Deer Run

Community Development District

NOVEMBER 18, 2026

AGENDA

Deer Run
Community Development District

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

November 10, 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, November 18, 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. Organizational Matters
A. Oath of Office for Newly Appointed Supervisors

B. Election of Officers, Resolution 2027-01

IV. Discussion of:
A. Pickleball League Usage Agreement

B. Resident Survey

C. Guest Policy

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

B. Pond Treatment Proposal

C. Pond Landscape Proposal

VI. Consideration of Agreement with PayGov.US for Electronic Payment Processing

VII. Consideration of Resolution 2027-02, Amending the Fiscal Year 2026 General Fund and Capital Reserve Fund Budget

VIII. Engineer's Report

IX. Staff Reports
   A. Attorney

   B. District Manager - Annual Ethics Training

   C. Operations Manager Report

   D. Amenity Manager

X. Supervisor's Request

XI. Public Comments

XII. Approval of Consent Agenda
   A. Approval of the Minutes of the October 28, 2026 Meeting

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

   C. Approval of Check Register

XIII. Next Scheduled Meeting – January 27, 2026 at 6:30 p.m. at the Island Club

XIV. Adjournment

Community Interest:

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

THIRD ORDER OF BUSINESS

B.

FOURTH ORDER OF BUSINESS

RESOLUTION 2027-01

A RESOLUTION DESIGNATING OFFICERS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Deer Run Community Development District at a regular business meeting held on November 18, 2026 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairperson
Matthew Biagetti	Secretary
Matthew Biagetti	Treasurer
Marilee Giles	Assistant Treasurer(s)
Daniel Laughlin	
Darrin Mossing	
Jim Oliver	
Corbin deNagy	
Terry Giles	
_____	Assistant Secretary(s)
_____	
_____	
Marilee Giles	
Daniel Laughlin	
Darrin Mossing	
Jim Oliver	
Corbin deNagy	
Terry Giles	

PASSED AND ADOPTED THIS 18TH DAY OF NOVEMBER, 2026.

_____
Chairman / Vice Chairman

_____
Secretary / Assistant Secretary

B.

THE ISLAND CLUB

Resident Survey

*** Do you support allocating community funds to diversify our recreational amenities, such as adding a basketball court or upgrading the fitness center with new equipment?**

- ◯ Yes
- ◯ No

*** Recent speed data and traffic studies indicate we have speeding issues in the community. How would you prefer we handle this?**

- ◯ Install additional speed humps
- ◯ Low-cost double line visual cues
- ◯ Targeted enforcement

*** What type of community activities would you or your household be most interested in attending?**

- ◯ Children's Activities
- ◯ Teen Activities
- ◯ Family Activities
- ◯ Holiday Celebrations
- ◯ Adult Social Events
- ◯ Educational Workshops
- ◯ I am not interested in attending events
- ◯ Other

*** What prevents you from attending community events?**

- ◯ Work or family schedule
- ◯ Event times are inconvenient
- ◯ Activities offered do no interest me
- ◯ I'm unaware of upcoming events

- ◯ Nothing prevents me from attending
- ◯ Other

*** What information would you like your CDD to communicate more clearly?**

- ◯ Events
- ◯ Budget and Spending
- ◯ Board decisions and meeting outcomes
- ◯ Upcoming maintenance and construction

*** Which approach would you prefer when considering new amenities?**

- ◯ Prioritize maintaining and improving existing amenities
- ◯ Consider new amenities when there is a demonstrated need
- ◯ Expand amenities even if additional funding is required
- ◯ Other

*** How satisfied are you with community landscaping?**

- ◯ Very satisfied
- ◯ Satisfied
- ◯ Dissatisfied
- ◯ Very dissatisfied

*** What improvements at the pool and amenity center would you find valuable?**

- ◯ More umbrellas and shade
- ◯ More seating furniture and arrangements
- ◯ Cleanliness and Maintenance
- ◯ Pool safety measures
- ◯ Improved access for people with disabilities
- ◯ None

*** Which community activity have you participated in during the last year?**

- ◯ Bingo
- ◯ Family Bingo
- ◯ Craft Night
- ◯ Paint Night
- ◯ Holiday Event
- ◯ Ice Cream Social
- ◯ Kids Pool Party
- ◯ None

*** Would you be willing to pay out of pocket for CDD activities, such as craft night or paint night, hosted by an outside vendor?**

- ◯ Yes
- ◯ No

*** Do you believe current sign up processes, such as sign up genius, for CDD activities is fair to all residents?**

- ◯ Yes
- ◯ No

Submit Survey

Island Club | 501 Grand Reserve Dr. | Bunnell, FL 32110 US

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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 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	**$1,140.00**

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	$95.00	$1,140.00

J & J Aquatics Specialist, LLC

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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 $95.00 per month, for 12 months B.) Total Contract Amount $1140.00 per Year C.) Any visits beyond the standard monthly visits and 4 emergency visits during the contracted timeframe will require an additional payment of $ 47.50. 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 $ 47.50 for that month only. G.) Any contract starting in the months of November-February will be required to pay the total monthly contract amount $ 95.00 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

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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 **$1,140.00**

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
LANDSCAPE

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.





YELLOWSTONE
LANDSCAPE

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

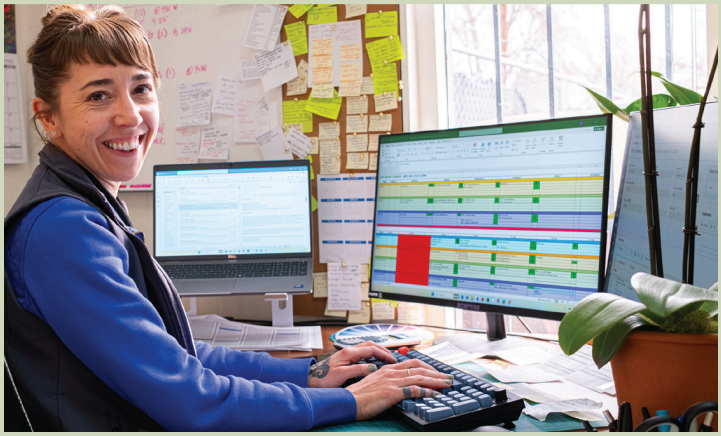
- Dedicated account manager with regular property inspections
- Written reports documenting completed services and recommendations
- 24-hour emergency response capability
- Properly trained and equipped service teams
- Licensed applicators for all chemical treatments
- Ongoing evaluation of landscape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

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LANDSCAPE

INVESTMENT & AGREEMENT







INVESTMENT & AGREEMENT

ANNUAL INVESTMENT	MONTHLY INSTALLMENT
$7,020.00	$585.00

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 **$7,020.00** in equal monthly installments billed in the amount of **$585.00** upon receipt of invoice. This is in addition to the current contract for **$134,232.00**. The new monthly installment amount will total **$11,769.33**.

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

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LANDSCAPE

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

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective January 1, 2027 (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a [STATE] limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Deer Run Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"), with its principal address at c/o 475 W Town Place Ste. 114 St. Augustine, Florida 32092.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without

deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those transactions, including returns and chargeback transactions, but this exclusion does not limit

PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Flagler County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to

the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change within five business days after making it. PGV may not, without the District's prior written

approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:

_____ COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: Chairperson / Vice Chairperson, Board of Supervisors

Date: _____

ATTEST:

_____

Secretary / Assistant Secretary

PGV:

PAYGOV.US, LLC, a [STATE] limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from 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; (c) 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 term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must 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 that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SEVENTH ORDER OF BUSINESS

RESOLUTION 2027-02

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Deer Run Community Development District, hereinafter referred to as "District", adopted a General Fund and Capital Reserve Fund Budget for Fiscal Year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund and Capital Reserve Fund Budget is hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this November 18, 2026 and be reflected in the monthly and fiscal Year End 9/30/26 Financial Statements and Audit Report of the District

Deer Run

Community Development District

by: _____
Chairman/Vice Chairman

Attest:

by: _____
Secretary/Assistant Secretary

DEER RUN CDD
RESOLUTION 2027-02

EXHIBIT A

Deer Run

Community Development District

Amended Budget

FY 2026

Deer Run
Community Development District

Table of Contents

	Pages
General Fund	1
Capital Reserve Fund	2

Deer Run
Community Development District
FY 2026 Budget Amendment
General Fund

Description	Adopted FY26 Budget	Increase/ (Decrease)	Amended FY26 Budget	Actual 9/30/26
Revenues				
Assessments	$ 1,006,746	$ -	$ 1,006,746	$ 1,017,845.00
Golf Course Lake Maintenance Contribution	$ 4,642	$ -	$ 4,642	$ 4,640.00
Rental Income	$ 500	$ -	$ 500	$ 1,950.00
Miscellaneous Income	$ -	$ -	$ -	$ 6,266.00
Interest - SBA	$ 10,000	$ -	$ 10,000	$ 14,258.00
Total Revenues	**$ 1,021,888**	**$ -**	**$ 1,021,888**	**$ 1,044,959**
Expenditures				
Administrative				
Supervisor Fees	$ 8,000	$ -	$ 8,000	$ 6,600
FICA Expense	$ 612	$ -	$ 612	$ 505
Engineering	$ 17,000	$ -	$ 17,000	$ 18,852
Dissemination	$ 3,625	$ -	$ 3,625	$ 3,825
Attorney	$ 25,000	$ -	$ 25,000	$ 10,803
Annual Audit	$ 4,200	$ -	$ 4,200	$ 4,000
Trustee Fees	$ 3,500	$ -	$ 3,500	$ 7,000
Arbitrage	$ 450	$ -	$ 450	$ -
Assessment Roll Services	$ 2,756	$ -	$ 2,756	$ 2,756
Management Fees	$ 40,226	$ -	$ 40,226	$ 40,226
Information Technology	$ 1,280	$ -	$ 1,280	$ 1,280
Website Maintance	$ 729	$ -	$ 729	$ 729
Telephone	$ 168	$ -	$ 168	$ 163
Postage	$ 850	$ -	$ 850	$ 1,378
Insurance	$ 8,974	$ -	$ 8,974	$ 7,985
Printing & Binding	$ 800	$ -	$ 800	$ 1,326
Travel Per Diem	$ 250	$ -	$ 250	$ -
Legal Advertising	$ 2,000	$ -	$ 2,000	$ 1,207
Other Current Charges	$ 2,500	$ -	$ 2,500	$ 2,056
Office Supplies	$ 100	$ -	$ 100	$ 7
Dues, Licenses & Subscriptions	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 123,195**	**$ -**	**$ 123,195**	**$ 110,873**
Operations & Maintenance				
Field Management	$ 40,000	$ -	$ 40,000	$ 40,000
Electric	$ 92,000	$ -	$ 92,000	$ 99,997
Water & Sewer	$ 19,320	$ -	$ 19,320	$ 19,366
Landscape Maintenance	$ 159,425	$ -	$ 159,425	$ 134,232
Permit Monitoring	$ -	$ -	$ -	$ 326
Landscape Contingency	$ 15,000	$ -	$ 15,000	$ 16,515
Mulch	$ 5,250	$ -	$ 5,250	$ 3,250
Tree Pruning	$ 4,725	$ -	$ 4,725	$ 1,767
Lake Maintenance and Repairs	$ 25,700	$ -	$ 25,700	$ 25,347
Irrigation Repairs	$ 21,420	$ -	$ 21,420	$ 5,310
Sidewalk Repair	$ 2,500	$ -	$ 2,500	$ -
Street Repair	$ 5,000	$ -	$ 5,000	$ -
Contingency	$2,500	$ -	$2,500	$ 1,916
Total Common Area Maintenance	**$ 392,840**	**$ -**	**$ 392,840**	**$ 348,026**
Amenity Center:				
Amenities Management	$ 83,228	$ -	$ 83,228	$ 83,228
Facilities Assistant	$ 29,896	$ -	$ 29,896	$ 53,902
Property Insurance	$ 40,000	$ -	$ 40,000	$ 35,028
Pool Maintenance	$ 21,600	$ -	$ 21,600	$ 21,983
Pool Chemicals	$ 21,600	$ -	$ 21,600	$ 19,827
Janitorial Services	$ 20,000	$ -	$ 20,000	$ 18,750
Pest Control	$ 1,213	$ -	$ 1,213	$ 1,195
Facilities Maintenance	$ 25,000	$ -	$ 25,000	$ 25,515
Cable, Internet & Telephone Services	$ 6,261	$ -	$ 6,261	$ 4,410
Electric - Amenities	$ 18,480	$ -	$ 18,480	$ 16,664
Water & Sewer - Amenities	$ 58,727	$ -	$ 58,727	$ 42,472

Deer Run
Community Development District
FY 2026 Budget Amendment
General Fund

Description	Adopted FY26 Budget	Increase/ (Decrease)	Amended FY26 Budget	Actual 9/30/26
Gas Service	$ 1,045	$ -	$ 1,045	$ 1,002
Security Monitoring	$ 4,000	$ -	$ 4,000	$ 5,875
Access Cards	$ 500	$ -	$ 500	$ 1,940
Operating Supplies	$ 3,308	$ -	$ 3,308	$ 3,987
Amenity Repairs & Maintenance	$ 25,000	$ -	$ 25,000	$ 33,944
Pool Repairs & Maintenance	$ 20,000	$ -	$ 20,000	$ 19,935
Special Events	$ 17,500	$ -	$ 17,500	$ 14,985
Holiday Décor	$ 2,000	$ -	$ 2,000	$ 1,737
Fitness Center Repairs & Maintenance	$ 1,500	$ -	$ 1,500	$ 1,373
Office Supplies	$ 2,500	$ -	$ 2,500	$ 2,843
Elevator Maintenance	$ 2,000	$ -	$ 2,000	$ 1,530
Pressure Washing	$ 10,000	$ -	$ 10,000	$ 9,466
Refuse	$ 4,000	$ -	$ 4,000	$ -
Contingency	$ 1,000	$ -	$ 1,000	$ 914
Total Amenity Center	**$ 420,358**	**$ -**	**$ 420,358**	**$ 422,505**
Other Expenditures				
Capital Reserve	$ 85,496	$ -	$ 85,496	$ 85,496
Total Other Expenditures	**$ 85,496**	**$ -**	**$ 85,496**	**$ 85,496**
Total Expenditures	**$ 1,021,888**	**$ -**	**$ 1,021,888**	**$ 966,901**
Excess Revenues (Expenditures)	$ -	$ -	$ -	$ 78,058
Fund Balance - Beginning	$ -	$ -	$ -	$ 246,054
Fund Balance - Ending	$ -	$ -	$ -	$ 324,112

Deer Run
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
Capital Reserve Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Transfer In	$ 85,496	$ -	$ 85,496	$ 85,496
Interest	$ 1,000	$ -	$ 1,000	$ 8,728
Total Revenues	**$ 86,496**	**$ -**	**$ 86,496**	**$ 94,224**
Expenditures				
Capital Outlay	$ -	$ 86,451	$ 86,451	$ 86,451
Miscellaneous Expenses	$ -	$ -	$ -	$ 44
Total Expenditures	**$ -**	**$ 86,451**	**$ 86,451**	**$ 86,495**
Excess Revenues (Expenditu	$ 86,496	$ (86,451)	$ 45	$ 7,729
Fund Balance - Beginning	$ 271,551	$ (86,451)	$ 271,551	$ 219,504
Fund Balance - Ending	$ 358,047	$ (172,902)	$ 271,596	$ 227,233

NINTH ORDER OF BUSINESS

C.

Deer Run

NOVEMBER 18, 2026

Community Development District

Field Operations & Amenity Management Report



Natalie Clem
AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Rich Gray
MANAGER OF OPERATIONS
RIVERSIDE MANAGEMENT SERVICES, INC.

Deer Run

Community Development District

Amenity Management Report

November 18, 2026

To: Board of Supervisors

From: Natalie Clem
Amenity Manager

Rich Gray
Manager Of Operations

RE: Amenity Management Report – November 18, 2026

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

CDD Events from Oct 30th to Nov 18th

Paint Night • Halloween Kids Party • Adult Bingo • Craft Night • Fall Market & Family Fun Festival • National Night Out (rescheduled)



November 2026 Calendar

November 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1  5:30-Hand & Foot Cards *UP* 6:30-Diamond Painting & Art *DS*	**2** 12-4-Canasta 3-LCR 2 6-Turbo Poker Open *UP* 7-Bunco 2 *DS*	**3**  **6-8-Food Truck Tuesdays-Wabi Sabi**	**4** 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone 1-4-Mexican Train Dominoes *DS* 6-Ladies Poker *UP*	**5** 12-3-Mahjong *UP* 12-4-Ladies Cards & Games *DS* 5-Yoga *NTO* 6-Turbo Poker *UP* **6:30-Bingo** *DS*	**6** 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba 11-3-Pins, Needles & HKS *DS* 7-Party W The Reserves *DS* 6-8-Sweet Fridays Petals & Cream cancelled	**7**  1-Carpe Dinkem Pickleball Home Game 6:30 LCR *DS*
8 5:30-Hand & Foot Cards *UP* 6:30-Diamond Painting & Art *DS*	**9** 12-4-Canasta 3-LCR 2 6-Turbo Poker Open *UP* **6:30-Craft Night** *DS*	**10** 6:30-9:30-Ladies Night & Neighborhood Hangs: Line Dancing *DS*	**11**  9am-Zumba 10am-Aqua Tabata WP/Zumba Tone 1-4-Mexican Train Dominoes *DS* **5-Freedom HOA Mtg.** *DS* 6-Ladies Poker *UP*	**12** 12-3-Mahjong *UP* 12-4-Ladies Cards & Games *DS* 5-Yoga *NTO* 6-Turbo Poker *UP* 7-Bunco 4 *DS*	**13** 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba 11-3-Pins, Needles & HKS *DS* **6:30-Family Bingo** *DS*	**14**  **9-2-Fall Market & Family Fun Festival** 1-Carpe Dinkem Pickleball Home Game 4-Texas Hold'em Charity Poker Tournament
15 5:30-Hand & Foot Cards *UP* 6:30-Diamond Painting & Art *DS*	**16** 12-4-Canasta *DS* 3-LCR 2 *DS* 6-Turbo Poker Open *UP*	**17**  6:15-Stone Cold Poker Canceled See Nov. 14 Charity Tounament **6-8-National Night Out** (Rescheduled **from** Oct 6)	**18** 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone 1-4-Mexican Train Dominoes *DS* **5-Social Committee Mtg. canceled** (Rescheduled for Dec 2) **6:30-CDD Board Mtg** *DS*	**19** 12-3-Mahjong *UP* 12-4-Ladies Cards & Games *DS* 5-Yoga *NTO* 6-Turbo Poker *UP* 6:30-Bunco *DS*	**20** 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba 11-3-Pins, Needles & HKS DS 5-Happy Hr Potluck *DS* **6-8-Sweet Fridays** **Petals & Cream FT**	**21**  1-Carpe Dinkem Pickleball Home Game 6:30 LCR *DS*
22 5:30-Hand & Foot Cards *UP* 6:30-Diamond Painting & Art *DS*	**23** 12-4-Canasta 3-LCR 2 6-Turbo Poker Open *UP*	**24** 	**25** 9am-Zumba 10am-Aqua Tabata WP/Zumba Tone 1-4-Mexican Train Dominoes *DS* 6-Ladies Poker *UP*	**26** 	**27** 9am-Zumba Tone 10am-Aqua Tabata WP/Zumba 11-3-Pins, Needles & HKS *DS* 6:30-Paint Night Canceled (Holidays)	**28** 
29  5:30-Hand & Foot Cards *UP* 6:30-Diamond Painting & Art *DS*	**30** 12-4-Canasta *DS* 3-LCR 2 *DS* 6-Turbo Poker Open *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** **Come cheer on Carpe Dinkem, our Men's Doubles Pickleball Team! Home game dates and times are listed on this calendar.**			***ABBREVIATIONS*** ***DS****-Downstairs* ***UP****-Upstairs* ***WP****-Weather Permits* ***NTO****-Next to Office*	CDD Events/Mgts HOA Meetings Fitness Canceled Rescheduled Rentals Groups/Clubs

Deer Run Community Activities

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

Fitness Classes:

Weekly

- Aqua Tabata – Every Wednesday and Friday (weather permitting)
- Zumba - Every Wednesday and Friday
- Zumba Toning – Every Wednesday and Friday mornings
- Yoga – Every Thursday

Community Organized Monthly Events & Activities:

Weekly

- Canasta - Every Monday
- Community Bocce Ball – Every Monday and Thursday
- Community Pickleball – Every Monday, Wednesday, and Friday
- Diamond Painting and Art – Every Sunday
- Hand and Foot Card Game – Every Sunday
- Ladies Cards & Games – Every Thursday
- Ladies' Poker Night – Every Wednesday
- LRC 2 – Every Monday
- Mahjong – Every Thursday
- Mexican Train Dominoes – Every Wednesday
- Pins, Needles, and Hooks – Every Friday
- Turbo Poker – Every Monday and Thursday

Twice Monthly

- LRC 1 is on the 1st and 3rd Saturday each month

Monthly

- Bunco 1 is – Third Thursday of each month
- Bunco 2 is – First Monday of each month
- Bunco 4 – Second Thursday each month
- Happy Hour Potluck – Third Friday each month
- Ladies Night – Second Tuesday each month
- Neighborhood Hangs (Girls Night) – First Tuesday of each month
- Stone Cold Poker – Third Tuesday each month
- The Reserves perform – First Friday each month

October 21 - November 9, 2026

CDD Event Participation & Expense Report

Date	Event	RSVP's	Att.	Matls. $	Add'l Staff	Hrs	Labor $	Notes
				FY2027				
10/21/2026	Ice Cream Social	50	54	$ 40.55	1	3	$ 56.00	Includes Purchasing, setup, event, & cleanup. Volunteers also assisted.
10/30/2026	Paint Night	13	12	$ 51.31	1	4	$ 112.00	
10/31/2026	Halloween Kids Party	105	63	$ 251.06	1	4	$ 112.00	Materials cost $454.76 last year; saved $203.7 this year.Volunteers also assisted.
11/5/2026	Bingo	35	37	$ 160.00	0	0	$ -	Two extra guests accommodated; office approval required for future substitutions
11/9/2026	Craft Night	20	20	$ 222.56	1	4	$ 112.00	

Date	Office Coverage Hrs	Cost	Notes
10/21/2026	4	$ 112.00	Coverage for Managers evening social committee mtg and Ice Cream Social
10/30/2026	4	$ 112.00	Coverage for Managers Paint Night
11/5/2026	4	$ 112.00	Coverage for Managers Bingo Night including purchasing materials
11/9/2026	4	$ 112.00	Coverage for Managers Craft Night including purchasing materials

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.

Staffing expenses reflect the district's hourly billing rate of $28, which is not the employee's hourly wage.

Amenity Center Maintenance

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

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

Additional Maintenance Items Completed

- RMS completed soft washing of the pickleball courts, pool chairs, pool deck, grill area and Amenity Center building; pressure washed the parking lot, sidewalks, curbing and US-1 entrance.

- RMS repaired the broken latch on Pickleball Court No. 4.

- High-Tech completed installation of the approved security cameras around the property.

- Sunshine AC completed quarterly HVAC preventative maintenance; all inspected equipment checked out satisfactorily.

- Lloyd's completed gym equipment repairs and scheduled preventative maintenance; equipment checked out satisfactorily.

- Annual building backflow inspection was completed. Identified deficiencies were repaired.

- Pool Sure completed fall testing of the pool controller and probes and replaced the chlorine tank sensor.

Pending / Open Items

See the following page for the current pending project list.

Pending / Open Items

Outdoor Pool Restrooms · Shark Coating

Shark Coating is scheduled to complete the outdoor pool restroom work by Friday, November 13, 2026. Confirm completion status at the November 18 meeting.

Access Control · High-Tech

High-Tech anticipates restoring the access-control system, including installation of mobile-capable readers, by the end of November 2026.

Irrigation Preventative Maintenance · M&M Pumps

Tim with M&M Pumps is scheduled to complete irrigation system preventative maintenance by the end of November 2026.

Entrance Pine Straw · Yellowstone

Yellowstone is scheduled to replace pine straw at all community entrances by the end of November 2026.

No-Parking Signs · Touch-Up Painting

Touch-up painting remains to be completed on no-parking signs throughout the community.

Additional Maintenance Item Completed

RMS completed installation of the requested door lock on the irrigation control structure.

Completed Projects



Fire Alarm Control Panel

High-Tech completed repairs to the fire alarm control panel following lightning-related damage. The panel is now operating correctly.



Pickleball Court No. 4 Gate

RMS corrected the broken pickleball gate latch on Court No. 4.

Completed Projects





Amenity Center, Pickleball Courts and US-1 Entrance

RMS soft washed and pressure washed the Amenity Center, pickleball area and US-1 entrance.

Conclusion

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

Kind Regards,

Natalie Clem
Amenity Manager

Richard Gray
Manager Of Operations

TWELFTH ORDER OF BUSINESS

A.

MINUTES OF MEETING

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Run Community Development District was held Wednesday, October 28, 2026 at 6:30 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

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

Also present were:

Matt Biagetti	District Manager
Katie Buchanan	District Counsel by telephone
Joey Duncan	District Engineer via Zoom
Natalie Clem	RMS
Rich Gray	RMS
Alison Mossing	RMS
Darrin Mossing	GMS
Several Residents	

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next item followed.

THIRD ORDER OF BUSINESS **Discussion Items:**

A. Pickleball League Usage Agreement

This item tabled until Mr. Gates, Mr. Biagetti and Ms. Buchanan talk to the insurance company about their recommendations and in the meantime the waiver will be used in lieu of an agreement with the CDD.

B. Resident Survey

Ms. Mossing stated we have discussed the resident survey for a couple of meeting and requested that the board bring any potential questions for that survey to this meeting. We are looking for guidance on exactly what you want included on the survey and we can discuss the format it goes out in. Our email blast system has the ability to produce a survey that we can email blast and we will also post it on the CDD website so that residents can access it either way. We can put it for a certain amount of time and when it is done, it is done and it will produce all that data for us in an Excel sheet where we can evaluate the data. One of my suggestions would be, what type of events residents want to see held in the community, adult only, children oriented, family, or no events at all. Another suggestion could be, are residents interested in installing a playground on property. Another topic we have discussed is a basketball court, if there is any interest or not.

Mr. Garner stated every two years Freedom sends a survey to our residents and we have a total of 55 homeowners and last year we had 19 responses. I don't think your responses are going to be as high as you think they are. I recommend that you get with the Links, get with Freedom and look at their surveys and get some questions from it.

Mr. Masten stated 20% response is not bad.

Ms. Mossing stated we will keep this on the agenda for next month and we will get with the HOAs and bring a draft survey for review and get feedback from the board.

Mr. Gates stated during the holidays may not be good but after the first of the year and I volunteer to be on the group.

Ms. Mossing stated we will have a draft at the first of the year.

C. Stormwater Pond Inspection Report

Mr. Gray stated there are some poor conditions, vegetation concerns that I have forwarded to Shane. Yellowstone is working on the main erosion concerns. There are two areas

missing grates in Phase 3 and I'm working with the district engineer to get a cost to provide to you for approval.

Mr. Duncan stated a lot of cities require that the cast iron grates, steel grates in roadways or in the gutters on roadways be chained by design for safety and keep people from stealing them. Our inspectors try to get costs down, but they seem to have gone overboard and hit everything and put down missing chains on any structure. One thing you can do to see if the structure was designed to have a chain, is to look inside the structure to see if there is an eye bolt and that is an indication that a chain is supposed to be designed and put on it. Mainly those are the ones on the roadways unless you are concerned about people taking them.

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the stormwater pond inspection report was accepted.

FOURTH ORDER OF BUSINESS Consideration of Proposals

A. Shark Coatings for Island Club Bathroom Floors

On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor the shark coatings for Island Club bathroom floors was approved in the amount of $3,413.61.

B. Hi-Tech for Outdoor Audio

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the proposal from Hi-Tech was approved for outdoor audio at the pool area only if the insurance doesn't cover it.

FIFTH ORDER OF BUSINESS Discussion of Items Related to Phase 5

A. Environmental Resource Permit and Pond Conveyance

Mr. Biagetti stated the stormwater system in phase 5 D.R. Horton has requested that we take over those ponds. We had this discussion last year, the district engineer and vice chair met us onsite and we looked at the outfall structures, pond banks and at the time none of the ponds were fully constructed. Joey's recommendation was to hold off on any conveyance until those

ponds are fully constructed. It is my understanding we are nearing that point on all ponds in phase 5 with the exception of one pond. There are four houses that need to be completed.

It was the consensus of the board to wait until all the houses are constructed before accepting conveyance of the stormwater ponds.

B. Pond Treatment Proposal

C. Pond Landscape Proposal

Items B and C were tabled.

SIXTH ORDER OF BUSINESS Ratification of:

A. Audit Engagement Letter with Berger Toombs Elam Gaines and Frank for Fiscal Year 2026

> On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the engagement letter with Berger Toombs to perform the fiscal year 2026 audit in the amount of $4,000 was ratified.

B. Agreement for Installation of Amenity Center and Pickleball Court Replacement Equipment with Hi Tech System

> On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor the agreement for Hi Tech System at the amenity center and pickleball courts in the amount of $21,978.80 was ratified.

SEVENTH ORDER OF BUSINESS Engineer's Report

There being none, Mr. Duncan left the telephone conference at this time.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manager

1. Fiscal Year 2026 Goals and Objectives Report

Mr. Biagetti stated we have met all the 2026 goals and objectives.

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor the fiscal year 2026 goals and objectives were approved and will be posted to the district's website.

2. Quarterly Report

Mr. Biagetti distributed the quarterly report of the development update. There are 157 lots still owned by the builder and 686 homes are owned by homeowners. This is the last required reporting as we have gone over the 80%.

C. Operations Manager

1. Report

Mr. Gray reviewed the operations report, copy of which was included in the agenda package.

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor staff was authorized to put a lock on the pump door and a light inside and outside.

2. Landscape Report - Yellowstone

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

D. Amenity Manager

Ms. Clem detailed the events, participation and the cost of each, and reviewed the amenity manager's report, copy of which was included in the agenda package.

NINTH ORDER OF BUSINESS Supervisor's Requests

Additional comments: Golf cart registration, Florida Statutes require anyone operating a golf cart must be 15 years old and have a learners permit or driver's license, good turn-out for Q&A forum, volunteers for different activities, circulate draft agenda to board for input, report on irrigation usage, dumpster pad, upcoming events and activities.

TENTH ORDER OF BUSINESS Public Comments

Additional comments: Request for water aerobics class and ability for guest participation, timing of second lift of asphalt on Grand Reserve Drive, limit number of questions in email blast for survey, questioned reason for administrative items completed for amenity center maintenance, instructions for AED machine, remote access to pool.

ELEVENTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the August 26, 2026 Meeting

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor the minutes of the August 26, 2026 meeting were approved as presented.

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

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

C. Approval of Check Register

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

TWELFTH ORDER OF BUSINESS Next Scheduled Meeting – November 18, 2026 at 6:30 p.m. at the Island Club

Mr. Garner stated the next meeting is scheduled for November 18, 2026 at 6:30 p.m. in the same location.

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor the meeting adjourned at 8:34 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Deer Run

Community Development District

Unaudited Financial Reporting

October 31, 2026

Table of Contents

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

Deer Run

Community Development District

Combined Balance Sheet

October 31, 2026

	General Fund	*Capital Reserve Fund*	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:					
Operating Account	$ 24,748	$ 21,579	$ -	$ -	$ 46,327
INV-SBA	$ 195,733	$ 225,867	$ -	$ -	$ 421,600
Investments:					
Series 2018					
Reserve	$ -	$ -	$ 318,615	$ -	$ 318,615
Revenue	$ -	$ -	$ 322,654	$ -	$ 322,654
Interest	$ -	$ -	$ 196,858	$ -	$ 196,858
Prepayment	$ -	$ -	$ 15,768	$ -	$ 15,768
Sinking Fund	$ -	$ -	$ 189	$ -	$ 189
Construction	$ -	$ -	$ -	$ 26,122	$ 26,122
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	$ -	$ -	$ -	$ -	$ -
Prepaid Expenses	$ -	$ -	$ -	$ -	$ -
Deposits	$ -	$ -	$ -	$ 25,000	$ 25,000
Total Assets	**$ 223,522**	**$ 247,446**	**$ 858,009**	**$ 51,122**	**$ 1,380,100**
Liabilities:					
Accounts Payable	$ 3,757	$ -	$ -	$ -	$ 3,757
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	$ 343	$ -	$ -	$ -	$ 343
Total Liabilities	**$ 16,285**	**$ -**	**$ -**	**$ -**	**$ 16,285**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ -	$ -	$ -	$ -	$ -
Restricted for:					
Debt Service - Series 2008	$ -	$ -	$ -	$ -	$ -
Debt Service - Series 2018	$ -	$ -	$ 858,009	$ -	$ 858,009
Capital Projects - Series 2008	$ -	$ -	$ -	$ 0	$ 0
Capital Projects - Series 2018	$ -	$ -	$ -	$ 51,122	$ 51,122
Assigned for:					
Capital Reserves	$ -	$ 247,446	$ -	$ -	$ 247,446
Unassigned	$ 207,237	$ -	$ -	$ -	$ 207,237
Total Fund Balances	**$ 207,237**	**$ 247,446**	**$ 858,009**	**$ 51,122**	**$ 1,363,814**
Total Liabilities & Fund Balance	$ 223,522	$ 247,446	$ 858,009	$ 51,122	$ 1,380,100

Deer Run

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments	$ 1,093,142	$ 978	$ 978	$ -
Golf Course Lake Maintenance Contribution	$ 4,642	$ -	$ -	$ -
Rental Income	$ 500	$ 42	$ 300	$ 258
Miscellaneous Income	$ -	$ -	$ 75	$ 75
Interest - SBA	$ 10,000	$ 833	$ 834	$ 0
Total Revenues	**$ 1,108,282**	**$ 1,853**	**$2,187**	**$ 334**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 8,000	$ 1,000	$ 1,000	$ -
FICA Expense	$ 612	$ 77	$ 77	$ -
Engineering	$ 23,000	$ 1,917	$ -	$ 1,917
Dissemination	$ 2,756	$ 230	$ 230	$ (0)
Disclosure Software	$ 1,000	$ 1,000	$ 1,000	$ -
Attorney	$ 25,000	$ 2,083	$ -	$ 2,083
Annual Audit	$ 4,200	$ 350	$ -	$ 350
Trustee Fees	$ 3,500	$ 3,500	$ -	$ 3,500
Arbitrage	$ 450	$ 450	$ 450	$ -
Assessment Roll Services	$ 2,894	$ 2,894	$ 2,894	$ -
Management Fees	$ 42,237	$ 3,520	$ 3,520	$ -
Information Technology	$ 1,344	$ 112	$ 112	$ -
Website Maintenance	$ 765	$ 64	$ 64	$ -
Telephone	$ 168	$ 14	$ 21	$ (7)
Postage	$ 850	$ 71	$ 74	$ (3)
Insurance	$ 8,975	$ 8,975	$ 8,584	$ 391
Printing & Binding	$ 800	$ 67	$ 19	$ 47
Travel Per Diem	$ 250	$ 21	$ -	$ 21
Legal Advertising	$ 2,000	$ 167	$ -	$ 167
Other Current Charges	$ 2,500	$ 208	$ 203	$ 6
Office Supplies	$ 100	$ 8	$ 0	$ 8
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -
Total General & Administrative	**$ 131,576**	**$ 26,726**	**$ 18,247**	**$ 8,479**
Operations & Maintenance				
Field Expenditures				
Field Management	$ 42,000	$ 3,500	$ 3,500	$ -
Electric	$ 101,200	$ 8,433	$ 7,724	$ 710
Water & Sewer	$ 21,252	$ 1,771	$ 837	$ 934
Landscape Maintenance	$ 154,425	$ 12,869	$ 11,186	$ 1,683
Permit Monitoring	$ -	$ -	$ -	$ -
Landscape Contingency	$ 15,000	$ 1,250	$ -	$ 1,250
Mulch	$ 5,250	$ 438	$ -	$ 438
Tree Pruning	$ 4,725	$ 394	$ -	$ 394
Lake Maintenance and Repairs	$ 26,985	$ 2,249	$ 2,119	$ 130
Irrigation Repairs	$ 11,420	$ 952	$ -	$ 952
Irrigation Pump Preventative Maintenance	$ 9,850	$ 821	$ -	$ 821
Sidewalk Repair	$ 2,500	$ 208	$ -	$ 208
Street Repair	$ 5,000	$ 417	$ -	$ 417
Contingency	$ 2,500	$ 208	$ -	$ 208
Subtotal Field Expenditures	**$ 402,107**	**$ 33,509**	**$ 25,366**	**$ 8,143**

Deer Run

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Amenity Expenditures				
Amenities Management	$ 87,389	$ 7,282	$ 7,282	$ (0)
Facilities Assistant	$ 55,000	$ 4,583	$ -	$ 4,583
Property Insurance	$ 40,000	$ 40,000	$ 30,640	$ 9,360
Pool Maintenance	$ 21,600	$ 1,800	$ 1,800	$ -
Pool Chemicals	$ 23,328	$ 1,944	$ 1,665	$ 279
Janitorial Services	$ 24,000	$ 2,000	$ 1,878	$ 122
Pest Control	$ 1,141	$ 95	$ 119	$ (24)
Facilities Maintenance	$ 35,000	$ 2,917	$ 1,210	$ 1,707
Cable, Internet & Telephone Services	$ 6,261	$ 522	$ 368	$ 153
Electric - Amenities	$ 19,404	$ 1,617	$ 1,388	$ 229
Water & Sewer - Amenities	$ 61,663	$ 5,139	$ 2,139	$ 3,000
Gas Service	$ 1,045	$ 87	$ 90	$ (3)
Security Monitoring	$ 4,000	$ 333	$ 321	$ 12
Access Cards	$ 500	$ 500	$ -	$ 500
Operating Supplies	$ 3,473	$ 289	$ -	$ 289
Amenity Repairs & Maintenance	$ 35,000	$ 2,917	$ 425	$ 2,492
HVAC Preventative Maintenance	$ 1,800	$ 150	$ -	$ 150
Pool Repairs & Maintenance	$ 15,000	$ 1,250	$ -	$ 1,250
Special Events	$ 17,500	$ 1,458	$ -	$ 1,458
Holiday Décor	$ 2,000	$ 167	$ -	$ 167
Fitness Center Repairs & Maintenance	$ 1,500	$ 125	$ -	$ 125
Office Supplies	$ 2,500	$ 208	$ -	$ 208
Elevator Maintenance	$ 2,000	$ 167	$ -	$ 167
Pressure Washing	$ 12,000	$ 1,000	$ -	$ 1,000
Refuse	$ 7,000	$ 583	$ -	$ 583
Contingency	$ 1,000	$ 83	$ -	$ 83
Capital Project/Transfer Out	$ 93,496	$ -	$ -	$ -
Subtotal Amenity Expenditures	**$ 574,600**	**$ 77,217**	**$ 49,326**	**$ 27,890**
Total Operations & Maintenance	**$ 976,707**	**$ 110,725**	**$ 74,692**	**$ 36,034**
Total Expenditures	**$ 1,108,282**	**$ 137,451**	**$ 92,938**	**$ 44,513**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (90,751)	
Fund Balance - Beginning	$ -		$ 297,988	
Fund Balance - Ending	$ -		$ 207,237	

Deer Run

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Miscellaneous Expenses	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ -**	
Other Financing Sources/(Uses)				
Transfer In	$ 93,496	$ 19,479	$ 19,479	$ -
Interest - SBA	$ 1,000	$ 83	$ 734	$ 651
Total Other Financing Sources (Uses)	**$ 94,496**	**$ 19,562**	**$ 20,213**	**$ 651**
Net Change in Fund Balance	**$ 94,496**		**$ 20,213**	
Fund Balance - Beginning	$ 243,468		$ 227,233	
Fund Balance - Ending	$ 337,964		$ 247,446	

Deer Run

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments	$ 633,925	$ -	$ -	$ -
Prepayments	$ -	$ -	$ -	$ -
Interest	$ 13,000	$ 1,083	$ 2,364	$ 1,281
Total Revenues	**$ 646,925**	**$ 1,083**	**$ 2,364**	**$ 1,281**
Expenditures:				
Interest - 11/1	$ 196,860	$ -	$ -	$ -
Principal - 5/1	$ 245,000	$ -	$ -	$ -
Interest - 5/1	$ 196,860	$ -	$ -	$ -
Total Expenditures	**$ 638,720**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 8,205		$ 2,364	
Fund Balance - Beginning	$ 519,095		$ 855,645	
Fund Balance - Ending	$ 527,299		$ 858,009	

Deer Run

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Interest	$ -	$ -	$ 72	$ 72
Total Revenues	**$ -**	**$ -**	**$ 72**	**$ 72**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ 72**	
Fund Balance - Beginning	$ -		$ 51,050	
Fund Balance - Ending	$ -		$ 51,122	

Deer Run

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments	$ 978	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 978
Golf Course Lake Maintenance Contribution	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Rental Income	$ 300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 300
Misc Income	$ 75	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 75
Interest - SBA	$ 834	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 834
Total Revenues	**$ 2,187**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,187**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000
FICA Expense	$ 77	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 77
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 230	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 230
Disclosure Software	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000
Attorney	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Assessment Roll Services	$ 2,894	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,894
Management Fees	$ 3,520	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,520
Information Technology	$ 112	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 112
Website Maintance	$ 64	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 64
Telephone	$ 21	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 21
Postage	$ 74	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 74
Insurance	$ 8,584	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,584
Printing & Binding	$ 19	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ 203	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 203
Office Supplies	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Dues, Licenses & Subscriptions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total General & Administrative	**$ 18,247**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 18,247**
Operations & Maintenance													
Field Expenditures													
Field Management	$ 3,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500
Electric	$ 7,724	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,724
Water & Sewer	$ 837	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 837
Landscape Maintenance	$ 11,186	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,186
Permit Monitoring	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Mulch	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Tree Pruning	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lake Maintenance and Repairs	$ 2,119	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,119
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Pump Preventative Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sidewalk Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Street Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Field Expenditures	**$ 25,366**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 25,366**

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	$ 7,282	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,282
Facilities Assistant	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Insurance	$ 30,640	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,640
Pool Maintenance	$ 1,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,800
Pool Chemicals	$ 1,665	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,665
Janitorial Services	$ 1,878	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,878
Pest Control	$ 119	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 119
Facilities Maintenance	$ 1,210	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,210
Cable, Internet & Telephone Services	$ 368	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 368
Electric - Amenities	$ 1,388	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,388
Water & Sewer - Amenities	$ 2,139	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,139
Gas Service	$ 90	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 90
Security Monitoring	$ 321	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 321
Access Cards	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operating Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Repairs & Maintenance	$ 425	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 425
HVAC Preventative Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pool Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Special Events	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Holiday Décor	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fitness Center Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Office Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Elevator Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pressure Washing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Refuse	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Capital Project/Transfer Out	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Amenity Expenditures	**$ 49,326**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 49,326**
Total Operations & Maintenance	**$ 74,692**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 74,692**
Total Expenditures	**$ 92,938**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 92,938**
Excess (Deficiency) of Revenues over Expenditures	$ (90,751)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (90,751)

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	$318,615	
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 2027

							Gross Assessments	$ 1,856,690.58	$ 1,162,885.45	$ 693,805.13	
							Net Assessments	$ 1,745,289.15	$ 1,093,112.32	$ 652,176.82	
			ON ROLL ASSESSMENTS							**Series 2018**	
									62.63%	37.37%	100.00%
DATE	**Check#**	**DESCRIPTION**	**GROSS AMT**	**COMMISSIONS**	**DISC/PENALTY**	**INTEREST**	**NET RECEIPTS**		**O&M Portion**	**DSF Portion**	**Total**
10/7/26	71301	Bank Interest	$ 978.42	$ -	$ -	$ -	$ 978.42		$ 978.42	$ -	$ 978.42
		TOTAL	$ 978.42	$ -	$ -	$ -	$ 978.42		$ 978.42	$ -	$ 978.42

0%	**Gross Percent Collected**
$ 1,744,310.73	**Balance Remaining to Collect**

C.

Deer Run
Community Development District

Summary of Check Register

October 01, 2026 through October 31, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	10/7/26	2714-2720	$	18,510.01
	10/22/26	2721-2734	$	45,898.65
	10/28/26	2735-2736	$	1,385.00
Capital Reserve				
	10/20/26	22	$	10,989.40
Payroll				
	10/29/26	50310 B. DeSantis	$	184.70
	10/29/26	50311 F. Gates	$	184.70
	10/29/26	50312 G. Garner	$	184.70
	10/29/26	50313 G. Masten	$	-
	10/29/26	50314 M. Tabares	$	184.70
		Total Amount	**$**	**77,521.86**

*** CHECK DATES 10/01/2026 - 10/31/2026 *** 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	CHECK #
10/07/26	00110	9/25/26	7287	202610	320-53800-48000		*	1,800.00		
			OCT26 POOL SERVICES							
						C BUSS ENTERPRISES INC			1,800.00	002714
10/07/26	00127	9/29/26	OF616947	202609	320-53800-54000		*	2,831.16		
			BACKFLOW REPAIR							
						CINTAS FIRE 636525			2,831.16	002715
10/07/26	00092	10/01/26	449483	202610	320-53800-51000		*	320.92		
			OCT SECURITY MONITORING							
						HI-TECH SYSTEM ASSOCIATES			320.92	002716
10/07/26	00059	10/01/26	11129561	202610	320-53800-48100		*	1,664.57		
			OCT26 POOL CHEMICALS							
						POOLSURE			1,664.57	002717
10/07/26	00125	9/30/26	7908145	202609	310-51300-48000		*	32.36		
			NOTICE-FY27 BOS MEETINGS							
						USA TODAY MEDIA CORP			32.36	002718
10/07/26	00042	10/01/26	1274217	202610	320-53800-46000		*	11,186.00		
			OCT LANDSCAPE MAINTENANCE							
						YELLOWSTONE LANDSCAPE INC			11,186.00	002719
10/07/26	00042	9/29/26	1272743	202609	320-53800-49000		*	675.00		
			DRAINAGE BOX INSTALLATION							
						YELLOWSTONE LANDSCAPE INC			675.00	002720
10/22/26	00036	10/15/26	6149-10-	202610	310-51300-31200		*	450.00		
			ARBITRAGE REPORT SER 2018							
						AMTEC			450.00	002721
10/22/26	00043	10/08/26	22505787	202609	310-51300-31100		*	5,352.50		
			SEP ENGINEERING SERVICES							
						DEWBERRY ENGINEERS INC.			5,352.50	002722
10/22/26	00114	10/08/26	1823	202610	310-51300-31400		*	1,000.00		
			SE18 YEAR SUBSCRIPTION							
						DISCLOSURE TECHNOLOGY SERVICES,LLC			1,000.00	002723
10/22/26	00066	10/12/26	10487914	202610	320-53800-48400		*	119.00		
			PEST CONTROL OCT26							
						FLORIDA PEST CONTROL			119.00	002724
10/22/26	00066	9/09/26	10340928	202609	320-53800-48400		*	108.64		
			PEST CONTROL SEP26							
						FLORIDA PEST CONTROL			108.64	002725

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/22/26	00118	10/01/26	23	202610	310-51300-34000		*	3,519.75		
			OCT MANAGEMENT FEES							
		10/01/26	23	202610	310-51300-35200		*	63.75		
			OCT WEBSITE ADMIN							
		10/01/26	23	202610	310-51300-35100		*	112.00		
			OCT INFORMATION TECH							
		10/01/26	23	202610	310-51300-31300		*	229.67		
			OCT DISSEMINATION SVCS							
		10/01/26	23	202610	310-51300-51000		*	.39		
			OFFICE SUPPLIES							
		10/01/26	23	202610	310-51300-42000		*	73.94		
			POSTAGE							
		10/01/26	23	202610	310-51300-42500		*	19.20		
			COPIES							
		10/01/26	23	202610	310-51300-41000		*	21.00		
			TELEPHONE							
						GOVERNMENTAL MANAGEMENT SERVICES			4,039.70	002726
10/22/26	00118	10/08/26	24	202610	310-51300-31700		*	2,894.00		
			FY27 ASSESSMENT ROLL CERT							
						GOVERNMENTAL MANAGEMENT SERVICES			2,894.00	002727
10/22/26	00102	10/10/26	992358	202610	320-53800-47000		*	2,118.93		
			LAKE MAINTENANCE OCT26							
						J & J AQUATICS SPECIALIST LLC			2,118.93	002728
10/22/26	00085	10/09/26	3828956	202606	310-51300-31500		*	1,485.28		
			JUN26 GENERAL COUNSEL							
		10/09/26	3828956.	202607	310-51300-31500		*	2,488.00		
			JUL26 GENERAL COUNSEL							
						KUTAK ROCK LLP			3,973.28	002729
10/22/26	00056	10/01/26	341	202610	320-53800-12100		*	7,282.42		
			OCT FACILITY MANAGEMENT							
		10/01/26	341	202610	320-53800-12000		*	3,500.00		
			OCT FIELD MANAGEMENT							
						RIVERSIDE MANAGEMENT SERVICES, INC			10,782.42	002730
10/22/26	00056	9/30/26	342	202609	320-53800-12110		*	8,653.96		
			SEP FACILITY ATTENDANT							
						RIVERSIDE MANAGEMENT SERVICES, INC			8,653.96	002731
10/22/26	00056	10/16/26	343	202609	320-53800-50000		*	2,516.00		
			FACILITIES MAINTENANCE							
		10/16/26	343	202609	320-53800-54000		*	1,500.32		
			AMENITIES REPAIRS & MAINT							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		10/16/26	343	202609	320	53800-49000				*	500.00		
			CONTINGENCY										
		10/16/26	343	202609	320	53800-55000				*	50.12		
			POOL REPAIRS & MAINT										
		10/16/26	343	202609	320	53800-57000				*	215.54		
			OFFICE SUPPLIES										
		10/16/26	343	202609	320	53800-53000				*	297.28		
			OPERATING SUPPLIES										
		10/16/26	343	202609	320	53800-59100				*	91.07		
			HOLIDAY DECOR										
		10/16/26	343	202609	320	53800-59000				*	16.09		
			SPECIAL EVENTS										
									RIVERSIDE MANAGEMENT SERVICES, INC			5,186.42	002732
10/22/26	00056	10/16/26	344	202609	320	53800-59000				*	794.80		
			SPECIAL EVENT SUPP - 10/5										
									RIVERSIDE MANAGEMENT SERVICES, INC			794.80	002733
10/22/26	00101	10/13/26	71248146	202610	320	53800-54000				*	425.00		
			QRTLY MAINTENANCE OCT26										
									SUNSHINE STATE HEATING & AIR			425.00	002734
10/28/26	00093	9/18/26	2026-9S7	202609	320	53800-56000				*	175.00		
			GYM EQUIPMENT MAINTENANCE										
									LLOYDS EXERCISE EQUIPMENT			175.00	002735
10/28/26	00119	10/12/26	12359	202610	320	53800-50000				*	1,210.00		
			FOUNTAIN PUMP REPLACEMENT										
									PINCH A PENNY			1,210.00	002736
										TOTAL FOR BANK A	65,793.66		
										TOTAL FOR REGISTER	65,793.66		

*** CHECK DATES 10/01/2026 - 10/31/2026 ***
DEER RUN CDD - CAPITAL RESERVE
BANK A DEER RUN CDD-CAP RES

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/20/26	00092	9/25/26	448560	202609	600	53800	60000			*	10,989.40		
			50%DEP - ACCESS SYSTEM										
									HI-TECH SYSTEM ASSOCIATES			10,989.40	000022

TOTAL FOR BANK A 10,989.40

TOTAL FOR REGISTER 10,989.40

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50310	13	BARBARA A DESANTIS	184.70	10/29/2026
50311	12	FRANKLIN D GATES	184.70	10/29/2026
50312	10	GARY D GARNER	184.70	10/29/2026
50313	15	GARY R MASTEN	.00	10/29/2026
50314	14	MELISSA TABARES	184.70	10/29/2026
		TOTAL FOR REGISTER	738.80	

INVOICE

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

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

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.: 7287
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.	**POOL SERVICE**	MONTHLY POOL SERVICE: OCTOBER	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 10:12 am, Sep 28, 2026

CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Location : CINTAS FIRE PROTECTION

Invoice # : 0F61694730 Inv Date : 9/29/2026
Customer : 29778 Loc : F61
Type . . : CHG-S Route . : 75
PO Number : Acct # : 29778
WO Number : Acct Zip : 32110
Service Visit : 12622503

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

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

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

Item	Qty	Description	Unit Price	Net Amount	Tx
WILK455	1	COMPLETE #2 CHECK ASSEMBLY WITH CHECK RETAINER / RK6-350CK2	963.64	963.64	Y
WILK960	1	3/4" 950XLD DCA LBV LEADED BRONZE, 950XLD-7	436.00	436.00	Y
REPTBF	2	CITY INSPECTION SUBMITTAL FEE BACKFLOW TEST & INSPECTION REPORT FEE	15.00	30.00	Y
LABORBF	4	LABOR, BACK FLOW REPAIR	306.63	1,226.52	Y
SC	1	Service Charge	175.00	175.00	Y

SUB-TOTAL : 2,831.16
TAX : .00
TOTAL : 2,831.16

CINTAS FIRE PROTECTION
#98454000012007
#98452300012007
#502087000199

Approved
Amenity Repairs + Replacements
001.320.53800.54000
Rich Gray

RECEIVED
By Tara Lee at 12:37 pm, Oct 06, 2026

Hi-Tech System ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 449483
Invoice Date: 10/01/2026
Completed: 10/01/2026
Terms: Due on Aging Date
Bid#:

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

Approved
Natalie Clem
10/2/2026
1.320.53800.51000

475 West Town Place

RECEIVED
By Tara Lee at 12:29 pm, Oct 02, 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

poolsure
AN AQUASOL COMPANY

Invoice

Date 10/1/2026
Invoice# 111295618354

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

Terms	Net 20
Due Date	10/21/2026
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

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

Approved
Pool Chemicals
001.320.53800.48100
Rich Gray

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

RECEIVED
By Tara Lee at 7:11 am, Sep 17, 2026

111295618354

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Deer Run Comm Dev Dist		464637	09/30/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007908145	Sep 1- Sep 30, 2026	$32.36	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$32.36**	

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: OCTOBER 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
9/1/26	Balance Forward	$279.01
9/21/26	PAYMENT - THANK YOU	-$48.92
9/21/26	PAYMENT - THANK YOU	-$230.09

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/9/26	12614159	DTB Flagler/ Palm Coast News Tribune	Deer Run - 2027 Fiscal Year Notices		$32.36

RECEIVED
By Tara Lee at 8:33 am, Oct 05, 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	$32.36
Service Fee 3.99%	$1.29
*Cash/Check/ACH Discount	-$1.29
*Payment Amount by Cash/Check/ACH	$32.36
Payment Amount by Credit Card	$33.65

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Deer Run Comm Dev Dist		464637		0007908145		
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$32.36	$0.00	$0.00	$0.00	$0.00	$0.00	**$32.36**

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
$33.65

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

0000464637000000000000079081450000323667173

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 09/09/2026
DTB Palm Coast News Tribune 09/09/2026

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 09/09/2026

Legal Clerk

Notary, State of WI, County of Brown

9.19.29

My commission expires

Publication Cost:	$32.36	
Tax Amount:	$0.00	
Payment Cost:	$32.36	
Order No:	12614159	# of Copies:
Customer No:	464637	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF MEETINGS
DEER RUN
COMMUNITY DEVELOPMENT
DISTRICT

The Board of Supervisors of the **Deer Run Community Development District** will hold the remainder of regularly scheduled public meetings for **Fiscal Year 2027 at 6:30 pm at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110** on the fourth Wednesday of the following months or otherwise noted:

October 28, 2026
November 18, 2026 (3rd Wednesday)
January 27, 2027
March 24, 2027
May 26, 2027 (budget approval)
June 23, 2027
August 25, 2027 (budget adoption)

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092.

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

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

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

Matthew Blagetti
Governmental Management Services - District Manager
#12614159 9/9/2026

YELLOWSTONE
LANDSCAPE

INVOICE

Invoice Number:	1274217
Invoice Date:	10/01/2026
Due Date:	10/31/2026
Terms:	Net 30
PO Number:	
Opportunity #:	730387

REMIT TO:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

SERVICE LOCATION:

Deer Run CDD
400 Grand Reserve Dr
Bunnell, FL 32110

BILL TO:

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

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance October 2026	$11,186.00

Approved
Landscape Maintenance
001.320.53800.46000
Rich Gray

RECEIVED
By Tara Lee at 11:35 am, Sep 30, 2026

ACCOUNT SUMMARY	
Current	$23,047.00
1-30 Days Past Due	$0.00
31-60 Days Past Due	$0.00
61-90 Days Past Due	$0.00
90+ Days Past Due	$0.00
TOTAL PAST DUE	$0.00

TOTAL ACCOUNT BALANCE	$23,047.00

Subtotal	$11,186.00
Tax	$0.00
INVOICE TOTAL	**$11,186.00**

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

Past due balances may be subject to additional late fees and interest charges.

YELLOWSTONE
LANDSCAPE

INVOICE

Invoice Number:	1272743
Invoice Date:	09/29/2026
Due Date:	10/29/2026
Terms:	Net 30
PO Number:	
Opportunity #:	755054

REMIT TO:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

SERVICE LOCATION:

Deer Run CDD
400 Grand Reserve Dr
Bunnell, FL 32110

BILL TO:

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

DESCRIPTION	AMOUNT
#755054 - Drainage Box Installation	
	$675.00

We will be installing a 12" Drainage box inside the amenity pool area and running 4" ADS drainage pipe and tying into the drainage swell

Approved
Contingency-Maintenance
001.320.53800.49000
Rich Gray

RECEIVED
By Tara Lee at 8:33 am, Oct 01, 2026

ACCOUNT SUMMARY	
Current	$11,861.00
1-30 Days Past Due	$0.00
31-60 Days Past Due	$0.00
61-90 Days Past Due	$0.00
90+ Days Past Due	$0.00
TOTAL PAST DUE	$0.00

TOTAL ACCOUNT BALANCE	$11,861.00

Subtotal	$675.00
Tax	$0.00
INVOICE TOTAL	$675.00

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

Past due balances may be subject to additional late fees and interest charges.

AMTEC
American Municipal Tax-Exempt Compliance

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

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

Invoice No. 6149-10-26

Date: October 15, 2026

For Professional Services:

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

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

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



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

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

October 08, 2026
Project No: 50190435.000
Invoice No: 22505787
Due Date: November 07, 2026
Project Manager Joey Duncan

Project 50190435.000 Deer Run CDD FY26 General Engineering

Professional Services from August 29, 2026 to September 30, 2026

Phase 0001 1. General Engineering

Professional Personnel

	Hours	Rate	Amount	
ENGINEER I	34.00	125.00	4,250.00	
ENGINEER VIII	1.00	300.00	300.00	
ENGINEER II	3.50	140.00	490.00	
ADMIN PROFESSIONAL III	2.50	125.00	312.50	
Totals	41.00		5,352.50	
Total Labor				**5,352.50**
			Total this Phase	**5,352.50**

Billings to Date

	Current	Prior	Total
Labor	5,352.50	18,852.00	24,204.50
Totals	**5,352.50**	**18,852.00**	**24,204.50**

Total Invoice Amount Due **5,352.50**

RECEIVED
By Tara Lee at 12:23 pm, Oct 08, 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

Thursday, October 8, 2026

002 - Dewberry Engineers Inc. Invoice 22505787 Dated 10/08/2026 6:50:22 AM

Project 50190435.000 Deer Run CDD FY26 General Engineering

Phase 0001 1. General Engineering

Professional Personnel

		Hours	Rate	Amount
ENGINEER VIII				
1143 - Duncan, Joey	09/28/2026	1.00	300.00	300.00
Review annual Inspection for signatures				
ENGINEER II				
1137 - Pirani, Hiba	09/16/2026	.50	140.00	70.00
inspection report				
1137 - Pirani, Hiba	09/17/2026	.50	140.00	70.00
inspection report				
1137 - Pirani, Hiba	09/24/2026	.50	140.00	70.00
inspection report				
1137 - Pirani, Hiba	09/25/2026	1.00	140.00	140.00
inspection report				
1137 - Pirani, Hiba	09/28/2026	1.00	140.00	140.00
inspection report				
ENGINEER I				
1136 - Bonyuet, Jose	09/10/2026	2.00	125.00	250.00
Annual + Storm Report				
1136 - Bonyuet, Jose	09/11/2026	4.50	125.00	562.50
Annual + Storm Report				
1136 - Bonyuet, Jose	09/14/2026	7.50	125.00	937.50
Annual report				
1136 - Bonyuet, Jose	09/15/2026	4.00	125.00	500.00
Annual report				
1136 - Bonyuet, Jose	09/16/2026	7.00	125.00	875.00
Annual report				
1136 - Bonyuet, Jose	09/17/2026	2.50	125.00	312.50
Annual report				
1136 - Bonyuet, Jose	09/24/2026	3.00	125.00	375.00
Annual Report				
1136 - Bonyuet, Jose	09/25/2026	2.50	125.00	312.50
Annual Report				
1136 - Bonyuet, Jose	09/28/2026	1.00	125.00	125.00
Annual Report				
ADMIN PROFESSIONAL III				
1102 - Powell, Aimee	09/28/2026	2.00	125.00	250.00

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

Project	50190435.000	Deer Run CDD FY26 General Engineering			Invoice	22505787
	Deer Run CDD Annual Gals & Objectives Memo					
1102 - Powell, Aimee		09/29/2026	.50	125.00	62.50	
	Deer Run CDD Annual Gals & Objectives Memo					
	Totals		41.00		5,352.50	
	Total Labor					**5,352.50**
				Total this Phase		**5,352.50**
				Total this Project		**5,352.50**
				Total this Report		**5,352.50**

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
Boca Raton, FL 33481 US
+13059034654
accounting@dtsmuni.com

INVOICE

BILL TO
GMSCF, LLC
CDD:
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

INVOICE 1823
DATE 10/08/2026

BOND SERIES ...
SPECIAL ASSESS REV & REF BONDS 2018

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, FY 2027 Continuing Disclosures	1,000.00

BALANCE DUE **$1,000.00**

Wire: City National Bank of Florida
ABA/Routing- 066004367
Account #- 30000615862
Account Name-Disclosure Technology Services LLC

Checks: Disclosure Technology Services, LLC
PO Box 812681
Boca Raton, FL 33481

RECEIVED
By Tara Lee at 11:53 am, Oct 09, 2026

FLORIDA PEST CONTROL
A Rentokil Company

PO Box 13848
Reading, PA 19612-3848

SERVICE INVOICE

PAYMENT REQUESTED FROM:

Seq#: 000001
DEER RUN CDD
6200 Lee Vista Blvd Ste 300
Attn Indhira Araujo
Orlando, FL 32822-5149

Approved
Pest Control
001.320.53800.48400
Rich Gray

Invoice number:
104879140
Due date:
11/11/2026
Total due:
$119.00
Bill To number:
2692782
Invoice date:
10/12/2026

Invoice

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

EFFECTIVE August 5, 2026: NEW EHS SURCHARGE

To allow us to continue operating efficiently in a changing regulatory and safety environment, a new Environmental, Health, and Safety (EHS) Surcharge will be applied to each invoice you receive.

INVOICE DETAILS

PEST CONTROL MAINTENANCE Deer Run Cdd 501 Grand Reserve Dr Bunnell , FL ON 10/12/2026	115.54
Environmental, Health and Safety Surcharge Deer Run Cdd 501 Grand Reserve Dr Bunnell , FL ON 10/12/2026	3.46

RECEIVED
By Tara Lee at 3:31 pm, Oct 20, 2026

SUBTOTAL:	$119.00
TOTAL DUE:	**$119.00**

Payment Receipt. Please Return with Payment Remittance

Amount due: $119.00

Payment due: 11/11/2026

To pay by phone call 386-673-0405.

Customer name:
DEER RUN CDD
Bill To number:
2692782
Invoice number:
104879140

FLORIDA PEST CONTROL
www.flapest.com

Mail this form with payment to:

FLORIDA PEST CONTROL
PO BOX 740608
CINCINNATI OH 45274-0608

00269278200000000010487914000001190020261111100006

FLORIDA PEST CONTROL
A Rentokil Company

PO Box 13848
Reading, PA 19612-3848

SERVICE INVOICE

Invoice number:
103409284

Due date:
10/9/2026

Total due:
$108.64

Bill To number:
2692782

Invoice date:
9/9/2026

PAYMENT REQUESTED FROM:

Seq#: 000001
DEER RUN CDD
6200 Lee Vista Blvd Ste 300
Attn Indhira Araujo
Orlando, FL 32822-5149

Approved
Pest Control
001.320.53800.48400
Rich Gray

Invoice

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

EFFECTIVE August 5, 2026: NEW EHS SURCHARGE

To allow us to continue operating efficiently in a changing regulatory and safety environment, a new Environmental, Health, and Safety (EHS) Surcharge will be applied to each invoice you receive.

INVOICE DETAILS

PEST CONTROL MAINTENANCE Deer Run Cdd 501 Grand Reserve Dr Bunnell , FL ON 9/9/2026	105.48
Environmental, Health and Safety Surcharge Deer Run Cdd 501 Grand Reserve Dr Bunnell , FL ON 9/9/2026	3.16
SUBTOTAL:	$108.64
TOTAL DUE:	**$108.64**

RECEIVED
By Tara Lee at 3:33 pm, Oct 20, 2026

Payment Receipt. Please Return with Payment Remittance

Amount due: $108.64

Payment due: 10/9/2026

To pay by phone call 386-673-0405.

Customer name:
DEER RUN CDD
Bill To number:
2692782
Invoice number:
103409284

FLORIDA PEST CONTROL
www.flapest.com

Mail this form with payment to:

FLORIDA PEST CONTROL
PO BOX 740608
CINCINNATI OH 45274-0608

00269278200000000010340928400001086420261009000 8

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

Invoice

Invoice #: 23
Invoice Date: 10/1/26
Due Date: 10/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - October 2026		3,519.75	3,519.75
Website Administration - October 2026		63.75	63.75
Information Technology - October 2026		112.00	112.00
Dissemination Agent Services - October 2026		229.67	229.67
Office Supplies		0.39	0.39
Postage		73.94	73.94
Copies		19.20	19.20
Telephone		21.00	21.00

Total	$4,039.70
Payments/Credits	$0.00
Balance Due	$4,039.70

RECEIVED
By Tara Lee at 11:53 am, Oct 09, 2026

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

Invoice

Invoice #: 24
Invoice Date: 10/8/26
Due Date: 10/8/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2027		2,894.00	2,894.00

Total	$2,894.00
Payments/Credits	$0.00
Balance Due	$2,894.00

RECEIVED
By Tara Lee at 11:55 am, Oct 18, 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.: 992358
Terms: Net 30
Invoice date: 10/10/2026
Due date: 11/09/2026

Approved
Lake Maintenance
001.320.53800.47000
Rich Gray

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

Total **$2,118.93**

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

Note to customer

Thank you for your business!!

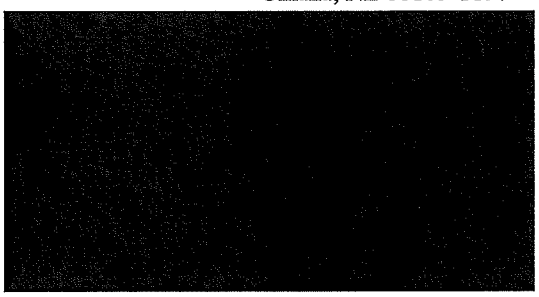
RECEIVED
By Tara Lee at 4:25 pm, Oct 17, 2026

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



October 9, 2026

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

RECEIVED
By Tara Lee at 4:31 pm, Oct 17, 2026

Invoice No. 3828956
6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

06/01/26	K. Buchanan	0.80	240.00	Review meeting minutes; respond to resident inquiry regarding community concerns
06/01/26	K. Haber	0.90	234.00	Prepare revised rules of procedure notices and resolutions; correspond with Hogge and Biagetti regarding same
06/05/26	K. Buchanan	0.70	210.00	Draft and transmit acquisition package and maintenance agreement to Ricci
06/22/26	K. Buchanan	0.50	150.00	Review Otis elevator pit repair proposal and confer with Gray regarding preparation of service agreement
06/24/26	K. Haber	0.90	234.00	Prepare addendum to elevator pit services agreement; correspond with Gray and Biagetti regarding same
06/30/26	K. Buchanan	0.90	270.00	Review draft audit and confer with district manager regarding comments; confer with auditor

				regarding audit engagement and follow-up procedures; review final audit report
07/01/26	K. Buchanan	0.50	150.00	Review revised quit claim deed and bill of sale from Pierce regarding road acquisition package and maintenance agreement
07/07/26	J. Daly	0.40	70.00	Coordinate response to auditor letter update
07/13/26	K. Buchanan	0.20	60.00	Review tentative agenda and confer with district manager; review correspondence from Sweeting regarding July 22 meeting attendance
07/14/26	K. Buchanan	0.30	90.00	Review correspondence from Masten regarding Freedom Homes HOA streetlight agreement
07/16/26	K. Buchanan	0.70	210.00	Review and revise draft release of claims agreement with Freedom HOA regarding streetlight matter; confer with Oliver and Almeida regarding same
07/17/26	K. Buchanan	0.30	90.00	Advise Biagetti regarding JuAdvise Biagetti regarding July meeting matters
07/21/26	K. Buchanan	0.10	30.00	Review correspondence from Masten regarding streetlight release of claims
07/22/26	K. Buchanan	0.20	60.00	Review correspondence from Biagetti regarding streetlight release of claims
07/22/26	K. Haber	0.20	52.00	Correspond with Sweeting regarding published budget hearing notice
07/22/26	H. Hurley	4.00	1,000.00	Travel to and attend board meeting
07/23/26	K. Buchanan	0.30	90.00	Review agreement from Almeida; review janitorial services agreement from Gray
07/24/26	K. Buchanan	0.20	60.00	Review meeting notes from Biagetti; review agreement from Biagetti; review correspondence from Almeida regarding streetlight release of claims

07/29/26	K. Buchanan	0.80	240.00	Direct preparation of usage agreement for fitness instructor Beissel; direct preparation of usage agreement for fitness instructor White; confer regarding district matters; confer regarding violation warning letter; review draft release of claims agreement with Freedom HOA regarding streetlighting
07/30/26	K. Haber	1.10	286.00	Prepare fitness instruction services agreement; correspond with Mossing and Sweeting regarding same

TOTAL HOURS	14.00	
TOTAL FOR SERVICES RENDERED		$3,826.00
DISBURSEMENTS		
Meals	16.28	
Travel Expenses	131.00	
TOTAL DISBURSEMENTS		147.28
TOTAL CURRENT AMOUNT DUE		$3,973.28

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

Invoice

Invoice #: 341
Invoice Date: 10/1/2026
Due Date: 10/1/2026
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 - October 2026		7,282.42	7,282.42
1.320.53800.1200 - Field Management - Deer Run - October 2026		3,500.00	3,500.00

Alison Mossing
10-8-26

Total	$10,782.42
Payments/Credits	$0.00
Balance Due	$10,782.42

RECEIVED
By Tara Lee at 9:39 am, Oct 09, 2026

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

Invoice

Invoice #: 342
Invoice Date: 9/30/2026
Due Date: 9/30/2026
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 September 2026	309.07	28.00	8,653.96

001.320.53800.12110

Alison Mossing
10-14-26

Total	$8,653.96
Payments/Credits	$0.00
Balance Due	$8,653.96

RECEIVED
By Tara Lee at 4:36 pm, Oct 17, 2026

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.
Facility Attendant

Qty./Hours	Description	Rate	Amount
309.07	Facility Attendant	$ 28.00	$ 8,653.96

Covers Period: September 2026

GL # 001.320.53800.12110

TOTAL DUE: $ 8,653.96

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

Date	Hours	Employee	Description
9/1/26	5.4	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/2/26	2	M.B.	Opening and monitoring the amenity center while access control is damaged (7:00am-9:00am)
9/2/26	4.72	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/3/26	2	M.B.	Opening and monitoring the amenity center while access control is damaged (7:00am-9:00am)
9/3/26	8	C.P.	Assisted residents, monitored calls/emails, completed daily checklist
9/3/26	5.17	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/4/26	2	M.B.	Opening and monitoring the amenity center while access control is damaged (7:00am-9:00am)
9/4/26	5.37	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/5/26	2	C.P.	Assisted residents, monitored calls/emails, completed daily checklist
9/5/26	6.3	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
9/5/26	5.35	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/6/26	5.2	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/7/26	8.14	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
9/7/26	5.35	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/8/26	8.39	C.P.	Office Coverage for Natalie working 9/8 - Assisted residents, monitored calls/emails, completed daily checklist
9/8/26	2	M.B.	Opening and monitoring the amenity center while access control is damaged (7:00am-9:00am)
9/8/26	5.19	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/9/26	2	M.B.	Opening and monitoring the amenity center while access control is damaged (7:00am-9:00am)
9/9/26	3.22	P.B.	Assisted residents, monitored calls/emails, completed daily checklist
9/9/26	5.02	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/10/26	2	M.B.	Opening and monitoring the amenity center while access control is damaged (7:00am-9:00am)
9/10/26	5.4	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/11/26	2	M.B.	Opening and monitoring the amenity center while access control is damaged (7:00am-9:00am)
9/11/26	3.05	P.B.	Family Bingo - set up, assist and clean up
9/11/26	5.37	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/12/26	6.55	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
9/12/26	1.52	C.P.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
9/12/26	5.23	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/13/26	6.8	D.L.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
9/13/26	2.19	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
9/13/26	5	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/14/26	2	M.B.	Opening and monitoring the amenity center while access control is damaged (7:00am-9:00am)
9/14/26	8	C.P.	Office Coverage for Natalie working craft night - Assisted residents, monitored calls/emails, completed daily checklist
9/14/26	2.9	A.G.	Craft Night - set up, assist and clean up
9/14/26	6.12	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/15/26	2	M.B.	Opening and monitoring the amenity center while access control is damaged (7:00am-9:00am)
9/15/26	5.19	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/16/26	2	M.B.	Opening and monitoring the amenity center while access control is damaged (7:00am-9:00am)
9/16/26	8.12	C.P.	Office coverage for Natalie working Ice Cream Social - Assisted residents, monitors calls/emails, completed daily checklist
9/16/26	1	A.G.	Ice Cream Social - set up, assist and clean up
9/16/26	2.05	C.P.	Ice Cream Social - set up, assist and clean up
9/16/26	5.57	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/17/26	2	M.B.	Opening and monitoring the amenity center while access control is damaged (7:00am-9:00am)
9/17/26	5.34	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/18/26	2	M.B.	Opening and monitoring the amenity center while access control is damaged (7:00am-9:00am)
9/18/26	5.7	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/19/26	7.49	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
9/19/26	1.15	C.P.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
9/19/26	5.35	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/20/26	6.19	D.L.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
9/20/26	2.11	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
9/20/26	6	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/21/26	2	M.B.	Opening and monitoring the amenity center while access control is damaged (7:00am-9:00am)
9/21/26	5.07	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/22/26	2	M.B.	Opening and monitoring the amenity center while access control is damaged (7:00am-9:00am)
9/22/26	5.22	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/23/26	2	M.B.	Opening and monitoring the amenity center while access control is damaged (7:00am-9:00am)
9/23/26	5.37	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/24/26	2	M.B.	Opening and monitoring the amenity center while access control is damaged (7:00am-9:00am)
9/24/26	5.27	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/25/26	7.59	C.P.	Office coverage for Natalie working Paint Night - Assisted residents, monitors calls/emails, completed daily checklist
9/25/26	4.12	A.G.	Paint Night - set up, assist and clean up
9/25/26	4.97	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/26/26	6.07	P.B.	Weekend Attendant - Completed Daily Checklist and Enforced CDD Policies
9/26/26	5.39	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/27/26	5.09	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/28/26	8	C.P.	Office Coverage for Natalie working 9/27 - Assisted residents, monitored calls/emails, completed daily checklist
9/28/26	4.95	P.B.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/29/26	1.09	P.B.	Assisted residents, monitored calls/emails, completed daily checklist
9/29/26	5.34	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
9/30/26	5.32	C.P.	Night Attendant - Completed Daily Checklist and Enforced CDD Policies
GRAND TOTAL	309.07		

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

Invoice

Invoice #: 343
Invoice Date: 10/16/2026
Due Date: 10/16/2026
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 September 1 - September 30, 2026	79.75	40.00	3,190.00
Maintenance Supplies		1,996.42	1,996.42

Approved

Facility Maintenance-$2,516.00
001.320.53800.50000

Amenity Repairs & Maintenance-$1,500.32
001.320.53800.54000

Contingency-$500.00
001.320.53800.49000

Pool Repairs & Maintenance-$50.12
001.320.53800.55000-

Office Supplies-$215.54
001.320.53800.57000

Operating Supplies-$297.28
001.320.53800.53000

Holiday Decor-$91.07
001.320.53800.59100

Special Events-$16.09
001.320.53800.59000

Total	$5,186.42
Payments/Credits	$0.00
Balance Due	$5,186.42

Alison Mossing
10-21-26

RECEIVED
By Tara Lee at 1:19 pm, Oct 21, 2026

RMS

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

Date	Hours	Employee	Description
9/2/26	8	D.L.	Started painting stop sign poles black and speed sings on main roadway, cleaned exterior windows, straightened and organized pool deck chairs, tables and umbrellas, removed debris around pool deck, amenity center, parking lot, back pond, along roadways, sidewalks, entrances and exit and ponds, checked and changed trash receptacles
9/4/26	4.9	D.L.	Painted second coat on stop sign poles, cleaned black fence by pool deck area, straightened and organized pool deck chairs, wiped down tables and closed umbrellas, removed debris around property, entrances and exits and roadways, cleaned exterior windows in kitchen area and front entrance
9/9/26	7.8	D.L.	Cleaned both pool safety rings, cleaned out ice machine coils, dusted and flushed drain to fix it, fixed bottom toilet, performed safety inspection, tested pool chemicals, inspected fixtures, fans and lights, removed debris around amenity center, pool deck, courts, entrances, exits, roadways and parking lot, blew leaves and debris off sidewalk and pool deck, picked up supplies
9/11/26	4.44	D.L.	Began fixing pool deck pavers, straightened and organized pool deck chairs, tables and umbrellas, removed debris around amenity center, pool deck, courts, main roadways and entrances and exit, blew leaves and debris off sidewalks and pool deck
9/14/26	6.5	D.L.	Painted three signs, straightened and organized pool deck area, checked and changed trash receptacles, provided safety inspection on property to make sure all chairs and pool test were good to use, made a security test on premises due to lightning striking out cameras along with outside speakers, removed debris along main roadways, entrances, exits and ponds
9/16/26	8.17	D.L.	Replaced all lights in front fountain entrance on both sides, removed cob webs on building, re-screwed sock by pool deck on top plank around the main pad perimeter, safety inspection on building, checked pool chemicals and levels, checked cameras all except three were functioning, straightened and organized pool deck and patio furniture, removed debris around pool deck, amenity center, courts, entrances, exits, roadways and ponds, checked and changed trash receptacles
9/18/26	5.1	D.L.	Straightened and organized pool deck chairs, performed safety check on fire extinguishers, fans and lights, checked pool water levels and chemicals, blew leaves and debris off around building, sidewalks and pool deck, removed debris around pool deck, around amenity center, parking lot, both entrances and exits and roadways, drained pump fountain in front entrance for painters to finish Grand Reserve sign, changed out one flood light, sprayed ants on deck and front sidewalks
9/21/26	6.5	D.L.	Straightened parking signs and speed limit sign post by digging and concreted in place, touched up paint on post, performed safety inspection on pool deck, straightened and organized pool deck chairs, tables and umbrellas, removed debris from pool deck, amenity center, parking lot, courts, roadways, walkways and both entrances and exits, checked and changed trash receptacles
9/23/26	8	D.L.	Replaced two light bulbs at the amenity center, touch up scuff marks on wall with paint, used tile shine from front fountain entrance behind letters, checked proper function pump active and flood lights are all in good working order, blew leaves and debris off pool deck and front entrance, straightened and organized pool deck chairs, tables and umbrellas, checked pool chemicals and levels, inspected amenity lights, grill area, refrigerators and ice machines, removed debris around pool deck, amenity center, entrances, exits, ponds and roadways, checked and changed trash receptacles, took trash receptacles out
9/25/26	5.34	D.L.	Fixed paver that was sunk on pool deck area by drain, removed outside trim for replacement at store, straightened and organized pool deck chairs, umbrellas and tables, removed debris from pool deck, around amenity center, back pond, main roadways, sidewalks, ponds, entrances and exit, safety inspection on pool and accessories, checked and changed trash receptacles
9/28/26	7	D.L.	Painted mailbox at amenity center, started caulking on pillars, picked up concrete for street parking signs and door seals for upstairs balcony, put out new squeegee, replaced pool bar covers, safety inspection on pool deck, removed debris from pool deck, around amenity center, roadways, ponds and entrances and exits, checked and changed trash receptacles
9/30/26	8	D.L.	Reinforced floor panel on top balcony by staircase from bowing and caulked the underside, replaced one bulb in entrance, organized all interior closets, troubleshoot men's stall toilet is leaking from main valve, straightened and organized all pool deck furniture, removed debris from pool deck, roadways, ponds, entrances and exits, checked pool levels and chemicals, safety check on equipment, checked and changed trash receptacles
TOTAL	79.75		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 10/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
DEER RUN				
	8/24/26	Outdoor Umbrellas (6)	275.93	N.C.
	8/24/26	Heavy Duty Round Umbrella Stands (6)	429.79	R.G.
	8/26/26	Concrete	15.11	N.C.
	8/29/26	Trash Bags	57.49	N.C.
	8/29/26	Gloves	11.48	N.C.
	8/29/26	Snow Cone Cups	16.09	N.C.
	8/29/26	HP Instant Ink	77.51	N.C.
	8/31/26	Amazon Prime Membership	17.24	N.C.
	9/2/26	Key	6.89	N.C.
	9/4/26	Keys (5)	36.86	R.G.
	9/6/26	Pool Rail Covers	50.12	N.C.
	9/7/26	Paper Towels	36.12	N.C.
	9/7/26	Sugar Packets	9.79	N.C.
	9/8/26	2X High Performance 3-In Rubber Univ	18.38	R.G.
	9/9/26	Blacktop Patch Asphalt Repair	45.93	N.C.
	9/9/26	Spray Paint	22.72	N.C.
	9/9/26	Air Duster	9.74	N.C.
	9/9/26	LED Bulbs	68.91	N.C.
	9/9/26	Adjustable Flapper	22.98	N.C.
	9/10/26	Water Delivery	79.57	N.C.
	9/14/26	White Board Cleaner	4.30	N.C.
	9/14/26	Label Maker Refills	18.39	N.C.
	9/14/26	Folders	16.08	N.C.
	9/17/26	Squeegee Broom	72.08	N.C.
	9/17/26	Paper Towels	44.08	N.C.
	9/17/26	Padlock	16.41	N.C.
	9/17/26	Wallplate	2.10	N.C.
	9/20/26	Sign Up Genius	34.49	N.C.
	9/21/26	Constant Contact Monthly Fee	103.76	N.C.
	9/22/26	Pool Deck Storage Container	91.07	N.C.
	9/25/26	Black Gloss Paint	6.88	R.G.
	9/25/26	White Satin Paint (3)	20.63	R.G.
	9/25/26	Fast Dry White	5.73	R.G.
	9/25/26	Diablo 9"	5.72	R.G.
	9/25/26	8" Groove Pliers	19.52	R.G.
	9/25/26	50lb Quikrete Play Sand	6.87	R.G.
	9/25/26	60lb Quikrete Concrete Mix (2)	12.05	R.G.
	9/25/26	Blower	182.85	R.G.
	9/28/26	7/16 x 3/4 Timb (10)	8.74	R.G.
	9/28/26	MD 81" VYL Clad REPL WS-WH (2)	16.05	R.G.
		TOTAL	$1,996.42	

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

Invoice

Invoice #: 344
Invoice Date: 10/16/2026
Due Date: 10/16/2026
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 10/5/26		794.80	794.80

Special Events
1.320.53800.59000

Alison Mossing
10-21-26

Total	$794.80
Payments/Credits	$0.00
Balance Due	$794.80

RECEIVED
By Tara Lee at 1:17 pm, Oct 21, 2026

SPECIAL EVENTS

Period Ending 10/05/26

DISTRICT	DATE	EVENT	SUPPLIES	PRICE	EMPLOYEE
DEER RUN					
	8/28/26	Paint Night August	Canvas	44.82	N.C.
	9/3/26	Bingo	Bingo Prizes	92.00	N.C.
	9/6/26	Craft Night	Sea Shells	88.29	N.C.
	9/11/26	Bingo	Bingo Prizes	46.00	N.C.
	9/11/26	Bingo	Bingo Prizes	92.00	N.C.
	9/11/26	Bingo	Treats	15.17	N.C.
	9/11/26	Bingo	Bingo Prizes	46.00	N.C.
	9/12/26	Craft Night	Pumpkins	131.56	N.C.
	9/13/26	Craft Night	Pumpkins	45.39	N.C.
	9/13/26	Craft Night	Fish Net	31.80	N.C.
	9/14/26	Craft Night	Glue Sticks	8.20	N.C.
	9/14/26	Craft Night	Plastic Table Cloth	12.94	N.C.
	9/16/26	Ice Cream Social	Ice Cream Toppings	57.94	N.C.
	9/16/26	Ice Cream Social	Ice Cream	82.71	N.C.
			TOTAL	$794.80	

License: CAC1817690

Sunshine State
HEATING & AIR CONDITIONING
ALWAYS SUNNY!

Sunshine State Heating and Air Conditioning
2323 N State St Unit 126, Bunnell, Florida 32110
United States
(386) 627-5500

Invoice 71248146
Invoice Date 10/13/2026
Completed Date 10/13/2026
Customer PO
Payment Term Due Upon Receipt
Due Date 10/13/2026

Billing Address
Deer Run CDD - Amenity Center
501 Grand Reserve Drive
Bunnell, FL 32110 USA

Job Address
Deer Run CDD - Amenity Center
501 Grand Reserve Drive
Bunnell, FL 32110 USA

Description of Work

Upon arrival performed routine maintenance on business. Quarterly maintenance. Flushed and cleared drain lines added a drain tab cleaned indoor and outdoor coils changed all filters. Took temp splits and checked all electrical components. Upon departure systems were running properly.

Task #	Description	Quantity	Your Price	Your Total
PB-0901-x	Commercial Maintenance Quarterly Billing	1.00	$425.00	$425.00

Potential Savings	$0.00
Sub-Total	$425.00
Tax	$0.00
Total Due	$425.00
Balance Due	$425.00

Thank you for choosing Sunshine State Heating and Air Conditioning

This amount of $425.00 is agreed and acknowledged. Payment is due upon receipt. A service fee of 5% will be charged for any payment received after 30 days.

Approved
Natalie Clem
10/15/2026
1.320.53800.50000

RECEIVED
By Tara Lee at 4:28 pm, Oct 17, 2026

10/13/2026
I find and agree that all work performed by Sunshine State - Always Sunny! has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

10/13/2026

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
9/18/2026	**2026-9S709**		**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 10/26/2026 1.320.53800.56000 **RECEIVED** **By Tara Lee at 3:19 pm, Oct 26, 2026**	175.00

Service notes available upon request.

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

PINCH A PENNY #196
5200 E. Highway 100 Ste. 103A
Palm Coast, FL 32164
(386) 437-8748
store196@pinchapenny.com

PINCH·A·PENNY POOL·PATIO·SPA®

INVOICE

Deer Run CDD board and staff Grand Reserve
501 Grand Reserve Dr
Bunnell FL 32110

Invoice Date: 10/12/26
Client Code 4146
Invoice # 12359

Approved
Facilities Maintenance
001.320.53800.50000
Rich Gray

(904) 759-8890
rgray@rmsnf.com

Description	Serial Number	Price	Quantity	Amount
PS LABOR		$150.00	1	$150.00
PS LABOR SUPERFLO HI-EFFCY 1 …		$1,060.00	1	$1,060.00

Pmp replacement

Pump replacement

Sub Total	$1,210.00
Sales Tax	$0.00
Total	$1,210.00
Amount Due	$1,210.00

RECEIVED
By Tara Lee at 8:35 am, Oct 26, 2026

To ensure proper credit to your account, indicate amount paid and check number on slip, then detach and mail slip with your payment.

Client Info:
Deer Run CDD board and staff Grand Reserve
501 Grand Reserve Dr
Bunnell FL 32110

Invoice Date	Client Code	Amount Due
10/12/26	4146	$1,210.00
Amount Paid		Check #

Thank You! We Greatly Appreciate Your Business!!

PINCH A PENNY #196
5200 E. Highway 100 Ste. 103A
Palm Coast, FL 32164

PINCH·A·PENNY POOL·PATIO·SPA®

Hi-Tech System Associates, Inc.

2498 Centerville Road
Tallahassee, FL 32308
(850) 385-7649

RECEIVED
By Tara Lee at 12:51 pm, Oct 18, 2026

Approved
033.600.53800.60000
Capital Outlay -$10,989.40
Deposit
Rich Gray

Invoice

Customer	Deer Run at Grand Reserve
Customer Number	11885-1
Invoice Number	448560
Invoice Date	9/25/2026
PO Number	
PAYMENTS APPLIED THRU	10/1/2026
Job / Service Ticket #	10799-2

CURRENT CHARGES

	Description		Amount
Grand Reserve Island Club Amenity Center, 501 Grand Reserve Dr, Bunnell, FL			
1.00	Discount	(2,700.00)	(2,700.00)
1.00	Discount	(1,800.00)	(1,800.00)
20.00	Installation	95.00	1,900.00
22.00	Installation	95.00	2,090.00
1.00	HID Aero X1100 4 Door Controller and Power Kit	2,235.30	2,235.30
1.00	HID Aero Door/Reader Expansion Module	599.99	599.99
1.00	Altronix Multi-output power supply	379.99	379.99
1.00	9600 Electric Strike	639.00	639.00
1.00	Araknis 24p POE Switch	799.99	799.99
1.00	Pro Series CSVR w/ Built-in Gb NIC Port w/ 6TB HDD	899.99	899.99
2.00	12v-7 AH Back Up Battery	29.99	59.98
2.00	600LB WEATHERPROOF MAGN LOCK	299.95	599.90
2.00	Alarm Controls Mag lock	325.00	650.00
2.00	Alarm Controls Z bracket for 600 series	100.00	200.00
2.00	Alarm Controls Z bracket	179.99	359.98
5.00	Mullion Reader with HF/Prox/Mobile	299.00	1,495.00
16.00	Alarm.com pro series mounting plate	29.99	479.84
16.00	Alarm.com 4MP Outdoor Spotlight Camera	299.99	4,799.84
1.00	HID Aero X1100 4 Door Controller and Power Kit	2,235.30	2,235.30
1.00	210 Series Compact Gigabit Switch w/ 8 ports	599.00	599.00
2.00	12v-7 AH Back Up Battery	29.99	59.98
4.00	Mullion Reader with HF/Prox/Mobile	299.00	1,196.00

Registration Code: **68C631**

Please detach and return this portion with your payment to ensure proper credit.

REMITTANCE INFORMATION

Customer Number	11885-1
Invoice Number	448560
Invoice Date	9/25/2026
Due Date	**9/25/2026**
Invoice Balance Due	$21,978.80
TOTAL DUE	**$21,978.80**
Amount Enclosed:	

Deer Run at Grand Reserve
475 West Town Place
Suite 114
Saint Augustine, FL 32092

Hi-Tech System Associates, Inc.
2498 Centerville Road
Tallahassee, FL 32308

Hi-Tech System Associates, Inc.

2498 Centerville Road
Tallahassee, FL 32308
(850) 385-7649

Invoice

Customer	Deer Run at Grand Reserve
Customer Number	11885-1
Invoice Number	448560
Invoice Date	9/25/2026
PO Number	
PAYMENTS APPLIED THRU	10/1/2026
Job / Service Ticket #	10799-2

CURRENT CHARGES

	Description		Amount
4.00	Alarm Controls Weatherproof push to exit button	180.00	720.00
4.00	Securitron GL1-FL Gate Lock Fail Secure	539.95	2,159.80
4.00	Alarm.com pro series mounting plate	29.99	119.96
4.00	Alarm.com 4MP Outdoor Spotlight Camera	299.99	1,199.96
		Subtotal:	**$21,978.80**
	Tax		0.00
	Payments/Credits Applied		0.00
		Invoice Balance Due:	**$21,978.80**

IMPORTANT MESSAGES

Lightning damage replacement.

Please detach and return this portion with your payment to ensure proper credit.

REMITTANCE INFORMATION

Customer Number	11885-1
Invoice Number	448560
Invoice Date	9/25/2026
Due Date	**9/25/2026**
Invoice Balance Due	$21,978.80
TOTAL DUE	**$21,978.80**
Amount Enclosed:	

Deer Run at Grand Reserve
475 West Town Place
Suite 114
Saint Augustine, FL 32092

Hi-Tech System Associates, Inc.
2498 Centerville Road
Tallahassee, FL 32308

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Deer Run CDD

Board Meeting Date: October 28, 2026

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

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

Approved for Payment:

District Manager Signature

10.29.2026
Date

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