Bid#: 0
Job: 10794-1

475 West Town Place

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

HiTechFlorida.com

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

Approved
Natalie Clem
9/2/2026
1.320.53800.51000

Recoded to Access Cards
1.320.538.52000
TRL

RECEIVED
By Tara Lee at 2:07 pm, Sep 08, 2026

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

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

Approved
Lake Maintenance
001.320.53800.47000

Invoice details
Invoice no.: 992305
Terms: Net 30
Invoice date: 09/10/2026
Due date: 10/10/2026

RECEIVED
By Tara Lee at 8:28 am, Sep 10, 2026

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

Total **$2,118.93**

Thank you for your business. We accept Cash, Check or Credit Card.
Note if paying by Credit Card a 3.9% transaction fee will be required.
Total if paying by Credit Card is $

Note to customer

Thank you for your business!!

Invoice

9/1/2026
253
NET 15

Dear Run Amenity Center
Attn: Natalie

Service	Cost
Week of 8/24	100.00
Total Due:	**100.00**

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
9/2/2026
1.320.53800.48300

RECEIVED
By Tara Lee at 2:47 pm, Sep 02, 2026

LifeSafe Services LLC

+18887670050
acctsrec@lifesafeservices.com
www.lifesafeservices.com

Approved
Natalie Clem
9/2/2026
1.320.53800.50000

INVOICE

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

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

INVOICE # 111124957
DATE 09/01/2026
DUE DATE 10/01/2026
TERMS Net 30

EQUIPMENT & SERVICES - EMERGENCY USE ONLY	QTY	RATE	AMOUNT
Basic Service for Client-Owned Automated External Defibrillator (AED) Annual Billing	1	212.00	212.00

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

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

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

Please disregard this invoice if you have already submitted payment.

SUBTOTAL	212.00
TAX	0.00
TOTAL	212.00
BALANCE DUE	**$212.00**

RECEIVED
By Tara Lee at 2:45 pm, Sep 02, 2026

Woman Owned Small Business Certification WOSB200454
FL Permit #31728 Exp 3/31/2028
Past Due invoices are subject to a monthly 1.5% finance charge.

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

Invoice

Invoice #: 337
Invoice Date: 9/1/2026
Due Date: 9/1/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - September 2026		6,935.67	6,935.67
1.320.53800.1200 - Field Management - Deer Run - September 2026		3,333.33	3,333.33

Alison Mossing
9-4-26

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

RECEIVED
By Tara Lee at 2:11 pm, Sep 08, 2026

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Deer Run Comm Dev Dist		464637	07/31/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007822069	Jul 1- Jul 31, 2026	$230.09	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$230.09**	

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: AUGUST 31, 2026

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

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing.

Date	Description	Amount
7/1/26	Balance Forward	$38.50
7/15/26	PAYMENT - THANK YOU	-$38.50

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/29/26	DTB Flagler/ Palm Coast News Tribune	12508289	Assessment Hearing		1	2.0000 x 9.95 in	$111.85

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/8/26	12429712	DTB Flagler/ Palm Coast News Tribune	Deer Run CDD - July Meeting	Deer Run CDD July mt	$25.92
7/15/26	12429755	DTB Flagler/ Palm Coast News Tribune	Deer Run - Notice July 15th		$36.96
7/22/26	12429697	DTB Flagler/ Palm Coast News Tribune	Deer Run - Notice July 22nd		$55.36

RECEIVED
By Tara Lee at 2:16 pm, Sep 08, 2026

USA TODAY CO.
✱LocaliQ

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE PERIOD	INV DATE
Deer Run Comm Dev Dist	464637	Jul 1- Jul 31, 2026	07/31/26

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	$230.09
Service Fee 3.99%	$9.18
*Cash/Check/ACH Discount	-$9.18
*Payment Amount by Cash/Check/ACH	$230.09
Payment Amount by Credit Card	$239.27

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT PAID
Deer Run Comm Dev Dist	464637	0007822069	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$230.09	$0.00	$0.00	$0.00	$0.00	$0.00	**$230.09**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

USA TODAY Media Corp.
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY BY PHONE PLEASE CALL:
1-877-736-7612

TOTAL CREDIT CARD AMT DUE
$239.27

To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/

0000464637000000000000078220690002300967171

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

DTB Palm Coast News Tribune 07/29/2026

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 07/29/2026

Linda Tutt
Legal Clerk

Notary, State of WI, County of Brown

7.5.29
My commission expires

Publication Cost:	$111.85	
Tax Amount:	$0.00	
Payment Cost:	$111.85	
Order No:	12508289	# of Copies:
Customer No:	464637	1
PO #:	Assessment Hearing	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Deer Run Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 26, 2026
TIME: 6:30 PM
LOCATION: Island Club
501 Grand Reserve Drive
Bunnell, Florida 32110

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units or Acres	EAU/ERU Factor	Proposed O&M Assessment*
40'	449	1	$1,273.54
50'	338	1	$1,406.56
75'	61	1	$1,744.23
Commerial	15	0	$511.62
Golf Course	1	0	$1,729.28

**Includes collection costs and early payment discounts*

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Flagler County (**"County"**) Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

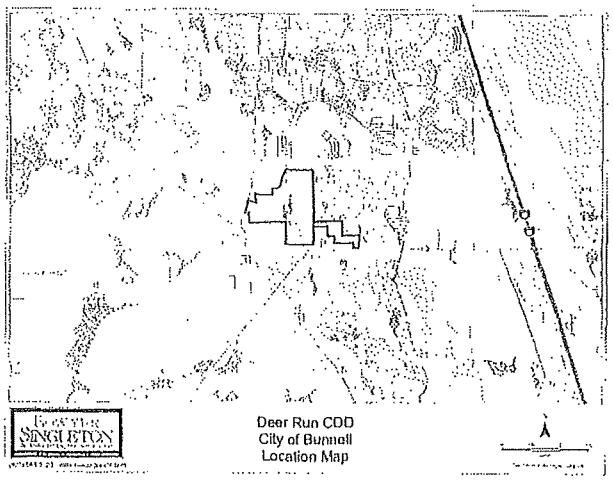
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Matthew Blagetti, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092, (904) 940-5850 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://deerruncdd.com. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Matt Blagetti
District Manager



Deer Run CDD
City of Bunnell
Location Map

USA TODAY CO.

LocaliQ

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 07/08/2026
DTB Palm Coast News Tribune 07/08/2026

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 07/08/2026

Legal Clerk

Notary, State of WI, County of Brown

9-5-29

My commission expires

Publication Cost:	$25.92	
Tax Amount:	$0.00	
Payment Cost:	$25.92	
Order No:	12429712	# of Copies:
Customer No:	464637	1
PO #:	Deer Run CDD July mt	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

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, July 22, 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

PC12429712 7.8.26

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Deer Run Comm Dev Dist
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 07/15/2026
DTB Palm Coast News Tribune 07/15/2026

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 07/15/2026

Legal Clerk

Notary, State of WI, County of Brown

9-29

My commission expires

Publication Cost:	$36.96	
Tax Amount:	$0.00	
Payment Cost:	$36.96	
Order No:	12429755	# of Copies:
Customer No:	464637	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Deer Run Community Development District (the "**District**") hereby gives the public notice of its intention to develop revised Rules of Procedure (the "**Proposed Rules**") to govern the operations of the District. The rule number for the Proposed Rule of the District is 2026-1.
The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.
The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.
A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 or mblagetti@gmsnf.com.

Matthew Biagetti, District Manager
Deer Run Community Development District
#12429755 7/15/2026

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Deer Run Comm Dev Dist
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 07/22/2026
DTB Palm Coast News Tribune 07/22/2026

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 07/22/2026

Legal Clerk

Notary, State of WI, County of Brown

9.1.29

My commission expires

Publication Cost:	$55.36	
Tax Amount:	$0.00	
Payment Cost:	$55.36	
Order No:	12429697	# of Copies:
Customer No:	464637	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure ("**Proposed Rule**"). The Proposed Rule number is 2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Palm Coast News Tribune on July 15, 2026.

A public hearing will be conducted by the Board of Supervisors ("**Board**") of the Deer Run Community Development District ("**District**") on **August 26, 2026, at 6:30 p.m.** at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

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

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

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

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

Matthew Blagetti, District Manager
Deer Run Community Development District
#12429697 7/22/2026

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Deer Run Comm Dev Dist		464637	08/31/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007864957	Aug 1- Aug 31, 2026	$48.92	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$279.01**	

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: SEPTEMBER 30, 2026

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

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing.

Date	Description	Amount
8/1/26	Balance Forward	$230.09

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/5/26	12506720	DTB Flagler/ Palm Coast News Tribune	Budget Hearing	Budget Hearing	$48.92

RECEIVED
By Tara Lee at 3:43 pm, Sep 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	$279.01
Service Fee 3.99%	$11.13
*Cash/Check/ACH Discount	-$11.13
*Payment Amount by Cash/Check/ACH	$279.01
Payment Amount by Credit Card	$290.14

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Deer Run Comm Dev Dist		464637		0007864957		
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$48.92	$230.09	$0.00	$0.00	$0.00	$0.00	**$279.01**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

USA TODAY Media Corp.
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY BY PHONE PLEASE CALL:
1-877-736-7612

TOTAL CREDIT CARD AMT DUE
$290.14

To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/

0000464637000000000000078649570002790167178

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Deer Run Community Development District
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 08/05/2026
DTB Palm Coast News Tribune 08/05/2026

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 08/05/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	$48.92	
Tax Amount:	$0.00	
Payment Cost:	$48.92	
Order No:	12506720	# of Copies:
Customer No:	464637	1
PO #:	Budget Hearing	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 AND FISCAL YEAR 2027 PROPOSED BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

DATE: August 26, 2026
TIME: 6:30 p.m.
LOCATION: Island Club
501 Grand Reserve Drive
Bunnell, Florida 32110

The purpose of the public hearings is to receive comments and objections on the adoption of the District's proposed budgets for the remainder of the fiscal year ending September 30, 2026, and the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budgets**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5860 ("**District Manager's Office**"), during normal business hours.
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.
Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Matt Blagetti
District Manager

NT#12506720 August 5, 2026 1T

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
9/16/2026	16

Bill To
Deer Run CDD C/O GMS

Terms	Due Date
Net 30	10/16/2026

Description	Amount
Amortization Schedule 5-1-26 Prepay $5,000	100.00

RECEIVED
By Tara Lee at 12:18 pm, Sep 16, 2026

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

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

INVOICE

egis Insurance & Risk Advisors

Customer	Deer Run Community Development District
Acct #	257
Date	09/14/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information		
Invoice Summary	$	39,224.00
Payment Amount		
Payment for:	Invoice#34006	
100126132		

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

Thank You

Please detach and return with payment

Customer: Deer Run Community Development District

Invoice	Effective	Transaction	Description	Amount
34006	10/01/2026	Renew policy	Policy #100126132 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/14/2026	39,224.00

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

RECEIVED
By Tara Lee at 7:16 am, Sep 17, 2026

Total
$ 39,224.00

Thank You

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

Remit Payment To: Egis Insurance Advisors	(321)233-9939	**Date**
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/14/2026

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

Invoice

Invoice #: 340
Invoice Date: 8/31/2026
Due Date: 8/31/2026
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 August 2026	295.65	28.00	8,278.20

001.320.53800.12110

Alison Mossing
9-16-26

Total	$8,278.20
Payments/Credits	$0.00
Balance Due	$8,278.20

RECEIVED
By Tara Lee at 1:19 pm, Sep 17, 2026

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.
Facility Attendant

Qty./Hours	Description	Rate	Amount
295.65	Facility Attendant	$ 28.00	$ 8,278.20

Covers Period: August 2026

GL # 001.320.53800.12110

TOTAL DUE: $ 8,278.20

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

Date	Hours	Employee	Description
8/1/26	6.14	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/1/26	5.49	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/2/26	4.97	A.G.	New Attendant Training - Completed Daily Checklist and Enforced CDD Policies
8/2/26	6.3	M.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/2/26	5.42	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/3/26	5.32	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/4/26	5	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/5/26	5.12	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/6/26	4.99	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/6/26	6.19	C.P.	Office coverage for Natalie to host Bingo Night - Assisted residents, monitors calls/emails, completed daily checklist
8/7/26	5.32	M.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/8/26	6.17	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/8/26	5.39	M.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/9/26	6.32	M.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/9/26	5.02	A.G.	New Attendant Training - Completed Daily Checklist and Enforced CDD Policies
8/9/26	5.27	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/10/26	4.4	M.B.	Craft Night - set up, assist and clean up
8/10/26	6.4	C.P.	Office coverage for Natalie to host Craft Night - Assisted residents, monitors calls/emails, completed daily checklist
8/10/26	5.17	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/11/26	3.12	P.B.	Party Attendant for rental
8/11/26	5.29	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/12/26	3.75	P.B.	Office Coverage for Natalie - Assisted residents, monitored calls/emails, completed daily checklist
8/12/26	4	C.P.	Office Coverage for Natalie - Assisted residents, monitored calls/emails, completed daily checklist
8/12/26	5.2	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/13/26	5.14	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/14/26	3.2	A.G.	Family Bingo - set up, assist and clean up
8/14/26	5.14	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/15/26	5.45	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/15/26	4.1	A.G.	Kids Pool Party - set up, assist and clean up
8/15/26	5.67	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/16/26	5.97	T.L.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/16/26	5.4	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/17/26	8	C.P.	Office coverage for Natalie working Saturday Kids Pool Party
8/17/26	5.05	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/18/26	5	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/19/26	4.19	C.P.	Office coverage for Natalie working Social Committee Meeting at 5pm and Ice Cream Social at 7pm - Assisted residents, monitored calls/emails, completed daily checklist
8/19/26	2	A.G.	Ice Cream Social - set up assist and clean up
8/19/26	5.32	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/20/26	5.17	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/21/26	5.44	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/22/26	6.04	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/22/26	5.45	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/23/26	5.25	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/24/26	8	C.P.	Office coverage for Natalie working weekend attendant shift Sunday 8/23
8/24/26	5.09	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/25/26	5.12	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/26/26	5.82	C.P.	Office coverage for Natalie to attend CDD meeting that night - Assisted residents, monitored calls/emails, completed daily checklist
8/26/26	5	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/27/26	5.1	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/28/26	4.84	C.P.	Office coverage for Natalie hosting paint night 6:30pm - Assisted residents, monitored calls/emails, completed daily checklist
8/28/26	4.82	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/29/26	6.47	M.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/29/26	5.52	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/30/26	6.59	M.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
8/30/26	5	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
8/31/26	5.54	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
GRAND TC	295.65		

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

Invoice

Invoice #: 338
Invoice Date: 9/15/2026
Due Date: 9/15/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Events Supplies - Special Events ending 9/5/26		865.72	865.72

Special Events
1.320.53800.59000

Alison Mossing
9-17-26

Total	$865.72
Payments/Credits	$0.00
Balance Due	$865.72

RECEIVED
By Tara Lee at 3:57 pm, Sep 17, 2026

SPECIAL EVENTS

Period Ending 9/05/26

DISTRICT	DATE	EVENT	SUPPLIES	PRICE	EMPLOYEE
DEER RUN					
	7/30/26	Paint Night	Water Color Paper	14.06	N.C.
	7/30/26	Paint Night	Water Color Paint	30.48	N.C.
	7/31/26	Paint Night	Plastic Egg Trays	23.00	N.C.
	7/31/26	Paint Night	Table Covers	7.19	N.C.
	8/3/26	Craft Night	Scallop Shells Large	32.19	N.C.
	8/3/26	Craft Night	Scallop Shells Small	27.58	N.C.
	8/3/26	Craft Night	Sea Glass	20.68	N.C.
	8/6/26	Bingo	Bingo Prizes	23.00	N.C.
	8/6/26	Bingo	Bingo Prizes	46.00	N.C.
	8/6/26	Bingo	Bingo Prizes	46.00	N.C.
	8/6/26	Bingo	Bingo Prizes	46.00	N.C.
	8/7/26	Craft Night	Paint	10.33	N.C.
	8/7/26	Craft Night	Mini Mosaic Tiles	51.89	N.C.
	8/9/26	Craft Night	Canvas	14.94	N.C.
	8/9/26	Craft Night	Bhip Brushes	24.39	N.C.
	8/9/26	Craft Night	Brushes	19.55	N.C.
	8/9/26	Craft Night	Rhinestones	17.60	N.C.
	8/9/26	Craft Night	Paints	30.16	N.C.
	8/10/26	Craft Night	Paint Brushes	11.71	N.C.
	8/10/26	Craft Night	E6000 Crafting Glue	26.55	N.C.
	8/10/26	Craft Night	Canvas	14.94	N.C.
	8/13/26	Kids Pool Party	Party Prizes	60.95	N.C.
	8/14/26	Bingo	Bingo Prizes	46.00	N.C.
	8/14/26	Family Bingo	Candy	25.85	N.C.
	8/14/26	Kids Pool Party	Candy	28.22	N.C.
	8/14/26	Adult Bingo	Candy	7.21	N.C.
	8/14/26	Bingo	Bingo Prizes	97.75	N.C.
	8/20/26	Bingo & Kids Pool Party	Candy	61.51	N.C.
			TOTAL	$865.72	

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

Invoice

Invoice #: 339
Invoice Date: 9/15/2026
Due Date: 9/15/2026
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 Maintenance August 1 - August 31, 2026	83.01	40.00	3,320.40
Maintenance Supplies		2,037.27	2,037.27

Approved

Facilities Maintenance
001.320.53800.50000-$3,000.00

Amenity Repairs & Maintenance
001.320.53800.54000-$1,122.67

Office Supplies
001.320.53800.57000-$500.00

Operating Supplies
001.320.53800.53000-$500.00

Pool Repairs & Maintenance
001.320.53800.55000-$35.00

Contengency
001.320.53800.49000-$200.00

Rich Gray

Alison Mossing
9-17-26

Total	$5,357.67
Payments/Credits	$0.00
Balance Due	$5,357.67

RECEIVED
By Tara Lee at 3:54 pm, Sep 17, 2026

RMS

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

Date	Hours	Employee	Description
8/3/26	7	D.L.	Painted outside of gym door, straightened and organized pool deck and patio furniture, removed debris and rips on lounge chairs, checked and changed trash receptacles, removed debris around community, both entrances and exits and around lakes
8/5/26	8.09	D.L.	Finished second paint on gym door and painted the pool door outside and office door, cleaned exterior windows on pool deck area, cleaned tile backsplash in grill area, straightened and organized pool deck furniture, removed debris around property, pool deck, entrances and exits, sidewalks and roadway, checked and changed trash receptacles
8/7/26	4	D.L.	Cleaned the pool deck, straightened and organized pool deck and patio furniture, removed debris from entrances and exits, roadways, pool deck, courts, around amenity center, common areas and parking lots, picked up supplies
8/10/26	8	D.L.	Painted all base boards on interior second floor, first floor, front door interior entrance and pool door interior, straightened and organized pool deck furniture, removed debris around amenity center, pool deck, roadways, entrances and exits, checked and changed trash receptacles
8/12/26	7.9	D.L.	Painted downstairs walls in front of elevator, stairwell and front door wall entrance, touched up interior kitchen door leading to grill area, straightened and organized pool deck furniture, removed debris on pool deck, roadways, both entrances and exits and ponds, checked and changed trash receptacles
8/14/26	3.92	D.L.	Painted upstairs walls by elevator along with air conditioner door exterior upstairs, straightened and organized pool deck area, removed debris around amenity center, pool deck, roadways, sidewalks, ponds, parking lots, courts and entrances and exits, checked and changed trash receptacles
8/17/26	6.5	D.L.	Painted the first floor elevator both sides, finished painting stair case towards second floor long side, straightened and organized pool deck and patio furniture, removed cob webs from the building, removed debris from pool deck, both entrances and exit, along roadways and ponds around community
8/19/26	8.52	D.L.	Inspected building functions, lights, grill area, fridges and ice machines, drove to north entrance to check proper fountain pump active and flood lights are working properly, removed debris from entrances and exits, roadways, pool deck, courts, around amenity center, common areas, lakes and parking lots, changed pool chair tom covers on two, patched small screw holes by television upstairs, finished painting the middle rail staircase, applied second coat on doors, baseboards and wall spots, straightened and organized pool deck area, blew leaved and debris off deck and front entrance
8/21/26	3.9	D.L.	Inspected lights, bathroom fans and key sensors, removed cob webs around building, straightened and organized pool deck area, blew leaved and debris off deck and walkways, removed debris around amenity center, picked up any loose items, picked up supplies
8/24/26	6.54	D.L.	Painted wall upstairs behind television and started painting pool light posts, straightened and organized pool deck and patio furniture, changed three light bulbs inside front entrance lobby, blew leaves and debris off front entrance and corner by staircase, removed debris from entrances and exits, roadways, pool deck and ponds, checked and changed trash receptacles
8/26/26	7.54	D.L.	Finished painting all pool light post on deck, posted four trespass signs on both entrances and exits area, straightened and organized pool deck area, removed debris around the property, pool deck, entrances and exits, along main roadways and ponds, picked up supplies
8/28/26	4.6	D.L.	Painting trespass signs white, checking flood light functions, sanded all pickleball court net metal poles from rusting then painted to keep it protected, straightened and organized pool deck chairs, tables and umbrellas, blew leaves and debris off pool deck and sidewalks, removed debris from pool deck, around amenity center, parking lot, courts, main roadways, all ponds and entrances and exits, checked and changed trash receptacles
8/31/26	6.5	D.L.	Set up four umbrella with stand on pool deck, straightened and organized pool deck chairs, tables and umbrellas, cleaned grill area, checked and change trash receptacles, removed debris around amenity center, pool deck, courts, entrances and exits and roadways, removed debris from all ponds including ones behind residents homes
TOTAL	83.01		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
DEER RUN				
	7/24/26	Disinfectant Deodorizer	22.95	N.C.
	7/24/26	Bleach	43.61	N.C.
	7/26/26	Paper Towels	77.88	N.C.
	7/27/26	Door Handle	45.40	N.C.
	7/28/26	HP Instant Ink	76.28	N.C.
	7/29/26	No Trespassing Signs (15)	805.00	R.G.
	7/31/26	Outlet Power Strip	22.99	N.C.
	7/31/26	Sticky Notes	8.04	N.C.
	7/31/26	Staples Refill	2.93	N.C.
	7/31/26	Printer Paper	22.99	N.C.
	7/31/26	Amazon Prime Membership	17.24	N.C.
	8/3/26	Coffee	30.82	N.C.
	8/7/26	Paint	44.83	N.C.
	8/7/26	Cobweb and Corner Duster	14.92	N.C.
	8/11/26	Water Delivery	139.08	N.C.
	8/12/26	Toilet Paper	56.21	N.C.
	8/12/26	Soap	17.80	N.C.
	8/12/26	Cups	15.23	N.C.
	8/20/26	Sign Up Genius	34.49	N.C.
	8/20/26	Microfiber Cleaning Clothes	8.03	N.C.
	8/20/26	Paper Plates	17.64	N.C.
	8/20/26	Creamer	40.24	N.C.
	8/20/26	Gym Wipes	149.44	N.C.
	8/21/26	Paint	101.15	N.C.
	8/21/26	Constant Contact Monthly Fee	103.76	N.C.
	8/25/26	4"x4"x6FT Pressure Treated Wood (6)	67.41	R.G.
	8/27/26	Pool Railing Covers 4FT	14.94	N.C.
	8/27/26	Batteries	17.58	N.C.
	8/27/26	Pool Railing Covers 6FT	18.39	N.C.
		TOTAL	$2,037.27	

INVOICE

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

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

C BUSS ENTERPRISES
COMMERCIAL POOL SERVICE, REPAIRS & REMODELS
CPC 1459150 CPC 1458428
904-710-8161

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.: 7487
Terms: Net 30
Invoice date: 09/25/2026
Due date: 10/25/2026

Approved
Pool Maintenance
001.320.53800.48000
Rich Gray

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

Total **$76.45**

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

RECEIVED
By Tara Lee at 10:19 am, Sep 28, 2026

Invoice

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

Dewberry

Deer Run Community Development District
9145 NARCOOSSEE RD, SUITE 206-A
ORLANDO, FL 32827

September 22, 2026
Project No: 50190435.000
Invoice No: 22503949
Due Date: October 22, 2026
Project Manager Joey Duncan

Project 50190435.000 Deer Run CDD FY26 General Engineering

Professional Services from August 01, 2026 to August 28, 2026

Phase 0001 1. General Engineering

Professional Personnel

	Hours	Rate	Amount
ENGINEER I	1.00	125.00	125.00
ENGINEER I	14.00	125.00	1,750.00
ENGINEER VIII	5.00	300.00	1,500.00
ENGINEER II	13.00	140.00	1,820.00
PROFESSIONAL IX	1.00	310.00	310.00
Totals	34.00		5,505.00
Total Labor			**5,505.00**

Total this Phase **5,505.00**

Billings to Date

	Current	Prior	Total
Labor	5,505.00	13,347.00	18,852.00
Totals	**5,505.00**	**13,347.00**	**18,852.00**

Total Invoice Amount Due **5,505.00**

RECEIVED
By Tara Lee at 3:13 pm, Sep 22, 2026

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number. This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct. This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the amount should be brought to the attention of Dewberry immediately. For faster and accurate processing of your payment, email your ACH requirements to ar@dewberry.com. Thank you

Billing Backup

Monday, September 21, 2026

002 - Dewberry Engineers Inc. Invoice 22503949 Dated 09/22/2026 8:29:03 AM

Project 50190435.000 Deer Run CDD FY26 General Engineering

Phase 0001 1. General Engineering

Professional Personnel

		Hours	Rate	Amount
PROFESSIONAL IX				
1172 - Tracy, Amy	08/19/2026	1.00	310.00	310.00
field work review				
ENGINEER VIII				
1143 - Duncan, Joey	08/18/2026	.50	300.00	150.00
Annual Report assistance				
1143 - Duncan, Joey	08/24/2026	.50	300.00	150.00
Document/Authorization Review				
1143 - Duncan, Joey	08/26/2026	4.00	300.00	1,200.00
Review agenda and attend BOS meeting				
ENGINEER II				
1137 - Pirani, Hiba	08/11/2026	1.00	140.00	140.00
map for inspection				
1137 - Pirani, Hiba	08/14/2026	1.00	140.00	140.00
fieldmaps for inspection				
1137 - Pirani, Hiba	08/17/2026	1.00	140.00	140.00
determining parcels and what areas to inspect				
1137 - Pirani, Hiba	08/18/2026	10.00	140.00	1,400.00
inspection				
ENGINEER I				
1136 - Arrington, Bartley	07/16/2026	1.00	125.00	125.00
Annual Inspection Site visit Prep				
1136 - Bonyuet, Jose	08/12/2026	.50	125.00	62.50
FieldMaps for inspection use				
1136 - Bonyuet, Jose	08/13/2026	3.00	125.00	375.00
FieldMaps for inspection use				
1136 - Bonyuet, Jose	08/14/2026	.50	125.00	62.50
FieldMaps for inspection use				
1136 - Bonyuet, Jose	08/17/2026	1.00	125.00	125.00
FieldMaps for inspection use				
1136 - Bonyuet, Jose	08/18/2026	9.00	125.00	1,125.00
Site visit to inspect drainage issues				
Totals		34.00		5,505.00
Total Labor				**5,505.00**
			Total this Phase	**5,505.00**
			Total this Project	**5,505.00**
			Total this Report	**5,505.00**

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INVOICE

Alfred W. Grover
Electrical Contractor
1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com
FL License: EC 13010167

DATE: 8/25/2026
INVOICE # 082526

Bill To:
Deer Run CDD
501 Grand Reserve Drive
Bunnell, FL 32210
rgray@rmsnf.com

Job Location: Grand Reserve

DESCRIPTION OF WORK	AMOUNT
1) Installed 1, elevator sump pump control unit and alarm control	
Approved Capital Projects 033.600.53800.60000-Capitial Outlay Rich Gray	
RECEIVED ***By Tara Lee at 10:36 am, Aug 31, 2026***	
Material:	130.00
Labor: 1 electrician 4.0 hours @ $80 per hour	320.00
Work ordered by R Gray	
TOTAL	$ 450.00

Accepted methods of payment:
Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!

Pearson's Plumbing

209 N. Forsyth Street
Bunnell, FL 32110

License #CFC1425941

386-437-4446

Invoice

Date	Invoice #
8/26/2026	20055

Bill To

Deer Run CDD
501 Grand Reserve Dr
Bunnell, FL 32110

Service Date	Terms
8/25/2026	Net 15 Days

Description	Qty	Rate	Amount
Service Address: Rich Gray -Deer Run CDD Island Club Amenity Center 501 Grand Reserve Dr Bunnell, FL 32110			
Labor And Material To: Furnish And Install New Sump Pump		4,895.00	4,895.00
Approved Capital Projects 033.600.53800.60000-Capital Outlay Rich Gray			
RECEIVED ***By Tara Lee at 10:32 am, Aug 31, 2026***			

We appreciate your business!	**Total**	$4,895.00

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Deer Run CDD

Board Meeting Date: August 26, 2026

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

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

Approved for Payment:

District Manager Signature

8.26.2026
Date

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