

***Deer Run Community  
Development District***

***Agenda***

***May 23, 2019***

# AGENDA

# ***Deer Run***

## ***Community Development District***

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135 W. Central Blvd., Suite 320, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

May 16, 2019

**Board of Supervisors  
Deer Run Community  
Development District**

Dear Board Members:

The Board of Supervisors of Deer Run Community Development District will meet **Thursday, May 23, 2019 at 6:00 PM at the Holiday Inn Express & Suites Palm Coast, 200 Flagler Plaza Drive, Palm Coast, FL 32137.** Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

- I. Roll Call
- II. Public Comment Period
- III. Approval of Minutes of the November 29, 2018 Board of Supervisors Meeting and Acceptance of Minutes of the November 15, 2018 Landowners' Meeting
- IV. Consideration of Resolution 2019-06 Electing an Assistant Secretary
- V. Consideration of Resolution 2019-07 Approving the Proposed Budget for Fiscal Year 2020 and Setting a Public Hearing
- VI. Ratification of Partial Acquisitions of Work Product/Improvements & Contract Assignments
  - A. Genesis Halff, Inc.
  - B. K&G Construction Co, Inc.
  - C. Micamy Design Studio, Inc.
- VII. Ratification of Work Authorization 2019-01 with Dewberry Engineers, Inc.
- VIII. Ratification of Requisitions #1 - #4
- IX. Discussion of District Rules and Rates
- X. Appointment of Audit Committee and Chairman
- XI. Staff Reports
  - A. Attorney
    - 1. Discussion of Attorney Fees
  - B. Engineer
  - C. District Manager's Report
    - 1. Approval of Check Register
    - 2. Balance Sheet and Income Statement
    - 3. Presentation of Number of Registered Voters - 140
    - 4. Field Manager's Report
- XII. Other Business
- XIII. Supervisors Requests
- XIV. Adjournment

### **Audit Committee Meeting**

- I. Roll Call
- II. Public Comment Period
- III. Audit Services
  - A. Approval of Request for Proposals and Selection Criteria
  - B. Approval of Notice of Request for Proposals for Audit Services
  - C. Public Announcement of Opportunity to Provide Audit Services
- IV. Adjournment

The second order of business of the Board of Supervisors Meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is approval of the minutes from the November 29, 2018 Board of Supervisors meeting and acceptance of minutes of the November 15, 2018 Landowners' Meeting. The minutes are enclosed for your review.

The fourth order of business is consideration of Resolution 2019-06 electing an assistant secretary. A copy of the resolution is enclosed for your review.

The fifth order of business is the consideration of the Resolution 2019-07 approving the proposed budget for Fiscal Year 2020 and setting a public hearing. Once approved, the proposed budget will be forwarded to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution is enclosed for your review and the proposed budget will be provided under separate cover.

The sixth order of business is ratification of partial acquisitions of work product/improvements & contract assignments. Section A is the assignment of amenity facility design services agreement, a copy of the cover page is enclosed for your review. Section B is the assignment of amenity facility construction agreement, a copy of the cover page is enclosed for your review. Section C is the assignment of amenity facility interior design services agreement, a copy of the cover page is enclosed for your review.

The seventh order of business is ratification of work authorization 2019-01 with Dewberry Engineers, Inc. A copy of the document is enclosed for your review.

The eighth order of business is ratification of requisitions #1 - #4. Copies of the requisitions are enclosed for your review.

The ninth order of business is discussion of District rules and rates. This is an open discussion item and any back-up will be provided separately.

The tenth order of business is appointment of Audit Committee and Chairman. There is no back-up.

The eleventh order of business is staff reports. Sub section 1 of Section B is discussion of Attorney fees. A copy of the letter from Hopping, Green & Sams is enclosed for your review. Section C is the District Managers report. Section 1 includes the check register being submitted for approval and Section 2 includes the balance sheet and income statement for your review. Section 3 is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Flagler County Supervisor of Elections is enclosed for your review. Section 4 is the Field Manager's Report that will update you on the status of any field or maintenance issues around the community. The report will be provided under separate cover.

Following the adjournment of the Board of Supervisor's meeting, there will be a meeting of the Audit Committee to approve the Request for Proposals and selection criteria and the notice of RFP for auditing services. Enclosed for your review are copies of the RFP, selection criteria, and RFP notice.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

Ernesto Torres  
District Manager

CC: Roy Van Wyk, District Counsel; Rey Malave, District Engineer; Darrin Mossing, GMS  
Enclosures



# BOARD OF SUPERVISORS MEETING

# MINUTES

**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 Thursday, November 29, 2018 at 6:00 p.m. at the Holiday Inn Express & Suites Palm Coast, 200 Flagler Plaza Drive, Palm Coast, Florida.

Present and constituting a quorum were:

Robert Porter	Chairman
Mark Dearing	Vice Chairman
Duane Owen	Assistant Secretary by telephone
James Teagle	Assistant Secretary
Jan Doan	Assistant Secretary by telephone

Also present were:

Jason Showe	District Manager
Sarah Warren	District Counsel by telephone
Alan Scheerer	Field Manager
William Viasalyers	GMS
14 Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Barnes stated there is a swale or pond behind the houses on the golf course side of Grand Reserve we are trying to understand who is responsible for taking care of that area.

Mr. Scheerer stated the CDD manages the stormwater system, certain ponds within Grand Reserve. What the CDD has authorized to be done this fiscal budget year is to treat all the ponds. For the longest time the ponds have not been sprayed. We executed that, we have a company that comes once a month to spray any of the invasive plants and nuisance and exotics that are in the water. As far as lake bank maintenance itself and anything on the golf course side the golf course can do it if they chose to do it and any of the stuff on the home side I think D.R.

Horton has cleared some of those along Grand Reserve and they are being maintained accordingly.

Mr. Porter asked didn't we add those to the District maintenance?

Mr. Scheerer responded not yet, because they weren't cleared until recently. The intent is that we will get Yellowstone Landscaping, the CDD landscape provider to give us an estimate to move behind those homes but I didn't know they were done until I got out here this week.

Mr. D'Azzo stated it seems like everything behind the homes on Grand Reserve Drive is not being maintained and it is unsightly.

Mr. Porter stated we will never do the back edge of the ponds, where you have a pond behind a house and there is not somebody on the other side. The stuff that grows up there is fine for the wildlife and that kind of thing, but we are talking about adding mowing the pond banks anywhere that there are houses.

Mr. D'Azzo asked what about the rubbish?

Mr. Porter stated we will have that cleaned out at the same time.

Mr. D'Azzo asked is it D.R. Horton's responsibility?

Mr. Porter stated the ponds all belong to the District but if it is debris from D.R. Horton then we will take care of it.

Mr. Porter introduced himself and the Board Members and stated D.R. Horton bought the project from Oppenheimer, there were basically seven lots sold when we got in there and D.R. Horton redid the entryways and the rest of the stuff at D.R. Horton's expense. There is a lot of stuff that was not taken care of over the years and we are gradually trying to get it fixed and upgraded. Construction debris and the most common thing is shingle wrappers that blow everywhere, that is D.R. Horton's responsibility. Typically, the guys doing the ponds, if there is a little bit there they will take care of it. If on any of these things you see a problem with something that should have been maintained that got missed, call Jason and let him know and he will get in touch with me if it is something D.R. Horton should have done or he will get in touch with our contractors to take care of this stuff.

Mr. Showe introduced himself, Mr. Scheerer and Mr. Viasalyers and outlined the services provided by Governmental Management Services.

Mr. D'Azzo asked with all the new development areas coming into our area, we understand there is no additional entrance or exits from these communities, which will put a lot

more pressure in front of my home on Grand Reserve Drive. How are we going to handle all this traffic, noise and all the other pollutants that come with it?

Mr. Porter stated I have been in this business a long time and typically it is not a giant problem, but it will bring more traffic and there will only be two entrances. The public comment period is intended to talk about items that are on the agenda and the point of that is that we are going to discuss these and take action, if you have something about agenda items as we go we want to know about it before we get to that item. At the end of the meeting there will be a section for Supervisors' comments and audience questions and we will talk about anything you want to at that point. My personal idea is that we need to get meetings like this done within an hour otherwise people quit coming. We are going to try to stay on topic.

A resident asked is there any way to get an advance copy of the agenda?

Mr. Showe stated they are on the website along with the meeting schedule and budget. If there is anything that you think you need that is not there send me an email or give me a call. Everything with us is a public record and we will provide you with everything we have.

Mr. Porter stated please go to the website before you come to a meeting because a week before the meeting the agenda will be on the website and if we have an agenda with only a couple items on it, we will cancel the meeting and that will show up on the website. Rather than drive down here and find an empty room check before you come because every time we have a meeting we have an attorney who is on the phone but attorneys get paid by the hour, Jason has to come, everybody has to come so we rent the room and we will cancel if we don't have much going on. The website is an easy way to get in touch with Jason and it has a lot of information on there but if you have questions you don't have to wait for the next meeting.

A resident stated I did look up the minutes from August, which was 11 pages and everything was on there. If you download it you will have everything you need to know.

Mr. Porter stated that is a great way to keep up if you don't want to come to the meetings, there is a description of the discussions we have, the questions people ask and you can learn a lot about what is going on. There is a homeowners association out there most of you know that and there is a CDD. We also have people who wonder about the difference. The District will own the amenity center, will maintain the amenity center; the District owns some of the roads although we are in the process of turning them over to the City of Bunnell and right now the District owns the reuse system but we are going to give that to the City of Bunnell as well.

Basically, the District maintains the entryways, takes care of the mowing along the roads, stormwater system and will take care of the amenity center when it is turned over to the District. The HOA takes care of covenants and restrictions. If there are violations, someone with a car parked up blocks or they paint their house purple without permission, those kinds of items go to the HOA. The CDD only takes care of CDD owned or maintained property.

### **THIRD ORDER OF BUSINESS**

#### **Organizational Matters**

##### **A. Administration of Oaths of Office of Newly Elected Board Members**

Mr. Showe being a notary public of the State of Florida administered the Oath of Office to Mr. Teagle and Mr. Porter.

##### **B. Consideration of Resolution 2019-01 Canvassing and Certifying the Results of the Landowners' Election**

On MOTION by Mr. Porter seconded by Mr. Dearing with all in favor Resolution 2019-01 reflecting Mr. Porter received 250 votes and will serve a four-year term of office, Mr. Teagle received 250 votes and will serve a four-year term of office and Mr. Doan received 245 votes and will serve a two-year term of office was approved.

##### **C. Consideration of Resolution 2019-02 Electing Officers**

Mr. Showe stated any time we have an election we are required to have an election of officers. The current slate of officers is Mr. Porter Chair, Mr. Dearing Vice Chair, Ariel Lovera Treasurer, George Flint Secretary, Duane Owen, Jan Doan, James Teagle and Jason Showe Assistant Secretaries.

Mr. Porter stated we had a Landowners' Election and D.R. Horton owns the vast majority of the land so we cast a couple hundred votes and nobody else voted. As soon as we have 250 registered voters living in the District, which will probably happen before the next election, then at that election two of the Board seats will be on the general election ballot along with county commissioners and state representatives and everything else. It will be open only to residents of the District so we will be looking for two people who are willing to serve on the Board and to either qualify with the Supervisor of Elections or if nobody qualifies then we will appoint them.

At the following election two more Board Members go on and there will be only one from the Landowner Election and two years after that it is entirely a resident Board. Ultimately you will be running all of this.

A resident stated but we will employ these guys.

Mr. Porter stated you have to employ somebody and I have done a lot of work with GMS and they do a great job and they do the majority of the work.

On MOTION by Mr. Porter seconded by Mr. Dearing with all in favor Resolution 2019-02 was approved reflecting the same slate of officers.

#### **FOURTH ORDER OF BUSINESS**

#### **Approval of the Minutes of the August 23, 2018 Meeting**

On MOTION by Mr. Porter seconded by Mr. Dearing with all in favor the minutes of the August 23, 2018 meeting were approved as presented.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2019-03 Budget Amendment**

Mr. Showe stated next is Resolution 2019-03 approving an amended budget for Fiscal Year 2018. This amended budget recognizes the funding that D.R. Horton put in that was not in the budget to begin with and this document is required before December for auditing purposes. It recognizes the developer contribution and related expenses.

On MOTION by Mr. Porter seconded by Mr. Dearing with all in favor Resolution 2019-03 was approved.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2019-04 Ratifying, Confirming and Approving the Sale of the Series 2018 Bonds**

Ms. Warren stated the District recently issued roughly \$11 million in special assessment revenue and refunding bonds series 2018 and that sale was closed on August 24, 2018 and this resolution ratifies the sale and closing on those bonds and the actions that were taken by the

Chair with respect to finalizing documents at the preclosing that happens outside the Board Meeting.

On MOTION by Mr. Porter seconded by Mr. Dearing with all in favor Resolution 2019-04 was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Agreement with Berger Toombs Elam Gaines & Frank to Provide Auditing Services for Fiscal Year 2018**

Mr. Showe stated the next item is consideration of the agreement with Berger Toombs to provide auditing services for 2018.

On MOTION by Mr. Porter seconded by Mr. Dearing with all in favor the engagement letter with Berger, Toombs, Elam, Gaines & Frank to perform the Fiscal Year 2018 Audit was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Agreement with Applied Aquatic Management, Inc. for Stormwater and Fountain Maintenance Services**

Mr. Porter asked is this basically what we have been doing and the same price?

Mr. Scheerer stated there are two separate agreements. The majority is for the stormwater ponds that we are currently doing and the other is for the entrance pond. I want to thank you for the meter because the water quality is much better and we are not having nearly the breakdown problems with that water feature as before.

On MOTION by Mr. Porter seconded by Mr. Dearing with all in favor the agreements with Applied Aquatic Management, Inc. were approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Amended and Restated Disclosure of Public Financing**

Mr. Showe stated District Counsel prepared an Amended and Restated Disclosure of Public Financing and this updates it for the new bond issue.



On MOTION by Mr. Porter seconded by Mr. Dearing with all in favor the Amended and Restated Disclosure of Public Financing was approved.

**TENTH ORDER OF BUSINESS****Discussion and Authorization to Turn Pump Station Over to City**

Mr. Porter stated the pump station is the reuse, the bright purple pipes you see at the edge of the golf course and the City sends treated effluent from the station that goes into the pond and then it gets pumped out and goes to everybody's house for irrigation, which is much cheaper than using potable water. The way it was set up initially was with the District owning that and being responsible for the maintenance and I don't think that is a business we want to be in, I don't want to be responsible for it, I don't want the District to be responsible for it so from the time we got started on this we have been moving toward turning it over. The City naturally wanted to know they weren't going to have to sink a lot of money in it as soon as they got it so D.R. Horton has paid for new pumps, pump repairs, painting. I talked to the new City Manager today and we are going to have to do some surveying and that kind of thing. We will need Sarah to talk to Kristen Bates at the City and we will send you contact info. We will need to have the documents for the turnover, it will have to be approved by this Board, it will also have to be approved by the City. I would like the Board to authorize me as Chairman to execute whatever documents we need so we don't have to wait months to get it done.

Mr. Showe stated we handed out Resolution 2019-05 that Sarah drafted that provides for that authorization.

On MOTION by Mr. Porter seconded by Mr. Dearing with all in favor staff Resolution 2019-05 was approved.

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

There being none, the next item followed.

**B. Engineer**

Mr. Porter asked where are we on the turnover of the streets?

Mr. Showe stated I know they have been working on it, I will find out.

Mr. Porter stated some of the streets belong to us and some belong to Bunnell and we are turning them all over to Bunnell so Bunnell will be responsible for the maintenance instead of the District.

**C. Manager**

**i. Approval of Check Register**

On MOTION by Mr. Porter seconded by Mr. Dearing with all in favor the check registers were approved.

**ii. Balance Sheet and Income Statement**

A copy of the balance sheet and income statement were included in the agenda package.

**iii. Ratification of FY 18 Funding Request no. 1**

On MOTION by Mr. Porter seconded by Mr. Dearing with all in favor Fiscal Year 2018 funding request no. 1 in the amount of \$36,347.95 was ratified.

There was a technical difficulty with the digital recording and the balance of the minutes are summarized.

**iv. Field Manager's Report**

Mr. Scheerer gave an overview of the Field Manager's report, copy of which was provided under separate cover.

**TWELFTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none,

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor the meeting adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

**MINUTES OF LANDOWNERS' MEETING  
DEER RUN COMMUNITY DEVELOPMENT DISTRICT**

The Deer Run Community Development District held a Landowners' Meeting on Thursday, November 15, 2018 at 3:00 p.m. at the Government Services Building, 1769 E. Moody Blvd, Bunnell, Florida.

Present were:

Robert Porter  
Jason Showe

**FIRST ORDER OF BUSINESS**

**Determination of Number of Voting Units  
Represented**

Mr. Showe stated I have been provided a proxy with 258 total voting units.

**SECOND ORDER OF BUSINESS**

**Call to Order**

Mr. Showe called the meeting to order.

**THIRD ORDER OF BUSINESS**

**Election of a Chairman for the Purpose of  
Conducting the Landowners' Meeting**

Mr. Showe asked if he could serve as Chairman for purposes of conducting the Landowners' Meeting.

Mr. Porter responded please proceed.

**FOURTH ORDER OF BUSINESS**

**Nominations for Position of Supervisor**

Mr. Showe stated Robert Porter, James Teagle, and Jan Doan have received nominations for the position of Supervisor.

There being no other nominations the floor was closed to nominations.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

**SIXTH ORDER OF BUSINESS**

**Ballot Tabulation**

Mr. Showe stated Mr. Porter has cast 250 votes for Robert Porter, 250 votes for James Teagle and 245 votes for Jan Doan. Mr. Porter and Mr. Teagle will serve four-year terms and Mr. Doan will serve a two-year term.

**SEVENTH ORDER OF BUSINESS**

**Landowners' Questions and Comments**

There being none, the Landowners' Meeting adjourned.

## SECTION IV

**RESOLUTION 2019-06**

**A RESOLUTION OF THE DEER RUN COMMUNITY  
DEVELOPMENT DISTRICT ELECTING AN ASSISTANT  
SECRETARY OF THE BOARD OF SUPERVISORS**

**WHEREAS**, the Board of Supervisors of the Deer Run Community District desires to elect \_\_\_\_\_ as an Assistant Secretary.

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

1. \_\_\_\_\_ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 23<sup>rd</sup> day of May, 2019.

**ATTEST:**

**DEER RUN COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

# SECTION V



## RESOLUTION 2019-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Deer Run Community Development District (“**District**”) prior to June 15, 2019, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 22, 2019

HOUR: 6:00 p.m.

LOCATION: Holiday Inn Express & Suites Palm Coast  
200 Flagler Plaza Drive  
Palm Coast, FL 32137

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Flagler County and the City of Bunnell at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 23<sup>rd</sup> DAY OF MAY, 2019.**

ATTEST:

**DEER RUN COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

*Exhibit A will be provided under  
separate cover*

## SECTION VI

# SECTION A

**ASSIGNMENT OF AMENITY FACILITY  
INTERIOR DESIGN SERVICES AGREEMENT**

Assignor: D.R. Horton, Inc. - Jacksonville ("Assignor")  
Owner/Assignee: Deer Run Community Development District ("Assignee")  
Contractor: Micamy Design Studio, LLC ("Contractor")  
Contract: Grand Reserve Amenity Facility Interior Design Services ("Contract" or "Project")

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor, does hereby transfer, assign and convey unto Assignee, all of the rights, interests, benefits and privileges of Assignor under the Contract, by and between Assignor and Contractor, for the above-referenced Project. Further, Assignee does hereby assume all obligations of Assignor under the Contract arising or accruing after the date hereof. Additionally, Assignee, by separate Bill of Sale, and subject to the terms of that *Acquisition Agreement* dated August 24, 2018, agrees to acquire all work conducted to date as part of the Project. Contractor hereby consents to the assignment of the Contract and all of Contractor's rights, interests, benefits, privileges, and obligations to Assignee.

Executed in multiple counterparts to be effective the 28<sup>th</sup> day of December, 2018.

**MICAMY DESIGN STUDIO, LLC**

**DEER RUN COMMUNITY  
DEVELOPMENT DISTRICT**

By: Michele Brown  
Printed Name: Michele Brown  
Title: Principal and Director

By: Robert S. Porter  
Printed Name: ROBERT S PORTER  
Title: CHAIRMAN

**D.R. HORTON, INC. - JACKSONVILLE**

By: Philip A. Fremento  
Printed Name: Philip A. Fremento  
Title: Vice President

**EXHIBITS:**

- Developer's Affidavit and Agreement Regarding Assignment of Contract
- Contractor's Acknowledgment and Acceptance of Assignment and Release
- Addendum to Contract with Exhibits:
  - Scrutinized Companies Statement
  - Public Entity Crimes Statement
  - Trench Safety Compliance Act Statement

## SECTION B

**ASSIGNMENT OF AMENITY FACILITY CONSTRUCTION AGREEMENT**


Assignor: D.R. Horton, Inc. - Jacksonville ("Assignor")  
Owner/Assignee: Deer Run Community Development District ("Assignee")  
Contractor: K & G Construction Co., Inc. ("Contractor")  
Contract: Grand Reserve Amenity Facility Construction ("Contract" or "Project")


For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor, does hereby transfer, assign and convey unto Assignee, all of the rights, interests, benefits and privileges of Assignor under the Contract, by and between Assignor and Contractor, for the above-referenced Project. Further, Assignee does hereby assume all obligations of Assignor under the Contract arising or accruing after the date hereof. Additionally, Assignee, by separate Bill of Sale, and subject to the terms of that *Acquisition Agreement* dated August 24, 2018, agrees to acquire all work conducted to date as part of the Project. Contractor hereby consents to the assignment of the Contract and all of Contractor's rights, interests, benefits, privileges, and obligations to Assignee.

Executed in multiple counterparts to be effective the 28<sup>th</sup> day of December, 2018.

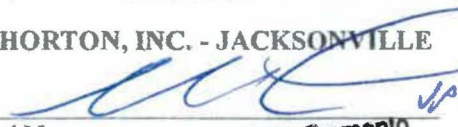
**K&G CONSTRUCTION CO., INC.**

**DEER RUN COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Printed Name: Aaron Galley  
Title: President

By:   
Printed Name: ROBERT PORTER  
Title: CHAIRMAN

**D.R. HORTON, INC. - JACKSONVILLE**

By:   
Printed Name: Philip A. Fremento  
Title: Vice President

**EXHIBITS:**

- Developer's Affidavit and Agreement Regarding Assignment of Contract
- Contractor's Acknowledgment and Acceptance of Assignment and Release
- Addendum to Contract with Exhibits:
  - Scrutinized Companies Statement
  - Public Entity Crimes Statement
  - Trench Safety Compliance Act Statement



# SECTION C

## ASSIGNMENT OF AMENITY FACILITY DESIGN SERVICES AGREEMENT

Assignor: D.R. Horton, Inc. - Jacksonville ("Assignor")  
Owner/Assignee: Deer Run Community Development District ("Assignee")  
Contractor: Genesis Halff, Inc. ("Contractor")  
Contract: Grand Reserve Amenity Facility Design Services ("Contract" or "Project")

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor, does hereby transfer, assign and convey unto Assignee, all of the rights, interests, benefits and privileges of Assignor under the Contract, by and between Assignor and Contractor, for the above-referenced Project. Further, Assignee does hereby assume all obligations of Assignor under the Contract arising or accruing after the date hereof, including the payment of any and all outstanding invoices and work in process as further described herein. Additionally, Assignee, by separate Bill of Sale, and subject to the terms of that *Acquisition Agreement* dated August 24, 2018, agrees to acquire all work conducted to date as part of the Project. Contractor hereby consents to the assignment of the Contract and all of Contractor's rights, interests, benefits, privileges, and obligations to Assignee.

Executed in multiple counterparts to be effective the 28<sup>th</sup> day of December 2018 by and between Assignor and Owner/Assignee and the 12<sup>th</sup> day of February 2019 by and between Contractor and Assignor/Owner/Assignee.

GENESIS HALFF, INC.

DEER RUN COMMUNITY  
DEVELOPMENT DISTRICT

By: [Signature]  
Printed Name: DRUG T. KOSCHYK  
Title: SR. VICE PRESIDENT

By: [Signature]  
Printed Name: ROBERT S. PORTER  
Title: CHAIRMAN

D.R. HORTON, INC. - JACKSONVILLE

By: [Signature]  
Printed Name: Philip A. Fremento  
Title: Vice President

### EXHIBITS:

- Developer's Affidavit and Agreement Regarding Assignment of Contract
- Contractor's Acknowledgment and Acceptance of Assignment and Release
- Addendum to Contract with Exhibit:
  - Public Entity Crimes Statement

## SECTION VII



Dewberry Engineers Inc.  
800 N Magnolia Ave, Suite 1000  
Orlando, FL 32803

407.843.5120  
407.649.8664 fax  
www.dewberry.com

## Work Authorization Number 2019-1

April 3, 2019

Mr. Jason Showe  
Deer Run Community Development District  
135 West Central Boulevard  
Suite 320  
Orlando, Florida 32801

Subject: **Work Authorization Number 2019-1  
Deer Run Community Development District  
Annual Engineer's Report 2019**

Dear Chairman, Board of Supervisors:

Dewberry Engineers Inc. ("Dewberry"), is pleased to submit this Work Authorization to provide professional consulting engineering services for the Deer Run Community Development District (CDD). We will provide these services pursuant to our current agreement ("District Engineering Agreement") as follows:

### I. Scope of Work

We will provide the Annual Engineer's Report for the CDD as required by the Trust Indenture for this fiscal year. The report will address the requirements as detailed in Section 9.21 of the Trust.

Our fee for this task will be a fixed fee of \$1,500, plus other direct costs.

This Work Authorization, together with the **Professional Consulting Engineering Agreement**, represents the entire understanding between the Deer Run Community Development District and Dewberry with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Dewberry. We look forward to helping you create a quality project.

Sincerely,

Rey Malavé, P.E.  
Dewberry Engineers Inc.  
Associate Vice President

April 3, 2019  
Date

APPROVED AND ACCEPTED

By.

Authorized Representative of  
Deer Run  
Community Development District

4/8/19  
Date

# SECTION VIII

DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
(CITY OF BUNNELL, FLORIDA)  
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS,  
SERIES 2018

The undersigned, a Responsible Officer of the Deer Run Community Development District (the "District"), hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to Regions Bank, as trustee (the "Trustee"), dated as of May 1, 2008, as supplemented by that certain Second Supplemental Trust Indenture dated as of August 1, 2018 (collectively, the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 1
- (B) Name of Payee: DR Horton
- (C) Amount Payable: \$1,535,268.22
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Amenity Center Design and Construction Costs
- (D) Fund or Account from which disbursement to be made: Construction Fund
- (E) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

- 1. ☐ obligations in the stated amount set forth above have been incurred by the District;  
or  
☐ this requisition is for Costs of Issuance payable from the Series 2018 Costs of Issuance Subaccount within the Series 2018 Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Series 2018 Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
- 4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

DEER RUN COMMUNITY  
DEVELOPMENT DISTRICT

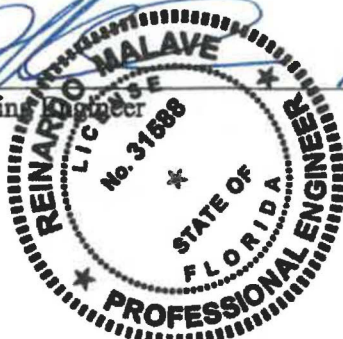
By:

*RSRA*

Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

*[Signature]* 12/28/18  
Consulting Engineer  


**DEER RUN CDD**

Dec. 2018

**Requisition No 1**

Payable to D.R. Horton

2018 Bonds - For Amenity Center Design and Construction

**Listing of Payments**

<b>Item No.</b>	<b>Company</b>	<b>Description</b>	<b>Amounts</b>
<b>1</b>	<b>K &amp; G Construction</b>	<b>AmenityCenter Construction</b>	
	Pay App #1		\$ 302,392.41
	Pay App #2		\$ 304,097.57
	Pay App #3		\$ 723,957.72
	<b>Total</b>		<b>\$ 1,330,447.70</b>
<b>2</b>	<b>Genesis</b>	<b>Designers Amenity System</b>	
	Invoice	Date	
	59586	10/6/2017	\$ 20,004.20
	58778	11/17/2017	\$ 7,045.35
	58790	12/4/2017	\$ 14,509.80
	58915	1/18/2018	\$ 18,086.55
	59043	2/19/2018	\$ 41,498.85
	59185	3/15/2018	\$ 11,788.23
	59332	4/23/2018	\$ 6,332.62
	59449	5/21/2018	\$ 16,995.28
	59746	7/24/2018	\$ 14,126.46
	59876	8/29/2018	\$ 9,237.85
	60015	9/27/2018	\$ 890.50
	60104	10/18/2018	\$ 7,027.61
	60257	11/16/2018	\$ 3,554.56
	<b>Total</b>		<b>\$ 171,097.86</b>
<b>3</b>	<b>Micamy</b>	<b>Interior Design</b>	
	Invoice - 18-037.0-01	Interior Design - Aug 1, 2018	\$ 12,320.00
	Invoice - 18-037.0-02	Interior Design- Finish Board - Oct. 18, 2018	\$ 1,547.21
	<b>TOTAL</b>		<b>\$ 13,867.21</b>
<b>4</b>	<b>City of Bunnell</b>	<b>Permit Fees and Oim pact Fees</b>	
	Invoice UT10.2018.002	Utility Deposits & meter	\$ 3,599.00
	Impact Fees - City	For 501 Grand Reserve	16256.45
	<b>TOTAL</b>		<b>\$ 19,855.45</b>



### Summary of Payments by DR Horton

Item No	Description	Amount
1	K & G Construction	\$ 1,330,447.70
2	Genesis	\$ 171,097.86
3	Micamy	\$ 13,867.21
4	City of Bunnell	\$ 19,855.45
	<b>TOTAL Req No 1</b>	<b>\$ 1,535,268.22</b>

  
12/28/18

# APPLICATION AND CERTIFICATION FOR PAYMENT

Page 1 of 2 pages

To Owner:  
DR Horton  
Project:  
Grand Reserve  
Sulphur / BU ID #: /  
From (Contractor):  
K & G Construction  
We Architect:

Contract For: General Construction Services / Design Build

Application No: 1 - Down Payment  
Application Date: 09/19/2018  
Period for: /  
Start date: /  
Architect: /  
Project No: /  
Contract Date: /

## Contractor's Application for Payment

Change Order Summary	Description	Amount
C.O. Authorized	Date Approved	
Authorization 1	Date Approved	
Authorization 2	Date Approved	
Authorization 3	Date Approved	
Authorization 4	Date Approved	
Authorization 5	Date Approved	
Authorization 6	Date Approved	
Authorization 7	Date Approved	
Authorization 8	Date Approved	
Totals		
Total Change Order amount sent		

The undersigned Contractor certifies that to the best of the Contractor's knowledge information and the basis for the Work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous certifications for Payment were issued and payments received from the Owner, that current payment shown herein is now due.

Contractor:

By: [Signature]  
Date: 09/19/2018

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comparing the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

Application is made for Payment, as shown below, in connection with the Contract Documents and is attached.

1. Original Contract Sum	\$3,203,924.10
2. Net Change by Change orders	\$0.00
3. Contract Sum to date	\$3,203,924.10
4. Total Complete & Shored to date	\$320,392.41
Column G on G703	
5. Retainage:	
a. 10 %	\$320,392.41
10 % of completed work (Column D&E on G703)	
b. 10 %	\$0.00
10 % of Shored Material (Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	
6. Total Earned Less Retainage	\$320,392.41

(Line 4 less Line 6)	
7. Less Previous Certificates for Payments (Line 6 from Prior Certificate)	
8. Current Payment Due	\$2,883,531.69
9. Balance to Retain, Plus Retainage	

State of FL County of Duval  
Subscribed and sworn to before me this 28 Day of September 18.  
Notary Public:  
My Commission expires: /



Amount Certified  
(Attached application if return is certified differs from the amount applied for.)  
Architect:  
By: \_\_\_\_\_ Date: \_\_\_\_\_  
This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the owner or Contractor under the Contract.

TOTAL: \$320,392.41

## Schedule of Values

<b>Contractor</b>		K & G Contractors							
<b>Customer</b>		DR Horton							
<b>PROJECT NAME:</b>		Grand Reserve							
						<b>APPLICATION DATE:</b>		September 19, 2018	
A	B	C	D	E	F	G	H	T	
Line No.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION (D+E)	COMPLETED THIS PERIOD	MATERIAL PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F+)	PERCENT (G / C)	BALANCE TO FINISH (C-G)	Retainer amounts
1	General	\$553,362.94		\$55,336.29		\$55,336.29	10.00%	\$498,026.65	\$5,533.63
2	Site	\$826,940.21		\$82,694.02		\$82,694.02	10.00%	\$744,246.19	\$8,269.40
3	Concrete	\$46,566.50		\$4,856.65		\$4,856.65	10.00%	\$43,709.85	\$466.87
4	Masonry	\$24,000.00		\$2,400.00		\$2,400.00	10.00%	\$21,600.00	\$240.00
6	Wood & Plastic	\$205,318.10		\$20,531.81		\$20,531.81	10.00%	\$184,786.29	\$2,053.18
7	Thermal & Moisture Protection	\$16,959.90		\$1,695.99		\$1,695.99	10.00%	\$15,263.91	\$169.60
8	Doors & Windows	\$146,321.25		\$14,632.13		\$14,632.13	10.00%	\$131,689.13	\$1,463.21
9	Finishes	\$153,235.00		\$15,323.50		\$15,323.50	10.00%	\$137,911.50	\$1,532.35
10	Specialties	\$753,442.20		\$75,344.22		\$75,344.22	10.00%	\$678,097.98	\$7,534.42
11	Equipment	\$7,500.00		\$750.00		\$750.00	10.00%	\$6,750.00	\$75.00
16	Mechanical	\$240,053.00		\$24,005.30		\$24,005.30	10.00%	\$216,047.70	\$2,400.53
16	Electrical	\$228,225.00		\$22,822.50		\$22,822.50	10.00%	\$205,402.50	\$2,282.25
16									
17									
18									
19									
16									
	<b>Total Original Contract sum</b>	\$3,203,924.10		\$320,392.41		\$320,392.41	10.00%	\$2,883,531.69	\$32,039.24
	<b>Add-ons</b>								
	<b>Change order amount total</b>								
	<b>Grand Totals</b>	\$3,203,924.10		\$320,392.41		\$320,392.41	10.00%	\$2,883,531.69	\$32,039.24
<b>Current Payment request minus retainer amount</b>						\$320,392.41	Minus Retainer = \$288,353.17		

04305

D. R. Horton Production  
Voucher Edit by BatchPage No. . . . 1  
Date . . . 10/04/18

Version - FVBGT

Document . . . G/L Date Co. . . . .		Address Due Date P.O. No G/L		Amounts		P P . . . . Tax . . . .		Ty		JE Remark	
TY	Number	Co	Its Invoice	Check Stub Remark	Invoice Number	OFF.	Gross	Discount Avail	G/L Distributi	C LT	Amount

User FVBGT

Originator - FVBGT

Batch Number - 12565267

Batch Date . . . 10/04/18

OV 200134 33742 000 10/04/18 33742 K & G CONSTRUCTION 1666800 09/19/18 200031 COME  
Grand Reserve Horton DVL Alt: 1666800 K & G CONSTRUCTION INC  
09/19/18 337429000 27010.0 AMBNTY #1 200031/33742  
Recreation Build1 337429000.1920.27010.04

320,392.41  
(JAX)

A C

320,392.41 AA

Contract No. 200031 Chg 000

Invoice Number . . . . . AMBNTY #1 20

320,392.41

320,392.41

Batch Number . . . . . 12565267

320,392.41

320,392.41

Report Total:

320,392.41

120,392.41

# APPLICATION AND CERTIFICATION FOR PAYMENT

Page 1 of 2 pages

To Owner:  
DR Horton  
Project:  
Grand Reserve  
S site / BU ID #: /  
From (Contractor):  
K & B Construction  
Via Architect

Contract For: General Construction Services / Design Build

Application No: 2  
Application Date: 10/11/2018  
Period to: /  
Start date: /  
Architect:  
Project No.:  
Contract Date:

Description to:  
Owner:  
Architect:  
Contractor:

## Contractor's Application for Payment

Change Order Summary	Date Approved	Completion	Address
C.O. Authorized	Date Approved		
Authorization 1	Date Approved		
Authorization 2	Date Approved		
Authorization 3	Date Approved		
Authorization 4	Date Approved		
Authorization 5	Date Approved		
Authorization 6	Date Approved		
Authorization 7	Date Approved		
Authorization 8	Date Approved		
Total			
Total Change Order amount zero			

The undersigned Contractor certifies that to the best of the Contractor's knowledge information and the better the Work owned by this application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous certificates for Payment were issued and payments received from the Owner, that current payment shown herein is now due.

Contractor:

*[Signature]*

By: Anne Kelly

Date: 10/11/2018

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comparing the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

Application is made for Payment as shown below, in accordance with the Contract Documents when All Documents (G703) is submitted.

1. Original Contract Sum	\$1,203,924.10
2. Net Change by Change orders	\$0.00
3. Contract Sum to date	\$1,203,924.10
4. Total Complete & Shown to date	\$683,677.75
Column G on G703	
a. 10 %	\$68,367.75
10 % of completed work (Column DUE on G703)	\$68,367.75
b. 10 %	\$0.00
10 % of Shown (Column F on G703)	
Total in Column I of G703	\$68,367.75
5. Total Earned Less Retainage	\$624,409.00
(Line 4 less Line 5 total)	
6. Less Previous Certificate for	
7. Less Previous Certificate for	
8. Current Payment Due	\$560,041.25
9. Balance to Paid, Plus Retainage	
(Line 3 less Line 8)	

State of California County of San Diego  
Subscribed and sworn to before me this 12<sup>th</sup> day of October 2018  
Notary Public: *[Signature]*  
My Commission expires: 9/20/20



Amount Certified  
(attached explanation if amount is certified differs from the amount applied for.)  
Architect: \_\_\_\_\_  
By: \_\_\_\_\_ Date: \_\_\_\_\_  
The certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Insurance, payment and acceptance of payment are without prejudice to any rights of the Contractor under the Contract.

*Total*  
\$ 560,041.25

## Schedule of Values

Contractor Customer PROJECT NAME:		K & G Contractors DR Horton Grand Reserve		APPLICATION DATE:			September 18, 2018		
A	B	C	D	E	F	G	H	I	
Line No.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK	COMPLETED	MATERIAL PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F+)	PERCENT (G / C)	BALANCE TO FINISH (C-G)	Retainer amounts
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	General	\$553,362.94	\$55,336.29	\$12,416.25		\$87,752.54	12.24%	\$485,610.40	\$8,775.25
2	Site	\$826,940.21	\$82,694.02	\$82,694.02		\$165,388.04	20.00%	\$881,552.17	\$16,538.80
3	Concrete	\$48,566.50	\$4,856.65	\$43,709.85		\$48,566.50	100.00%		\$4,856.65
4	Masonry	\$24,000.00	\$2,400.00	\$9,600.00		\$12,000.00	50.00%	\$12,000.00	\$1,200.00
6	Wood & Plastic	\$205,318.10	\$20,531.81	\$112,924.86		\$133,456.77	65.00%	\$71,861.33	\$13,345.68
7	Thermal & Moisture Protection	\$18,959.90	\$1,695.99	\$8,783.96		\$8,479.95	50.00%	\$8,479.95	\$848.00
8	Doors & Windows	\$148,321.25	\$14,632.13	\$58,528.50		\$73,160.63	50.00%	\$73,160.63	\$7,316.06
9	Finishes	\$153,235.00	\$15,323.50			\$15,323.50	10.00%	\$137,911.50	\$1,532.35
10	Specialties	\$753,442.20	\$75,344.22			\$75,344.22	10.00%	\$678,097.98	\$7,534.42
11	Equipment	\$7,500.00	\$750.00			\$750.00	10.00%	\$6,750.00	\$75.00
15	Mechanical	\$240,053.00	\$24,005.30	\$24,005.30		\$48,010.60	20.00%	\$192,042.40	\$4,801.06
16	Electrical	\$228,225.00	\$22,822.50	\$22,822.50		\$45,645.00	20.00%	\$162,580.00	\$4,584.50
18									
17									
18									
19									
16									
	Total Original Contract sum	\$3,203,924.10	\$320,392.41	\$373,485.34		693,877.75	21.66%	2,510,046.35	\$89,387.78
	Add-ons								
	Change order amount total								
	Grand Totals	\$3,203,924.10	\$320,392.41	\$373,485.34		\$693,877.75	21.66%	\$2,510,046.35	\$89,387.78

Current Payment request minus retainer amount		\$373,485.34	Minus Retainer =	\$304,097.57
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**DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
(CITY OF BUNNELL, FLORIDA)  
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS,  
SERIES 2018**

The undersigned, a Responsible Officer of the Deer Run Community Development District (the "District"), hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to Regions Bank, as trustee (the "Trustee"), dated as of May 1, 2008, as supplemented by that certain Second Supplemental Trust Indenture dated as of August 1, 2018 (collectively, the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 2
- (B) Name of Payee: DR Horton
- (C) Amount Payable: \$697,546.61
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Amenity Center Design and Construction Costs
- (D) Fund or Account from which disbursement to be made: Construction Fund
- (E) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

- 1. ☐ obligations in the stated amount set forth above have been incurred by the District;  
or  
☐ this requisition is for Costs of Issuance payable from the Series 2018 Costs of Issuance Subaccount within the Series 2018 Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Series 2018 Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
- 4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.



Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.


**DEER RUN COMMUNITY  
DEVELOPMENT DISTRICT**

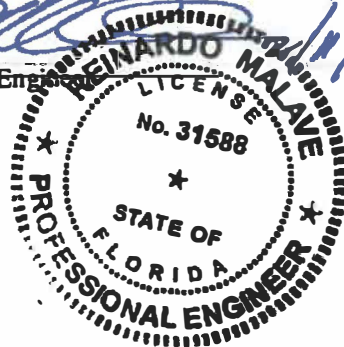
By:

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and, (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

  
Consulting Engineer





# APPLICATION AND CERTIFICATION FOR PAYMENT

To (Owner):  
 OR Horton  
 Project:  
 Grand Reserve PO #200031 OF  
 Subst / BU ID #: / 33742 / 9000  
 Via Architect:  
 From (Contractor):  
 K & G Construction  
 Application No: 4  
 Application Date: 01/24/2019  
 Period to:  
 Start date:  
 Architect:  
 Contractor:  
 Contract For: General Construction Services / Design Build  
 Project No:  
 Contract Date:

## Contractor's Application for Payment

Item	Description	Quantity	Unit	Rate	Amount
1	Excavation	1	cu yd	100.00	100.00
2	Foundation	1	sq ft	100.00	100.00
3	Foundation	1	sq ft	100.00	100.00
4	Foundation	1	sq ft	100.00	100.00
5	Foundation	1	sq ft	100.00	100.00
6	Foundation	1	sq ft	100.00	100.00
7	Foundation	1	sq ft	100.00	100.00
8	Foundation	1	sq ft	100.00	100.00
Total					800.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge information and the basis for the Work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous certificates for Payment were issued and payments included from the Owner, that current payments shown herein is now due.

Contractor: *[Signature]*  
 By: *[Signature]* / *[Signature]*  
 Date: 01/24/2019

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

Application is made for Payment, as shown below, in connection with the Contract Documents about AM Document 0703 is attached.  
 1. Original Contract Sum: \$3,203,824.10  
 2. Net Change by Change orders: \$251,650.24  
 3. Contract Sum to date: \$3,455,474.34  
 4. Total Complete & Shown to date: \$2,273,332.66  
 5. Retainage:  
 a. 10 %: \$227,332.66  
 10 % of completed work (Column DAE on G703)  
 b. 10 %: \$227,332.66  
 10 % of Stored Material (Column F on G703)  
 Total Retainage (less in + or -)  
 Total in Column F of G703: \$227,332.66  
 6. Total Earned Less Retainage: \$2,048,141.95  
 (Line 4 less Line 5 total)  
 7. Less Previous Certificates for Payments (line 8 less Prior Certificate)  
 8. Current Payment Due: \$1,348,447.34  
 9. Balance to Finish, Plus Retainage: \$2,906,577.49  
 (Line 3 less Line 8)

State of PA County of Dauphin  
 Subscribed and sworn to before me this 24th day of January, 2019.  
 Notary Public:  
 My Commission expires: 30th day of January, 2019.  
 ANGELAL MCCOY  
 MY COMMISSION # 03 032093  
 EXPIRES: September 20, 2020  
 Bonded thru Notary Public Underwriters

Amount Certified: \$1,348,447.34  
 (Attached to this certificate is a statement of account showing the basis of amount applied for.)  
 By: *[Signature]* Date: 2/1/19  
 This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Insurance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

# Schedule of Values

Contractor Customer PROJECT NAME:		K & G Construction DR Horton Grand Reserve PO #20081 OF			APPLICATION DATE: January 28, 2019				
A	B	C	D	E	F	G	H	I	
Line No.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION (D+E)	COMPLETED THIS PERIOD	MATERIAL PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F+G)	PERCENT (G / C)	BALANCE TO FINISH (C-G)	Rebate amounts
1	General	\$853,382.94	\$221,345.18	\$110,872.59		\$332,017.77	80.00%	\$221,345.17	\$33,201.78
2	Site	\$828,940.21	\$454,817.11	\$185,388.04		\$640,205.15	76.00%	\$308,736.08	\$82,020.62
3	Concrete	\$48,588.50	\$48,588.50			\$48,588.50	100.00%		\$4,888.86
4	Masonry	\$24,000.00	\$24,000.00			\$24,000.00	100.00%		\$2,400.00
5	Wood & Plastic	\$205,318.10	\$153,988.68			\$153,988.68	75.00%	\$51,329.42	\$15,308.88
7	Thermal & Moisture Protection	\$18,988.80	\$8,479.95	\$4,239.98		\$12,719.93	75.00%	\$4,239.97	\$1,271.98
8	Doors & Windows	\$148,321.25	\$73,180.83	\$73,180.82		\$146,321.25	100.00%	\$0.01	\$14,832.12
9	Finishes	\$163,236.00	\$15,323.60			\$15,323.60	10.00%	\$157,911.50	\$1,532.35
10	Specifications	\$753,442.20	\$283,704.77	\$228,032.88		\$489,737.49	60.00%	\$283,704.77	\$48,973.74
11	Equipment	\$7,800.00	\$750.00	\$4,875.00		\$5,625.00	75.00%	\$1,875.00	\$582.50
15	Mechanical	\$240,053.00	\$120,028.50	\$80,013.25		\$180,039.75	75.00%	\$80,013.25	\$18,003.98
16	Electrical	\$228,225.00	\$114,112.50	\$57,088.25		\$171,188.75	75.00%	\$57,058.25	\$17,118.88
16									
17									
18									
18									
18									
Total Original Contract sum		\$3,203,924.10	\$1,498,275.22	\$701,438.38		2,199,713.61	68.68%	1,004,210.49	\$218,971.38
Change order #1		\$222,055.00		\$88,818.50		\$88,818.50	32.00%	\$155,438.50	\$8,881.85
Change order #2 (Ext Stairs)		\$13,888.00		\$8,888.50		\$8,888.50	60.00%	\$8,888.50	\$888.85
Change order #3 (Paint, Fin. Siding, Etc. - matches per original dated 12/20/14)		\$15,802.24						\$15,802.24	
Change order amount total		\$251,550.24						\$251,550.24	
Grand Totals		\$3,455,474.34	\$1,498,275.22	\$775,051.39	✓	\$2,273,326.61	65.79%	\$1,182,147.73	\$227,332.68

TOTAL - \$697,546.61

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
(CITY OF BUNNELL, FLORIDA)  
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS,  
SERIES 2018**

The undersigned, a Responsible Officer of the Deer Run Community Development District (the "District"), hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to Regions Bank, as trustee (the "Trustee"), dated as of May 1, 2008, as supplemented by that certain Second Supplemental Trust Indenture dated as of August 1, 2018 (collectively, the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 3
- (B) Name of Payee: K & G Contractors
- (C) Amount Payable: \$375,338.81
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Amenity Center Design and Construction Costs
- (D) Fund or Account from which disbursement to be made: Construction Fund
- (E) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

- 1. ☒ obligations in the stated amount set forth above have been incurred by the District;  
or  
☐ this requisition is for Costs of Issuance payable from the Series 2018 Costs of Issuance Subaccount within the Series 2018 Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Series 2018 Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
- 4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

DEER RUN COMMUNITY  
DEVELOPMENT DISTRICT

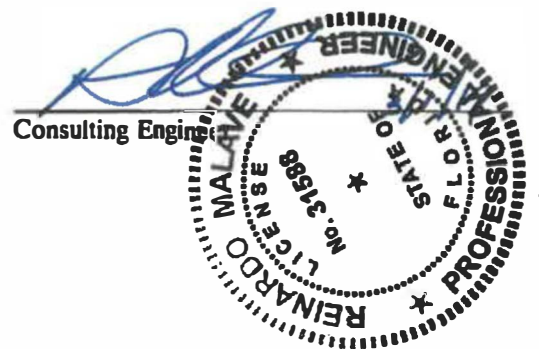
By: \_\_\_\_\_

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and, (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

Consulting Engineer: \_\_\_\_\_



# APPLICATION AND CERTIFICATION FOR PAYMENT

Page 1 of 2 Pages

To (Owner):  
DR Horton

Project:  
Grand Reserve PO #200031 OF  
Sub# / BU ID #: / 33742 / 9000  
Via Architect:

Application No: 5  
Application Date: 02/22/2019  
Period to: 01/31/2019  
Start date:  
Architect  
Project No.  
Contract Date:

Distribution to:  
Owner:  
Architect:  
Contractor:

From (Contractor)  
K & G Construction

Contract For: General Construction Services / Design Build

## Contractor's Application for Payment

Change Order Summary			
C.O. Authorized	Date Approved	Description	Additions
Authorization 1	Date Approved	#1	\$222,055.00
Authorization 2	Date Approved	#2 - Ext Stairs	\$13,093.00
Authorization 3	Date Approved	#3 - Initial Water, Fire, Security & Storm, per revisions - <del>not</del> dated	\$15,502.24
Authorization 4	Date Approved		
Authorization 5	Date Approved		
Authorization 6	Date Approved		
Authorization 7	Date Approved		
Authorization 8	Date Approved		
Totals			
Net change by Change Orders			Total Change Order amount <=>> \$251,550.24

The undersigned Contractor certifies that to the best of the Contractor's knowledge information and the belief the Work covered by this application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous certificates for Payment were issued and payments received from the Owner, that current payment shown herein is now due.

Contractor:

*Kimberly Schlessner*

By: Kimberly Schlessner / Aaron Gellay

Date: 02/22/2019

Application is made for Payment, as shown below, in connection with the Contract Continuation sheet AIA Document G703 is attached.

1. Original Contract Sum	\$3,203,924.10
2. Net Change by Change orders	\$251,550.24
3. Contract Sum to date	\$3,455,474.34
4. Total Complete & Stored to date	\$2,690,369.73

Column G on G703

### 5. Retainage:

a. 10 %	\$2,690,369.73
10 % of completed work (Column D&E on G703)	269,036.97
b. 10 %	\$0.00
10 % of Stored Material (Column F on G703)	-
Total Retainage (line 5a + 5b or Total in Column I of G703)	\$269,036.97

6. Total Earned Less Retainage	\$2,421,332.76
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(Line 4 less Line 5 total)

### 7. Less Previous Certificates for

Payments (line 8 from Prior Certificates)	\$2,045,993.85
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8. Current Payment Due	\$375,338.81
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9. Balance to Finish, Plus Retainage	\$2,828,585.29
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(Line 3 less Line 6)

State of FL County of Duval

Subscribed and sworn to before me this

25<sup>th</sup> Day of February, 2019

Notary Public:

My Commission expires:



## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

Amount Certified

(Attached separately to Amount is certified from the amount owed for.)

Architect:

By:

Date:

2/27/19 \$375,338.81

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the owner or Contractor under this Contract.



## Schedule of Values

Contractor Customer PROJECT NAME:		K & G Contractors DR Horton Grand Reserve PO #200031 OF			APPLICATION DATE: February 22, 2019				
A	B	C	D	E	F	G	H	I	
Line No.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION (D+E)	COMPLETED THIS PERIOD	MATERIAL PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F+)	PERCENT (G / C)	BALANCE TO FINISH (C-G)	Retainer amounts
1	General	\$553,362.94	\$332,017.77	\$94,071.70		\$426,089.47	77.00%	\$127,273.47	\$42,608.95
2	Site	\$828,940.21	\$620,205.15	\$140,579.84		\$760,784.99	92.00%	\$86,155.22	\$76,078.50
3	Concrete	\$48,566.50	\$48,566.50			\$48,566.50	100.00%		\$4,866.65
4	Masonry	\$24,000.00	\$24,000.00			\$24,000.00	100.00%		\$2,400.00
6	Wood & Plastic	\$205,318.10	\$153,988.58	\$34,904.08		\$188,892.66	92.00%	\$16,425.44	\$18,889.27
7	Thermal & Moisture Protection	\$16,959.90	\$12,719.93	\$2,883.18		\$15,603.11	92.00%	\$1,356.79	\$1,560.31
8	Doors & Windows	\$146,321.25	\$146,321.25			\$146,321.25	100.00%	\$0.01	\$14,632.12
9	Finishes	\$153,235.00	\$15,323.50	\$26,049.95		\$41,373.45	27.00%	\$111,881.55	\$4,137.35
10	Specialties	\$753,442.20	\$469,737.43	\$37,672.11		\$527,409.54	70.00%	\$226,032.66	\$52,740.95
11	Equipment	\$7,500.00	\$5,825.00	\$1,275.00		\$6,900.00	92.00%	\$600.00	\$690.00
15	Mechanical	\$240,053.00	\$180,039.75	\$40,809.01		\$220,848.76	92.00%	\$19,204.24	\$22,084.88
16	Electrical	\$228,225.00	\$171,168.75	\$38,798.25		\$209,967.00	92.00%	\$18,258.00	\$20,996.70
16									
17									
18									
19									
16									
	Total Original Contract sum	\$3,203,924.10	\$2,199,713.81	\$417,043.12		2,616,758.73	81.87%	587,167.37	\$261,675.67
	Change order #1	\$222,055.00	\$66,618.50			\$66,616.50	30.00%	\$155,438.50	\$6,661.65
	Change order #2 (Ext Stairs)	\$13,993.00	\$6,996.50			\$6,996.50	50.00%	\$6,996.50	\$699.65
	Change order #3 (Water, Fire, Sanitary; Storm - revisions per engineer dated 12/20/18)	\$15,502.24						\$15,502.24	
	Change order amount total	\$251,550.24						\$251,550.24	
	Grand Totals	\$3,455,474.34	\$2,273,326.61	\$417,043.12		\$2,690,369.73	77.86%	\$765,104.61	\$269,036.97

Current Payment request minus retainer amount		\$417,043.12	Minus Retainer =	\$148,006.15
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**DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
(CITY OF BUNNELL, FLORIDA)  
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS,  
SERIES 2018**

The undersigned, a Responsible Officer of the Deer Run Community Development District (the "District"), hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to Regions Bank, as trustee (the "Trustee"), dated as of May 1, 2008, as supplemented by that certain Second Supplemental Trust Indenture dated as of August 1, 2018 (collectively, the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 4
- (B) Name of Payee: Micamy Design Studio
- (C) Amount Payable: \$375.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Amenity Center Design and Construction Costs
- (D) Fund or Account from which disbursement to be made: Construction Fund
- (E) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

- 1. ☒ obligations in the stated amount set forth above have been incurred by the District;  
or
- ☐ this requisition is for Costs of Issuance payable from the Series 2018 Costs of Issuance Subaccount within the Series 2018 Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Series 2018 Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
- 4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

DEER RUN COMMUNITY  
DEVELOPMENT DISTRICT

By: 

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and, (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

  
Consulting Engineer







Micamy Design Studio  
2619 Rolac Road  
Jacksonville, FL 32207 US  
Acct@MicamyDesign.com

**BILL TO**  
DR Horton  
Attn: James Teagle  
4220 Racetrack Road  
St. Johns, Florida 32259

**SHIP TO**  
Grand Reserve Horton DVL  
Bunnell, FL 32110

**INVOICE 18-037.0-03**

DATE 02/20/2019 TERMS Net 10

DUE DATE 03/02/2019

**TRACKING NO.**  
18-037.0

**P.O. NUMBER**  
18-037.0

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Construction Administration	CA - Submittals - Millwork	3	125.00	375.00

**TOTAL DUE**

**\$375.00**

*OK  
RHS  
2/27/19*

# SECTION XI

# SECTION A

# SECTION 1

# Hopping Green & Sams

Attorneys and Counselors

February 18, 2019

Deer Run Community Development District  
c/o Governmental Management Services-CF, LLC  
9145 Narcoossee Road, Suite A206  
Orlando, Florida 32827

Re: Deer Run Community Development District

Dear District Manager:

The fee agreement in place between our firm and the District contemplates adjustments to the hourly rates from time to time after an annual evaluation by our firm. The firm is respectfully submitting this notification to increase our standard hourly rates. My hourly rate will adjust from \$285 to \$310, which is an increase of \$25 per hour. The hourly rate of the associate most likely to provide services to the District will adjust from \$245 to \$265. The rate for paralegal services will remain the same. The new hourly rates will become effective upon consent from the Board of Supervisors.

As always, we will continue to implement cost-effective strategies to minimize legal expenses for the District while at the same time providing thoughtful and comprehensive services.

If you have any questions, please feel free to call. We thank you for the opportunity to be of service.

Sincerely,



Roy Van Wyk

RVW/lk

cc: Robert Porter, Chairman

# SECTION C

# SECTION 1

# Deer Run

## Community Development District

### Summary of Check Register

November 27, 2018 to May 15, 2019

Fund	Date	Check No.'s		Amount
General Fund	11/30/18	921-922	\$	1,494.40
	12/7/18	923-925	\$	2,264.48
	12/14/18	926	\$	902.00
	1/4/19	927-934	\$	235,277.84
	1/8/19	935-936	\$	8,260.14
	1/15/19	937-943	\$	14,800.16
	1/25/19	944	\$	322,430.34
	1/29/19	945	\$	2,939.50
	2/8/19	946-949	\$	6,341.81
	2/12/19	950	\$	2,631.49
	2/19/19	951	\$	-
	2/25/19	952	\$	1,098.82
	2/26/19	953	\$	7,347.86
	3/1/19	954-955	\$	1,013.14
	3/6/19	956	\$	2,796.44
	3/7/19	957	\$	1,280.00
	3/8/19	958	\$	1,293.49
	3/14/19	959-960	\$	8,308.92
	3/23/19	961-962	\$	163,447.15
	3/28/19	963	\$	1,386.65
	4/5/19	964-966	\$	6,021.92
	4/9/19	967	\$	1,280.00
	4/11/19	968	\$	10,304.86
	4/15/19	969	\$	4,079.82
	5/1/19	970-972	\$	3,207.35
	5/8/19	973	\$	902.92
	5/13/19	974	\$	4,050.67
	5/14/19	975-977	\$	11,276.55
			\$	826,438.72
Payroll	<u>December 2018</u>			
	Duane Owen	50072	\$	200.00
	James Teagle	50073	\$	184.70
	Jan Doan	50074	\$	184.70
	Mark Dearing	50075	\$	184.70
	Robert Porter	50076	\$	184.70
			\$	938.80
			\$	827,377.52



AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/16/19  
 \*\*\* CHECK DATES 11/27/2018 - 05/15/2019 \*\*\* DEER RUN CDD - GENERAL FUND  
 BANK A DEER RUN CDD

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/30/18	00003	10/25/18 10230761	201810 310-51300-48000	DAYTONA NEWS-JOURNAL	*	584.40	584.40 000921
11/30/18	00043	9/13/17 1460295-	201710 310-51300-31100	ENG SRVC/MTF/TRAVEL	*	420.00	
		11/13/17 1481289-	201711 310-51300-31100	INTERIN ENG SRVCS/CDD MTG	*	490.00	
				DEWBERRY ENGINEERS INC.			910.00 000922
12/07/18	00051	9/30/18 172579	201809 320-53800-47000	17 PONDS SRV SEP18	*	1,170.00	
				APPLIED AQUATIC MANAGEMENT, INC.			1,170.00 000923
12/07/18	00007	11/29/18 01-0060-	201810 320-53800-43100	100GRNDRSRV10/11-10/31/18	*	373.26	
		11/29/18 01-0060-	201811 320-53800-43100	100GRNDRSRV11/1-11/10/31	*	192.68	
		11/29/18 01-0061-	201811 320-53800-43100	GRAND RSRV & US1 FOUNTAIN	*	69.52	
		11/29/18 01-0061-	201810 320-53800-43100	GRAND RSRV & US1 FOUNTAIN	*	134.94	
				CITY OF BUNNELL			770.40 000924
12/07/18	00044	11/18/18 11182018	201811 300-20700-10200	COMMISSIONS DUE-NOV18	*	324.08	
				FLAGLER COUNTY TAX COLLECTOR			324.08 000925
12/14/18	00027	12/01/18 18001750	201812 320-53800-43000	STREET LIGHTING DEC18	*	902.00	
				FLORIDA POWER & LIGHT COMPANY			902.00 000926
1/04/19	00051	10/31/18 173266	201810 320-53800-47000	ENTRANCE POND OCT18	*	110.00	
		10/31/18 173267	201810 320-53800-47000	17 POMDS-SRC OCT18	*	1,170.00	
		11/30/18 173894	201811 320-53800-47000	ENTRANCE POND NOV18	*	110.00	
		11/30/18 173895	201811 320-53800-47000	17 PONDS SRV NOV18	*	1,170.00	
				APPLIED AQUATIC MANAGEMENT, INC.			2,560.00 000927
1/04/19	00007	12/31/18 01-0060-	201811 320-53800-43100	100GRNDRSRV11/10-11/30/18	*	245.53	
		12/31/18 01-0060-	201812 320-53800-43100	100GRNDRSRV12/1-12/10/18	*	122.77	

DRUN DEER RUN

KCOSTA

AP300R

\*\*\* CHECK DATES 11/27/2018 - 05/15/2019 \*\*\*

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 5/16/19

PAGE 2

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 #
		12/31/18 01-0060-	201812 320-53800-43100		*	93.85	
			GRND RSRV & US1 FOUNTAIN				
		12/31/18 01-0060-	201811 320-53800-43100		*	187.70	
			GRND RSRV & US1 FOUNTAIN				
				CITY OF BUNNELL			649.85 000928
1/04/19 00035		1/04/19 010419A	201901 300-20700-10100		*	643.43	
			FY18 DEBT SERVICE ASSESS				
				DEER RUN CDD C/O REGIONS BANK			643.43 000929
1/04/19 00035		1/04/19 010419	201901 300-20700-10100		*	140,642.42	
			FY19 DEBT SERVICE ASSESS				
				DEER RUN CDD C/O REGIONS BANK			140,642.42 000930
1/04/19 99999		1/04/19 VOID	201901 000-00000-00000		C	.00	
			VOID CHECK				
				*****INVALID VENDOR NUMBER*****			.00 000931
1/04/19 00001		9/21/18 217	201810 310-51300-31700		*	2,500.00	
			FY19 ASSESSMENT ROLL CERT				
		10/01/18 218	201810 310-51300-34000		*	2,500.00	
			MANAGEMENT FEES-OCT18				
		10/01/18 218	201810 310-51300-35100		*	83.33	
			INFO TECH-OCT18				
		10/01/18 218	201810 310-51300-31300		*	208.33	
			DISSEMINATION-OCT18				
		10/01/18 218	201810 310-51300-51000		*	.78	
			OFFICE SUPPLIES				
		10/01/18 218	201810 310-51300-42000		*	9.34	
			POSTAGE				
		10/01/18 218	201810 310-51300-42500		*	16.80	
			COPIES				
		10/01/18 219	201810 320-53800-12000		*	1,250.00	
			FIELD MANAGEMENT-OCT 18				
		11/01/18 220	201811 310-51300-34000		*	2,500.00	
			MANAGEMENT FEES NOV18				
		11/01/18 220	201811 310-51300-35100		*	83.33	
			INFO TECH NOV18				
		11/01/18 220	201811 310-51300-31300		*	208.33	
			DISSEMINATION NOV18				
		11/01/18 220	201811 310-51300-51000		*	.24	
			OFFICE SUPPLIES				
		11/01/18 220	201811 310-51300-42000		*	4.00	
			POSTAGE				
		11/01/18 220	201811 310-51300-42500		*	4.80	
			COPIES				

DRUN DEER RUN

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		11/01/18 221	201811 320-53800-12000		*	1,250.00	
			FIELD MANAGEMENT NOV18				
		11/01/18 221	201811 320-53800-49000		*	61.37	
			MAINTENANCE SUPPLIES				
				GOVERNMENTAL MANAGEMENT SERVICES			10,680.65 000932
1/04/19 00004		9/26/18 102831	201808 310-51300-31500		*	4,624.41	
			MTG/BDGT/SDMNT/RESOL/AGDA				
		10/26/18 103392	201809 310-51300-31500		*	362.00	
			ASSESS/AMENITY/DISCL.				
				HOPPING GREEN & SAMS			4,986.41 000933
1/04/19 00042		8/31/18 229325	201808 320-53800-46200		*	16,972.00	
			IRRIG.PUMP #2 RESTORATION				
		9/30/18 232735	201809 320-53800-46200		*	16,972.00	
			IRRIG. PUMP#1 RESTORATION				
		9/30/18 232739	201809 320-53800-46200		*	5,266.00	
			IRRIG. SERVICE & REPAIR				
		10/01/18 230809	201810 320-53800-46000		*	7,347.89	
			MTHLY LANDSCAPE OCT18				
		10/31/18 234456	201810 320-53800-46200		*	2,529.41	
			IRRIG. PUMP#1 REPAIRS				
		10/31/18 235927	201810 320-53800-46200		*	7,000.00	
			VFD REPLACEMENT				
		11/01/18 234890	201811 320-53800-46000		*	7,347.89	
			MTHLY LANDSCAPE NOV18				
		11/30/18 239608	201811 320-53800-46100		*	4,332.00	
			RMV/RPLC WATERFALL PUMP				
		12/01/18 239750	201812 320-53800-46000		*	7,347.89	
			MTHLY LANDSCAPE DEC18				
				YELLOWSTONE LANDSCAPE			75,115.08 000934
1/08/19 99999		1/08/19 VOID	201901 000-00000-00000		C	.00	
			VOID CHECK				
				*****INVALID VENDOR NUMBER*****			.00 000935
1/08/19 00001		12/01/18 222	201812 310-51300-34000		*	2,500.00	
			MANAGEMENT FEES DEC18				
		12/01/18 222	201812 310-51300-35100		*	83.33	
			INFO TECH DEC18				
		12/01/18 222	201812 310-51300-31300		*	208.33	
			DISSEMINATION DEC18				
		12/01/18 222	201812 310-51300-51000		*	17.65	
			OFFICE SUPPLIES				
		12/01/18 222	201812 310-51300-42000		*	1.84	
			POSTAGE				

DRUN DEER RUN

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/01/18 222	201812 310-51300-42500		*	75.15	
		COPIES					
		12/01/18 223	201812 320-53800-12000		*	1,250.00	
		FIELD MANAGEMENT DEC18					
		1/01/19 224	201901 310-51300-34000		*	2,500.00	
		MANAGEMENT FEES JAN19					
		1/01/19 224	201901 310-51300-35100		*	83.33	
		INFO TECH JAN19					
		1/01/19 224	201901 310-51300-31300		*	208.33	
		DISSEMINATION JAN19					
		1/01/19 224	201901 310-51300-51000		*	.51	
		OFFICE SUPPLIES					
		1/01/19 224	201901 310-51300-42000		*	6.67	
		POSTAGE					
		1/01/19 225	201901 320-53800-12000		*	1,250.00	
		FIELD MANAGEMENT JAN19					
		1/01/19 225	201901 310-51300-49000		*	75.00	
		HOLIDAY INN/MEETING ROM					
			GOVERNMENTAL MANAGEMENT SERVICES				8,260.14 000936
1/15/19 00051		12/31/18 174558	201812 320-53800-47000		*	110.00	
		ENTRANCE POND DEC18					
		12/31/18 174559	201812 320-53800-47000		*	1,170.00	
		17 PONDS DEC18					
			APPLIED AQUATIC MANAGEMENT, INC.				1,280.00 000937
1/15/19 00043		1/13/19 1626466	201811 310-51300-31100		*	470.00	
		INTERIM ENG SVCS					
			DEWBERRY ENGINEERS INC.				470.00 000938
1/15/19 00044		11/30/18 113018	201901 300-20700-10200		*	3,790.21	
		COMMISSIONS DUE NOV18					
			FLAGLER COUNTY TAX COLLECTOR				3,790.21 000939
1/15/19 00002		1/08/19 6-422-62	201901 310-51300-42000		*	16.34	
		DELIVERY 1/2/19					
			FEDEX				16.34 000940
1/15/19 00027		1/01/19 18001771	201901 320-53800-43000		*	902.00	
		STREET LIGHTING JAN19					
		1/07/19 13496-61	201812 320-53800-43000		*	200.62	
		99 GRAND RSRV DR #ENRT					
		1/07/19 49885-91	201812 320-53800-43000		*	211.76	
		410 GRAND RESERVE DR #B					
		1/07/19 68588-21	201812 320-53800-43000		*	112.34	
		100 GRAND RESERVE DR #ENT					
			FLORIDA POWER & LIGHT COMPANY				1,426.72 000941
			DRUN DEER RUN	KCOSTA			

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 5/16/19

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\*\*\* CHECK DATES 11/27/2018 - 05/15/2019 \*\*\*

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 #
1/15/19	00004	11/29/18 103967	201810 310-51300-31500	PREP/REVIEW/CONFER	*	469.00	
				HOPPING GREEN & SAMS			469.00 000942
1/15/19	00042	1/01/19 243839	201901 320-53800-46000	MTHLY LANDSCAPE JAN19	*	7,347.89	
				YELLOWSTONE LANDSCAPE			7,347.89 000943
1/25/19	00035	1/25/19 01252019	201901 300-20700-10100	FY19 DIRECT ASSESSMENTS	*	322,430.34	
				DEER RUN CDD C/O REGIONS BANK			322,430.34 000944
1/29/19	00004	12/31/18 104800	201811 310-51300-31500	PREP/REVIEW/AGREEMENT	*	1,822.50	
		1/25/19 105156	201812 310-51300-31500	RESEARCH/CONFER	*	1,117.00	
				HOPPING GREEN & SAMS			2,939.50 000945
2/08/19	00051	1/31/19 175192	201901 320-53800-47000	ENTRANCE POND JAN19	*	110.00	
		1/31/19 175193	201901 320-53800-47000	17 PONDS JAN19	*	1,170.00	
				APPLIED AQUATIC MANAGEMENT, INC.			1,280.00 000946
2/08/19	00007	1/29/19 01-0060-	201901 320-53800-43100	100 GRAND RSRV1/1-1/09/19	*	63.15	
		1/29/19 01-0060-	201812 320-53800-43100	100 GRAND DSRV12/10-12/31	*	147.34	
		1/29/19 01-0061-	201901 320-53800-43100	GRAND RSRV/US1 FOUNTAIN	*	100.10	
		1/29/19 01-0061-	201812 320-53800-43100	GRAND RSRV/US1 FOUNTAIN	*	233.56	
				CITY OF BUNNELL			544.15 000947
2/08/19	00043	11/12/18 1614374	201810 310-51300-31100	COOR DISTRICT/ENG SVCS	*	470.00	
				DEWBERRY ENGINEERS INC.			470.00 000948
2/08/19	00001	2/01/19 226	201902 310-51300-34000	MANAGEMENT FEES FEB19	*	2,500.00	
		2/01/19 226	201902 310-51300-35100	INFO TECH GEB19	*	83.33	
		2/01/19 226	201902 310-51300-31300	DISSEMINATION FEB19	*	208.33	
		2/01/19 226	201902 310-51300-51000	OFFICE SUPPLIES	*	.18	

DRUN DEER RUN

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/16/19  
 \*\*\* CHECK DATES 11/27/2018 - 05/15/2019 \*\*\* DEER RUN CDD - GENERAL FUND  
 BANK A DEER RUN CDD

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/01/19 226	201902 310-51300-42000		*	2.82	
		POSTAGE					
		2/01/19 226	201902 310-51300-42500		*	3.00	
		COPIES					
		2/01/19 227	201902 320-53800-12000		*	1,250.00	
		FIELD MANAGEMENT FEB19					
				GOVERNMENTAL MANAGEMENT SERVICES			4,047.66 000949
2/12/19 00027		2/01/19 18001792	201902 320-53800-43000		*	902.00	
		STREET LIGHTING FEB19					
		2/05/19 13496-61	201901 320-53800-43000		*	176.11	
		99 GRAND SRV DR ENTR					
		2/05/19 32999-54	201901 320-53800-43000		*	1,224.87	
		DECORATIVE LGTNG OAK BRNC					
		2/05/19 49885-91	201901 320-53800-43000		*	230.11	
		410 GRAND RSRV DR B					
		2/05/19 68588-21	201901 320-53800-43000		*	98.40	
		100 GRAND RSRV DR ENT					
				FLORIDA POWER & LIGHT COMPANY			2,631.49 000950
2/19/19 00042		2/01/19 PC 3573	201902 320-53800-46000		*	7,347.86	
		MTHLY LANDSCAPE FEB19					
		2/01/19 PC 3573	201902 320-53800-46000		V	7,347.86-	
		MTHLY LANDSCAPE FEB19					
				YELLOWSTONE LANDSCAPE			.00 000951
2/25/19 00035		2/25/19 02252019	201902 300-20700-10100		*	1,098.82	
		FY19 DEBT SERVICE ASSESS					
				DEER RUN CDD C/O REGIONS BANK			1,098.82 000952
2/26/19 00042		2/01/19 PC 3573	201902 320-53800-46000		*	7,347.86	
		MTHLY LANDSCAPE FEB19					
				YELLOWSTONE LANDSCAPE			7,347.86 000953
3/01/19 00044		12/27/18 022718	201902 300-20700-10200		*	32.14	
		COMMISSIONS DUE DEC18					
				FLAGLER COUNTY TAX COLLECTOR			32.14 000954
3/01/19 00004		2/25/19 105693	201901 310-51300-31500		*	981.00	
		FOLLOW UP CONTRACT/RECORD					
				HOPPING GREEN & SAMS			981.00 000955
3/06/19 00001		3/01/19 228	201903 310-51300-34000		*	2,500.00	
		MANAGEMENT FEES-MAR19					
		3/01/19 228	201903 310-51300-35100		*	83.33	
		INFORMATION TECH-MAR19					

DRUN DEER RUN

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## YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 5/16/19

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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 #
		3/01/19 228	201903 310-51300-31300		*	208.33	
			DISSEMINATION-MAR19				
		3/01/19 228	201903 310-51300-51000		*	.15	
			OFFICE SUPPLIES				
		3/01/19 228	201903 310-51300-42000		*	4.63	
			POSTAGE				
				GOVERNMENTAL MANAGEMENT SERVICES			2,796.44 000956
3/07/19 00051		2/28/19 175806	201902 320-53800-47000		*	110.00	
			ENTRANCE POND FEB19				
		2/28/19 175807	201902 320-53800-47000		*	1,170.00	
			17 PONDS FEB19				
				APPLIED AQUATIC MANAGEMENT, INC.			1,280.00 000957
3/08/19 00001		3/01/19 229	201903 320-53800-12000		*	1,250.00	
			FIELD MANAGEMENT-MAR19				
		3/01/19 229	201903 320-53800-49000		*	43.49	
			ASPHALT PATCH				
				GOVERNMENTAL MANAGEMENT SERVICES			1,293.49 000958
3/14/19 00007		2/27/19 01-0060-	201902 320-53800-43100		*	15.94	
			100 GRND RSRV 2/1-2/8/19				
		2/27/19 01-0060-	201901 320-53800-43100		*	27.52	
			100 GRND RSRV 1/9-1/31/19				
		2/27/19 01-0061-	201902 320-53800-43100		*	244.69	
			US1 RSRV & US1 FOUNTAIN				
		2/27/19 01-0061-	201901 320-53800-43100		*	672.91	
			GRND RSRV & US1 FOUNTAIN				
				CITY OF BUNNELL			961.06 000959
3/14/19 00042		3/01/19 PC 8084	201903 320-53800-46000		*	7,347.86	
			MTHLY LANDSCAPE MAR19				
				YELLOWSTONE LANDSCAPE			7,347.86 000960
3/23/19 00035		3/20/19 03202019	201903 300-20700-10100		*	161,215.17	
			FY19 DIRECT ASSESSMENTS				
				DEER RUN CDD C/O REGIONS BANK			161,215.17 000961
3/23/19 00035		3/22/19 03222019	201903 300-20700-10100		*	2,231.98	
			FY19 DEBT SERVICE ASSESS				
				DEER RUN CDD C/O REGIONS BANK			2,231.98 000962
3/28/19 00042		3/19/19 PC 8998	201903 320-53800-47200		*	520.00	
			US1 WATERFALL VALVE RPLC				
		9/19/19 PC 8997	201903 320-53800-46200		*	866.65	
			PUMP SERVICE & REPAIR				
				YELLOWSTONE LANDSCAPE			1,386.65 000963
				DRUN DEER RUN			
				KCOSTA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/05/19	00007	3/28/19 01-0060-	201902 320-53800-43100 100 GRAND RSRV PKWY		*	225.47	
		3/28/19 01-0060-	201903 320-53800-43100 100 GRAND RSRV PKWY		*	116.15	
		3/28/19 01-0061-	201902 320-53800-43100 GRAND RSRV & US1 FOUNTAIN		*	187.31	
		3/28/19 01-0061-	201903 320-53800-43100 GRAND RSRV & US1 FOUNTAIN		*	96.49	
			CITY OF BUNNELL				625.42 000964
4/05/19	00004	3/27/19 106367	201902 310-51300-31500 CONFER/CITY COUNSEL/REQUI	HOPPING GREEN & SAMS	*	1,483.00	1,483.00 000965
4/05/19	00042	3/31/19 PC 10918	201902 320-53800-46200 MTHLY INSPECT FEB19		*	925.00	
		3/31/19 PC 12839	201903 320-53800-46200 IRRIG REPAIRS		*	2,988.50	
			YELLOWSTONE LANDSCAPE				3,913.50 000966
4/09/19	00051	3/31/19 176450	201903 320-53800-47000 ENTRANCE POND MAR19		*	110.00	
		3/31/19 176451	201903 320-53800-47000 17 PONDS MAR19		*	1,170.00	
			APPLIED AQUATIC MANAGEMENT, INC.				1,280.00 000967
4/11/19	00042	3/31/19 PC 14071	201903 320-53800-47200 210 GRND RSRV WAX REMOVAL		*	649.00	
		3/31/19 PC 9997	201903 320-53800-47200 US1 ENTRANCE AZALEA REPLC		*	2,308.00	
		4/01/19 PC 14853	201904 320-53800-46200 MTHLY LANDSCAPE APR19		*	7,347.86	
			YELLOWSTONE LANDSCAPE				10,304.86 000968
4/15/19	00001	4/01/19 230	201904 310-51300-34000 MANAGEMENT FEES-APR19		*	2,500.00	
		4/01/19 230	201904 310-51300-35100 INFO TECH-APR19		*	83.33	
		4/01/19 230	201904 310-51300-51000 DISSEMINATION-APR19		*	208.33	
		4/01/19 230	201904 310-51300-42000 OFFICE SUPPLIES		*	.12	
		4/01/19 230	201904 310-51300-42500 POSTAGE		*	23.85	
		4/01/19 230	201904 310-51300-41000 COPIES		*	.30	

DRUN DEER RUN KCOSTA



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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/16/19  
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 BANK A DEER RUN CDD

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/01/19	231	201904 320-53800-12000		FIELD MANAGEMENT-APR19	*	1,250.00	
4/01/19	231	201904 310-51300-49000		ADD JAN19	*	13.89	
GOVERNMENTAL MANAGEMENT SERVICES							4,079.82 000969
5/01/19	00044	2/28/19 022819	201902 300-20700-10200	COMMISSION DUE FEB19	*	249.03	
		3/31/19 033119	201903 300-20700-10200	COMMISSIONS DUE MAR19	*	60.82	
FLAGLER COUNTY TAX COLLECTOR							309.85 000970
5/01/19	00027	3/01/19 18001815	201903 320-53800-43000	STREET LIGHTING MAR19	*	902.00	
		4/01/19 18001841	201904 320-53800-43000	STREET LIGHTING APR19	*	902.00	
FLORIDA POWER & LIGHT COMPANY							1,804.00 000971
5/01/19	00004	4/25/19 106951	201903 310-51300-31500	AMENITY CONSTRUCT/ROADWAY	*	1,093.50	
HOPPING GREEN & SAMS							1,093.50 000972
5/08/19	00007	5/01/19 01-0060-	201903 320-53800-43100	100 GRND RESERVE PKWY	*	553.95	
		5/01/19 01-0060-	201904 320-53800-43100	100 GRND RESERVE PKWY	*	285.36	
		5/01/19 01-0061-	201903 320-53800-43100	GRND RSRV & US1 FOUNTAIN	*	41.98	
		5/01/19 01-0061-	201904 320-53800-43100	GRND RSRV & US1 FOUNTAIN	*	21.63	
CITY OF BUNNELL							902.92 000973
5/13/19	00001	5/01/19 232	201905 310-51300-34000	MANAGEMENT FEES-MAY19	*	2,500.00	
		5/01/19 232	201905 310-51300-35100	INFO TECH-MAY19	*	83.33	
		5/01/19 232	201905 310-51300-51000	DISSEMINATION-MAY19	*	208.33	
		5/01/19 232	201905 310-51300-42000	OFFICE SUPPLIES	*	.18	
		5/01/19 232	201905 310-51300-42500	POSTAGE	*	8.83	
		5/01/19 233	201905 320-53800-12000	FIELD MANAGEMENT-MAY19	*	1,250.00	
GOVERNMENTAL MANAGEMENT SERVICES							4,050.67 000974
DRUN DEER RUN KCOSTA							

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 5/16/19

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\*\*\* CHECK DATES 11/27/2018 - 05/15/2019 \*\*\*

DEER RUN CDD - GENERAL FUND

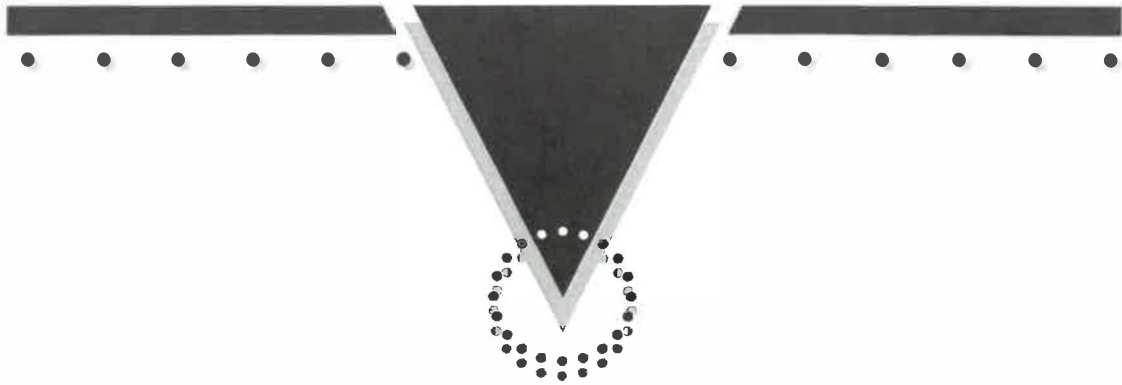
BANK A DEER RUN CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/14/19	00051	4/30/19 177126	201904 320-53800-47000	ENTRANCE POND APR19	*	110.00	
		4/30/19 177127	201904 320-53800-47000	17 PONDS APR19	*	1,170.00	
							1,280.00 000975
APPLIED AQUATIC MANAGEMENT, INC.							
5/14/19	00027	5/01/19 18001863	201905 320-53800-43000	STREET LIGHTING MAY19	*	902.00	
		5/05/19 49885-91	201904 320-53800-43000	410 GRAND RESERVE DR	*	242.98	
		5/06/19 13496-61	201904 320-53800-43000	99 GRAND RESERVE DR	*	162.45	
		5/06/19 32999-54	201904 320-53800-43000	DECORATIVE LGTNG OAK BRNC	*	1,235.35	
		5/06/19 68588-21	201904 320-53800-43000	100 GRND RSRV DR ENT	*	105.91	
							2,648.69 000976
FLORIDA POWER & LIGHT COMPANY							
5/14/19	00042	5/01/19 PC 19906	201905 320-53800-46000	MTHLY LANDSCAPE MAY19	*	7,347.86	
							7,347.86 000977
YELLOWSTONE LANDSCAPE							
TOTAL FOR BANK A						826,438.72	
TOTAL FOR REGISTER						826,438.72	

DRUN DEER RUN

KCOSTA

## SECTION 2



# Deer Run

## Community Development District

Unaudited Financial Reporting  
April 30, 2019



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**DEER RUN**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
For The Period Ending April 30, 2019

	<u>GOVERNMENTAL FUND</u>				<u>TOTALS</u> (memorandum only)
<u>ASSETS</u>	<u>GENERAL</u>	<u>SETTLEMENT MONITORING</u>	<u>DEBT SERVICE</u>	<u>CAPITAL PROJECTS</u>	<u>2018</u>
CASH	\$93,479	\$14,150	-----	-----	\$107,629
INVESTMENTS					
<u>SERIES 2008</u>					
RESERVE	-----	-----	\$56	-----	\$56
REVENUE	-----	-----	\$551	-----	\$551
CONSTRUCTION	-----	-----	-----	\$0	\$0
<u>SERIES 2018</u>					
RESERVE	-----	-----	\$407,891	-----	\$407,891
REVENUE	-----	-----	\$123,934	-----	\$123,934
INTEREST	-----	-----	\$303,466	-----	\$303,466
PREPAYMENT	-----	-----	\$431,945	-----	\$431,945
SINKING FUND	-----	-----	\$205,000	-----	\$205,000
CONSTRUCTION	-----	-----	-----	\$601,650	\$601,650
COST OF ISSUANCE	-----	-----	-----	\$19,058	\$19,058
DUE FROM GENERAL FUND	-----	-----	\$10,592	-----	\$10,592
DUE FROM CAPITAL	\$6,510	-----	-----	-----	\$6,510
<b>TOTAL ASSETS</b>	<b>\$99,989</b>	<b>\$14,150</b>	<b>\$1,483,433</b>	<b>\$620,708</b>	<b>\$2,218,280</b>
 <u>LIABILITIES</u>					
ACCOUNTS PAYABLE	\$7,137	-----	-----	-----	\$7,137
UNEARNED REVENUE	-----	\$21,450	-----	-----	\$21,450
DUE TO DEBT SERVICE	\$10,592	-----	-----	-----	\$10,592
DUE TO GENERAL FUND	-----	-----	-----	\$6,510	\$6,510
DUE TO OTHER	\$65	-----	-----	-----	\$65
 <u>FUND EQUITY</u>					
FUND BALANCES					
UNASSIGNED	\$82,194	(\$7,300)	-----	-----	\$74,894
RESERVED FOR DEBT SERVICE 2008	-----	-----	\$606	-----	\$606
RESERVED FOR DEBT SERVICE 2018	-----	-----	\$1,482,827	-----	\$1,482,827
RESERVED FOR CAPITAL PROJECTS 2008	-----	-----	-----	\$0	\$0
RESERVED FOR CAPITAL PROJECTS 2018	-----	-----	-----	\$614,198	\$614,198
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$99,989</b>	<b>\$14,150</b>	<b>\$1,483,433</b>	<b>\$620,708</b>	<b>\$2,218,280</b>

# Deer Run

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending April 30, 2019

	BUDGET	PRORATED BUDGET Thru 04/30/19	ACTUAL Thru 04/30/19	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$70,470	\$66,992	\$66,992	\$0
ASSESSMENTS - DIRECT	\$207,365	\$155,524	\$155,524	\$0
GOLF COURSE LAKE MAINTENANCE CONTRIBUTIONS	\$4,800	\$1,200	\$1,005	(\$195)
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$5,308	\$5,308
<b>TOTAL REVENUES</b>	<b>\$282,634</b>	<b>\$223,715</b>	<b>\$228,828</b>	<b>\$5,113</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE</b>				
SUPERVISOR FEES	\$4,000	\$1,000	\$1,000	\$0
FICA EXPENSE	\$306	\$61	\$61	\$0
ENGINEERING	\$3,550	\$2,071	\$470	\$1,601
DISSEMINATION	\$2,500	\$2,500	\$1,458	\$1,042
ATTORNEY	\$20,000	\$11,667	\$6,966	\$4,701
ANNUAL AUDIT	\$3,270	\$0	\$0	\$0
TRUSTEE FEES	\$3,500	\$0	\$0	\$0
ARBITRAGE	\$450	\$0	\$0	\$0
ASSESSMENT ROLL	\$2,500	\$2,500	\$2,500	\$0
MANAGEMENT FEES	\$30,000	\$17,500	\$17,500	\$0
INFORMATION TECHNOLOGY	\$1,000	\$583	\$583	\$0
TELEPHONE	\$100	\$58	\$0	\$58
POSTAGE	\$600	\$350	\$71	\$279
INSURANCE	\$8,200	\$8,200	\$5,880	\$2,320
PRINTING & BINDING	\$800	\$467	\$124	\$343
TRAVEL PER DIEM	\$600	\$350	\$0	\$350
LEGAL ADVERTISING	\$500	\$292	\$1,169	(\$877)
OTHER CURRENT CHARGES	\$800	\$467	\$283	\$184
OFFICE SUPPLIES	\$100	\$58	\$20	\$39
DUES, LICENSE, & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$82,951</b>	<b>\$48,299</b>	<b>\$38,260</b>	<b>\$10,039</b>
<b>MAINTENANCE</b>				
FIELD MANAGEMENT	\$15,000	\$8,750	\$8,750	\$0
PROPERTY INSURANCE	\$0	\$0	\$1,521	(\$1,521)
ELECTRIC	\$31,384	\$18,307	\$19,831	(\$1,523)
WATER & SEWER	\$7,800	\$4,550	\$4,705	(\$155)
LANDSCAPE MAINTENANCE	\$100,000	\$58,333	\$51,435	\$6,898
LANDSCAPE CONTINGENCY	\$6,000	\$3,500	\$4,332	(\$832)
LAKE MAINTENANCE	\$17,000	\$9,917	\$8,960	\$957
WATER FEATURE MAINTENANCE	\$12,500	\$7,292	\$3,477	\$3,815
IRRIGATION REPAIRS	\$10,000	\$5,833	\$14,310	(\$8,476)
CONTINGENCY	\$0	\$0	\$105	(\$105)
<b>TOTAL MAINTENANCE</b>	<b>\$199,683</b>	<b>\$116,482</b>	<b>\$117,426</b>	<b>(\$944)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$282,634</b>	<b>\$164,781</b>	<b>\$155,685</b>	<b>\$9,095</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$73,143</b>	
<b>FUNDBALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$9,052</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$82,194</b>	

# DEER RUN COMMUNITY DEVELOPMENT DISTRICT

## SETTLEMENT MONITORING FUND

Statement of Revenues & Expenditures  
For The Period Ending April 30, 2019

	SETTLEMENT MONITORING BUDGET	PRORATED BUDGET Thru 04/30/19	ACTUAL Thru 04/30/19	VARIANCE
<b><u>REVENUES:</u></b>				
ENVIRONMENTAL MITIGATION CREDIT	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
PERMIT MONITORING	\$0	\$0	\$3,850	(\$3,850)
<b>TOTAL EXPENDITURES:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,850</b>	<b>(\$3,850)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$3,850)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$18,000</b>		<b>(\$3,450)</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$18,000</b>		<b>(\$7,300)</b>	



# DEER RUN COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

### SERIES 2008

Statement of Revenues & Expenditures  
For The Period Ending April 30, 2019

#### REVENUES:

	DEBT SERVICE BUDGET	PRORATED BUDGET Thru 04/30/19	ACTUAL Thru 04/30/19	VARIANCE
ASSESSMENTS - TAX COLLECTOR	\$0	\$0	\$0	\$0
INTEREST	\$0	\$0	\$7	\$7
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7</b>	<b>\$7</b>

#### EXPENDITURES:

INTEREST EXPENSE 11/01	\$0	\$0	\$0	\$0
PRINCIPAL EXPENSE 05/01	\$0	\$0	\$0	\$0
INTEREST EXPENSE 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$7</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$600</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$606</b>	

**DEER RUN  
COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND  
SERIES 2018**

Statement of Revenues & Expenditures  
For The Period Ending April 30, 2019

	DEBT SERVICE BUDGET	PRORATED BUDGET Thru 04/30/19	ACTUAL Thru 04/30/19	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$161,719	\$154,565	\$154,565	\$0
ASSESSMENTS - DIRECT	\$644,861	\$483,646	\$483,646	\$0
PREPAYMENTS	\$0	\$0	\$431,452	\$431,452
INTEREST	\$0	\$0	\$6,924	\$6,924
<b>TOTAL REVENUES</b>	<b>\$806,580</b>	<b>\$638,211</b>	<b>\$1,076,587</b>	<b>\$438,376</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST EXPENSE 11/01	\$112,956	\$112,956	\$112,956	\$0
PRINCIPAL EXPENSE 05/01	\$205,000	\$0	\$0	\$0
INTEREST EXPENSE 05/01	\$303,465	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$621,421</b>	<b>\$112,956</b>	<b>\$112,956</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$185,159</b>		<b>\$963,630</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$112,956</b>		<b>\$519,197</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$298,115</b>		<b>\$1,482,827</b>	

# **DEER RUN COMMUNITY DEVELOPMENT DISTRICT**

## **CAPITAL PROJECTS FUND SERIES 2008 Statement of Revenues & Expenditures For The Period Ending April 30, 2019**

	CONSTRUCTION FUND BUDGET	PRORATED BUDGET Thru 04/30/19	ACTUAL Thru 04/30/19	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$0</b>	

# DEER RUN COMMUNITY DEVELOPMENT DISTRICT

## CAPITAL PROJECTS FUND SERIES 2018

Statement of Revenues & Expenditures  
For The Period Ending April 30, 2019

	CONSTRUCTION FUND BUDGET	PRORATED BUDGET Thru 04/30/19	ACTUAL Thru 04/30/19	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$25,723	\$25,723
TRANSFER IN	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,723</b>	<b>\$25,723</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY	\$0	\$0	\$2,110,016	(\$2,110,016)
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$1,885	(\$1,885)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,111,901</b>	<b>(\$2,111,901)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$2,086,178)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$2,700,376</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$614,198</b>	

**Deer Run  
Community Development District**

<b>REVENUE:</b>	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>	<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUN</b>	<b>JUL</b>	<b>AUG</b>	<b>SEPT</b>	<b>TOTAL</b>
ASSESSMENTS - TAX ROLL	\$0	\$0	\$60,957	\$476	\$0	\$4,657	\$901	\$0	\$0	\$0	\$0	\$0	\$66,992
ASSESSMENTS - DIRECT	\$0	\$0	\$0	\$103,682	\$0	\$51,841	\$0	\$0	\$0	\$0	\$0	\$0	\$155,524
GOLF COURSE LAKE MAINTENANCE CONTRIBUTION	\$0	\$0	\$1,005	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,005
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$5,308	\$0	\$0	\$0	\$0	\$0	\$0	\$5,308
MISCELLANEOUS INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$61,962</b>	<b>\$104,159</b>	<b>\$0</b>	<b>\$61,806</b>	<b>\$901</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$228,828</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE</b>													
SUPERVISOR FEES	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
FICA EXPENSE	\$0	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
ENGINEERING	\$0	\$470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$470
DISSEMINATION	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$1,458
ATTORNEY	\$469	\$1,823	\$1,117	\$981	\$1,483	\$1,094	\$0	\$0	\$0	\$0	\$0	\$0	\$6,966
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ROLL	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
MANAGEMENT FEES	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$0	\$0	\$0	\$0	\$0	\$17,500
COMPUTER TIME	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$583
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$34	\$4	\$2	\$23	\$3	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$71
INSURANCE	\$5,880	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,880
PRINTING & BINDING	\$17	\$5	\$75	\$0	\$3	\$0	\$24	\$0	\$0	\$0	\$0	\$0	\$124
TRAVEL PER DIEM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LEGAL ADVERTISING	\$584	\$584	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,169
OTHER CURRENT CHARGES	\$40	\$38	\$40	\$102	\$0	\$30	\$32	\$0	\$0	\$0	\$0	\$0	\$283
OFFICE SUPPLIES	\$1	\$0	\$18	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$12,892</b>	<b>\$5,716</b>	<b>\$5,104</b>	<b>\$3,898</b>	<b>\$4,281</b>	<b>\$3,920</b>	<b>\$7,848</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$38,260</b>
<b>MAINTENANCE</b>													
FIELD MANAGEMENT	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$8,750
PROPERTY INSURANCE	\$1,521	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,521
ELECTRIC	\$2,557	\$2,012	\$1,427	\$5,124	\$2,992	\$3,070	\$2,649	\$0	\$0	\$0	\$0	\$0	\$19,831
WATER & SEWER	\$760	\$695	\$598	\$864	\$673	\$809	\$307	\$0	\$0	\$0	\$0	\$0	\$4,705
LANDSCAPE MAINTENANCE	\$7,348	\$7,348	\$7,348	\$7,348	\$7,348	\$7,348	\$7,348	\$0	\$0	\$0	\$0	\$0	\$51,435
LANDSCAPE CONTINGENCY	\$0	\$4,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,332
LAKE MAINTENANCE	\$1,280	\$1,280	\$1,280	\$1,280	\$1,280	\$1,280	\$1,280	\$0	\$0	\$0	\$0	\$0	\$8,960
WATER FEATURE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$3,477	\$0	\$0	\$0	\$0	\$0	\$0	\$3,477
IRRIGATION REPAIRS	\$9,529	\$0	\$0	\$0	\$925	\$3,855	\$0	\$0	\$0	\$0	\$0	\$0	\$14,310
CONTINGENCY	\$0	\$61	\$0	\$0	\$0	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$105
<b>TOTAL MAINTENANCE</b>	<b>\$24,745</b>	<b>\$16,979</b>	<b>\$11,902</b>	<b>\$15,866</b>	<b>\$14,468</b>	<b>\$21,132</b>	<b>\$12,834</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$117,426</b>
<b>TOTAL EXPENDITURES</b>	<b>\$36,737</b>	<b>\$22,695</b>	<b>\$17,007</b>	<b>\$19,764</b>	<b>\$18,749</b>	<b>\$25,052</b>	<b>\$15,682</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$155,685</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$36,737)</b>	<b>(\$22,695)</b>	<b>(\$4,956)</b>	<b>(\$4,394)</b>	<b>(\$18,749)</b>	<b>\$36,754</b>	<b>(\$14,781)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$73,143</b>

**Deer Run**  
**Community Development District**  
**LONG TERM DEBT REPORT**

<b>SERIES 2018, SPECIALASSESSMENT REVENUE AND REFUNDING BONDS</b>		
INTEREST RATE:	5.40%, 5.50%	
MATURITY DATE:	5/1/2044	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$403,290	
RESERVE FUND BALANCE	\$407,891	
BONDS OUTSTANDING - 08/02/18		\$11,175,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$11,175,000</b>

**DEER RUN**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL ASSESSMENT RECEIPTS - FY2019**

**TAX COLLECTOR**

							Gross Assessments	\$	244,414	\$	73,903	\$	170,511		
							Net Assessments	\$	229,749	\$	69,469	\$	160,280		
							2018								
Date Received	Check#	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 30.24%	Debt Svc Fund 69.76%	Total 100%						
12/6/18	57241	\$ 16,203.86	\$ -	\$ 324.08	\$ -	\$ 15,879.78	\$ 4,801.55	\$ 11,078.23	\$ 15,879.78						
12/10/18	57508	\$ 189,510.34	\$ -	\$ 3,790.21	\$ -	\$ 185,720.13	\$ 56,155.94	\$ 129,564.19	\$ 185,720.13						
1/23/19	57549	\$ 1,607.21	\$ -	\$ 32.14	\$ -	\$ 1,575.07	\$ 476.25	\$ 1,098.82	\$ 1,575.07						
3/6/19	57844	\$ 3,264.66	\$ -	\$ 65.29	\$ -	\$ 3,199.37	\$ 967.39	\$ 2,231.98	\$ 3,199.37						
3/18/19	57914	\$ 12,451.60	\$ -	\$ 249.03	\$ -	\$ 12,202.57	\$ 3,689.67	\$ 8,512.90	\$ 12,202.57						
4/19/19	58003	\$ 3,040.97	\$ -	\$ 60.82	\$ -	\$ 2,980.15	\$ 901.10	\$ 2,079.05	\$ 2,980.15						
<b>Totals</b>		\$ 226,078.64	\$ -	\$ 4,521.57	\$ -	\$ 221,557.07	\$ 66,991.91	\$ 154,565.16	\$ 221,557.07						

**DIRECT ASSESMENTS**

<b>DR HORTON INC - JACKSONVILLE</b>				\$ 695,271.22	\$ 207,364.77	\$ 644,860.68			
DATE RECEIVED	DATE DUE	Check Num	NET AMOUNT ASSESSED	NET AMOUNT RECEIVED	GENERAL FUND	SERIES 2018	Total		
12/12/18	12/1/18	845957	\$ 426,112.73	\$ 426,112.73	\$ 103,682.39	\$ 322,430.34	\$ 426,112.73		
3/6/19	2/1/19	875269	\$ 213,056.36	\$ -	\$ 51,841.19	\$ 161,215.17	\$ 213,056.36		
	5/1/19		\$ 213,056.36	\$ -	\$ -	\$ -	\$ -		
			\$ 852,225.45	\$ 426,112.73	\$ 155,523.58	\$ 483,645.51	\$ 639,169.09		
<b>TOTAL ASSESSMENTS</b>					\$ 222,515.49	\$ 638,210.67	\$ 860,726.16		

# SECTION 3





**Kaiti Lenhart** ★ FLAGLER COUNTY SUPERVISOR OF ELECTIONS

1769 E. Moody Boulevard, Building 2, Suite 101 ★ PO Box 901 ★ Bunnell, Florida 32110-0901  
Phone (386) 313-4170 ★ Fax (386) 313-4171 ★ [www.FlaglerElections.com](http://www.FlaglerElections.com)

April 15, 2019

Lauren Vanderveer  
Deer Run CDD  
135 W. Central Blvd, Suite 320  
Orlando, Florida 32801

**RE: CDD Registered Voters**

Dear Lauren Vanderveer:

Per your request, in accordance with the requirements of Chapter 190(3)(a)(d), the total number of registered voters for the Deer Run Community Development District as of April 15, 2019 is 140.

If you have any questions or require any further assistance, please contact this office.

Thank you,

A handwritten signature in blue ink, appearing to read "Kaiti Lenhart".

**Kaiti Lenhart**  
Supervisor of Elections

**RECEIVED**

**APR 18 2019**

**BY:\_\_\_\_\_**

# AUDIT COMMITTEE MEETING

## SECTION III

# SECTION A

# **DEER RUN COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS**

**Annual Audit Services for Fiscal Year 2019**  
Flagler County, Florida

## **INSTRUCTIONS TO PROPOSE**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than **Friday, August 2, 2019, at 2:00 P.M.**, at the offices of District Manager, located 135 W. Central Blvd., Suite 320, Orlando, FL 32801. Proposals will be publicly opened at that time.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit seven (7) copies and one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Deer Run Community Development District" on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal for Fiscal Year 2019, 2020, 2021. The District intends to enter into three (3) separate one-year agreements.
- E. Provide a proposed schedule for performance of the audit.

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

## **AUDITOR SELECTION EVALUATION CRITERIA**

**1. *Ability of Personnel.***

**(20 Points)**

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

**2. *Proposer's Experience.***

**(20 Points)**

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

**3. *Understanding of Scope of Work.***

**(20 Points)**

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

**4. *Ability to Furnish the Required Services.***

**(20 Points)**

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

**5. *Price.***

**(20 Points)**

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

## SECTION B



**DEER RUN  
COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Deer Run Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2019, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Flagler County and has a general administrative operating fund and a debt service fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide seven (7) copies and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 135 W. Central Blvd., Suite 320, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside **"Auditing Services - Deer Run Community Development District."** Proposals must be received by **Friday, August 2, 2019, 2:00 P.M.**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

George S. Flint  
Governmental Management Services - Central Florida, LLC  
District Manager