

*Reunion East Community
Development District*

Agenda

February 9, 2017

AGENDA

Reunion East

Community Development District

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

February 2, 2017

Board of Supervisors
Reunion East Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion East Community Development District will be held **Thursday, February 9, 2017 at 2:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the January 12, 2017 Meeting
4. Discussion of Proposed Signage Policy
5. Discussion of Re-Purposing of Horse Stables
6. Discussion of Resident Use of Heritage Crossing Community Center
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
8. Other Business
9. Supervisor's Requests
10. Next Meeting Date
11. Adjournment

The second order of business 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 the approval of the minutes of the January 12, 2017 meeting. The minutes are enclosed for your review.

The fourth order of business is the discussion of the proposed signage policy. An updated copy of the proposed policy is enclosed for your review.

The fifth order of business is the discussion of the re-purposing of the horse stables. A copy of a survey of ideas and site map are enclosed for your review.

The sixth order of business is the discussion of resident use of the Heritage Crossing Community Center. This is an open discussion item and not back-up material is available.

The seventh order of business is Staff Reports. Section 1 of the District Manager's Report is the presentation and discussion of the action items list. A copy of the list is enclosed for your review. Section 2 is the approval of the check register and Section 3 is the balance sheet and income statement. Both items will be provided under separate cover. Section 4 is the discussion of the status of the direct bill assessment collections. A table with the direct bill information is enclosed for your review.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'G. S. Flint', with a horizontal line extending to the right.

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Steve Boyd, District Engineer

Enclosures

MINUTES

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, January 12, 2017 at 2:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

Carlton Grant	Chairman
Mark Greenstein	Vice Chairman
Steven Goldstein	Assistant Treasurer
John Dryburgh	Assistant Secretary
Don Harding	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, and roll call was taken.

SECOND ORDER OF BUSINESS

Public Comment Period

There not being any, the next item as followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
December 8, 2016 Meeting**

Mr. Flint: These are included in your agenda packet. If there are any deletions, additions, or corrections we can address those at this time.

Mr. Goldstein: On page 9 the wording is weird. On page 10 it should be Ms. Carpenter instead of Mr. Carpenter and the sentence should read, "...we can build into the budget", not built. On page 16 the comments were from Mr. Dryburgh not from Mr. Harding.

Mr. Greenstein: On page 6 where it says Mr. Yahn, it should say Mr. Grant.

On MOTION by Mr. Greenstein, seconded by Mr. Harding, with all in favor, the minutes of the December 8, 2016 meeting were approved.

FOURTH ORDER OF BUSINESS

Discussion of Proposed Signage Policy

Mr. Flint: This was brought up about six months ago by Mr. Harding and I think we put it on hold so we are bringing it back based on Mr. Harding's request.

Mr. Harding: The draft proposal that is in the booklet that I handed out covers the items 1 and 2 as far as no signage shall be placed on District property except for signage installed with the written authorization of the District. This is something that I think we need to have as part of policy. Authorized personnel or an agent of the District may remove any sign placed in violation of this provision immediately, which is also part of the same proposal. What I would like to add to the draft policy from my standpoint, would be all of the signs that are on District property should conform to a standard. The attached picture, I think, is a very professional type sign that the Resort has used in a number of places, but then again there are a number of other signs that look of the lower value. I think we need to set that as a standard and have everybody comply to that as far as any signs on District property goes. It doesn't necessarily have to do with the Resort or Encore I just think we need to have some standardization so it looks nice. I've had people from the Resort think that the signage needs to be cleaned up and look professional. The second part of that is I think the sign should be for a purpose, and that purpose is to provide direction. I don't think the sign should be on CDD property for marketing purposes or advertisements, and I think that is something that we shouldn't allow. As far as the signs coming in on the post, where the advertisement is talking about, the holidays and sometimes there are golf tournaments, I think those are fine and appropriate as far as letting people know about events at the Club.

Mr. Greenstein: They should use professional prepared banners.

Mr. Goldstein: What about the employees parking sign?

Mr. Harding: I think that is necessary and I think those are just signs placed periodically.

Mr. Greenstein: The notes that I had before you handed this out to the ordinance is from another CDD and it is admin procedures needed, guidelines for approval of signage, and permanent versus temporary because we have temporary situations.

Mr. Harding: That is a good point and for employee parking or whatever else.

Mr. Goldstein: We could use those for the restaurants too. Maybe some special consideration could be made for the hotel signs for the employees or restaurants but standardize the way they look if that is what you are wanting.

Mr. Harding: Yes, absolutely. Some of the signs are just a board with a post and these kinds of signs I think are very professional and look good.

Mr. Goldstein: Some of the signs that are in place now are not managed and they are bent or broken. The resort does use professional printed signs even if it is for a Thanksgiving Buffet. They are made by a graphic designer and are professionally printed.

Mr. Harding: That is a temporary kind of sign. If it is a permanent type of sign I think it should be for purpose of direction and it should set the right kind of standard. The simple post in the ground with a plaque on it is not necessarily consistent, so that is what I am proposing.

Mr. Greenstein: Andrew, from a structural standpoint do you think we can come up with the statutory language that allows us for separate administrative procedures or would it be okay to adopt and incorporate the administrative procedure in the policy document?

Mr. d'Adesky: I guess what you are trying to say is, for example, there may be some things that are more of an administrative procedure that do not need to be formalized into a formal policy. Is that where you are going with this?

Mr. Greenstein: Yes, and that you just have an eye level authorization language and then a few guidelines that are administrative procedures that does not require us to continually change this document to do the administrative stuff at an operating level.

Mr. d'Adesky: My concern is we don't want to go down the hole of getting really specific and issuing very specific guidelines for signage and posting. I think general standard is always good and I think like you said, it is a little bit easier if you do something with a broad authorization and then allow administrative procedures from there to go and execute that and to narrow that down and look at the maintenance of the sign.

Mr. Harding: This could be an example.

Mr. d'Adesky: Yes, it could be an example, but you don't want to say that is the standard and then issue 50 exceptions to the standard. Does that make sense? It is getting too specific and you are automatically contradicting yourself.

Mr. Flint: Most CDD's do not get into design standards and regulating community standards and appearance; it is an HOA and POA issue. Ideally the Master Association would

set the design standards and then the CDD would set the standard saying that signage should only be direction signage and shall be in conformance with the standards that are set by the Master Association. Then you have the Master Association kind of regulating the design standards because that is what they do and the only thing that we are regulating is if there is going to be a sign it needs to be directional and consistent with the Master Association's design standards. If you can't base on who is controlling the Master Association and there are hurdles, we might be able to do something different than that but in an ideal world that is how it would work. I do have Districts that don't want to acknowledge that you are subject to those design standards because there may be some instances where we don't want the Master Association coming to us as a Government Entity and telling us that we need to paint our building so we have to be careful about that part.

Mr. d'Adesky: I think numbers 1, 2, 4 and largely number 5 maybe a little tweaking of the language is where we want to be. Number 3 is a big one and you want to think about that carefully and how you want to word that. The wording that George proposed, which is all such signs shall be in conformance with the Master Association standards but if you do not control the Master Association then you kind of have to set some broader guidelines there.

Mr. Harding: Are there any guidelines that the Master Association has?

Mr. Greenstein: There are guidelines under the featured builders program. For example, the signage on property lines but I'm not aware of any that would pertain to the CDD property.

Mr. Harding: There is very specific language in the HOA talking about as property owners we are not allowed to put any kind of signs out in front of our property for sale signs or anything like that. We are heavily regulated.

Mr. Flint: I looked at them and there doesn't seem to be any design standards for commercial property.

Mr. Dryburgh: The original developer installed the bulk of the signage that is in place throughout the community and any updates to those signs have been done by the Resort. This sign here sits on Seven Eagles HOA property but it certainly is a sign that the Resort paid for to be updated.

Mr. d'Adesky: If I was editing it, I would say that all signage required shall be high quality first rate signs which shall be similar to and attach the picture.

Mr. Harding: The other part of that is any signage would have to be approved by the CDD anyway so there is some control there.

Mr. d'Adesky: Right, and then you would want to grandfather in some of the community information stuff, which we can do. Would it be all right if I fix this a little and bring it back next meeting?

Mr. Harding: Yes.

Mr. d'Adesky: Okay, I'll bring it back next meeting. If the Board is agreeable I may send a draft of what I fix to Mr. Harding so that you can look at it.

Mr. Greenstein: We are not going emphasize prohibition of signage it is basically approval of signage.

Mr. d'Adesky: Yes, approval of signage.

Mr. Grant: How are we going to handle the signs that are marketing?

Mr. Harding: We are in agreement I think that we don't have marketing signs.

Mr. Flint: You can have a directional sign to the Bears Den Development it just doesn't have to be green with a gold bear on it.

Mr. Harding: We can't control the signs on their own property.

Mr. Grant: Shouldn't there be a differentiation between permanent signage and temporary signage? In the CDD, but in the development in the Resort, whether it is a builder doing an open house, a golf tournament, or a member event there is going to be temporary signage.

Mr. d'Adesky: I will add a clause in there because that is something I wanted to fix on the flyer section. I hear the Board's direction.

FIFTH ORDER OF BUSINESS

Discussion of Intersection Signalization

Mr. Boyd: This is a proposal that was discussed at our Reunion West CDD meeting to provide construction documents and permits through Osceola County to construct the signal at the entrance road and 532. Reunion West CDD approved this and the budget cost would be shared between Reunion East and West CDD.

Mr. Flint: Once we have the design documents then we can bid it out and we will know a true number at that point but you cannot bid it without the design.

Mr. Harding: We are going to check on what those other areas are going to cost. The developer there is paying for all of that, right?

Mr. Boyd: Right, the only thing that would be public record is if they submitted the cost as part of their inspection fee determination, and if that is the case, then I should be able to get a copy of that.

Mr. Harding: If there were a number of unfortunate fatality accidents coming out of the Resort there, would Osceola County or anybody feel obligated to do something about it? Coming down I-4 there were some fatalities and all of a sudden we saw lights being installed and I don't know how that took place.

Mr. Boyd: The signals at I-4 were a tri-party agreement between Reunion East CDD, ChampionsGate, and Osceola County. Reunion East funded the cost and the County contributed impact fee credits and ChampionsGate ended up writing a check for a portion of that cost.

Mr. Harding: It seems like for something like that to happen is what it takes and that is sad.

Mr. Greenstein: It definitely was fast.

Mr. Boyd: That signal could've been in quicker but because of FDOT Right-Of-Way, FDOT was involved in the permitting process and there was a lot more involvement. This should be fairly simple because it is just Osceola County.

On MOTION by Mr. Greenstein, seconded by Mr. Harding, with all in favor, Intersection Signalization was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: LRA and Trustee's Counsel are still engaged in ongoing negotiations and we still do not advise to take any action until they sort it out. Mike Eckert of the Trustee's Counsel is supposed to send a letter. They had conversations with each other so he was supposed to send them a letter and he hasn't done that yet. I sent him an email today just to confirm and he said that he does plan on sending that shortly and asked that we do not take any action at this meeting.

B. Engineer

There being none, the next item as followed.

C. District Manager's Report

i. Action Items List

Mr. Flint: The irrigation is in the hands of LRA and the Water Management District at this point and we do not have a lot of control over that. We keep it on here but it is not something that we are actively involved in. The horse stables, I talked with Kevin Moore and he was the original design architect for all of the buildings in Reunion. They are located in downtown Orlando at Butler Moore Architects and Guy Butler is his partner. They do a lot of work for the Resorts and Disney so I spoke with him and tentatively set a meeting for next Tuesday morning at 10:00 a.m. here. What I was going to ask the Board to consider is designating a Board member to attend that meeting with me and be the liaison from the Board on this issue if the Board is amenable to that. If 10:00 a.m. doesn't work we can change that.

Mr. Harding: I will volunteer.

Mr. Flint: Anything would have to come back to the Board first.

Mr. Greenstein: Who will be in that meeting?

Mr. Flint: It will be me, the architect, and I was going to have a Board member designated and Alan will be there as well. He knows the situation about the horse stables building and I spoke with him about the Board's desire to evaluate potential alternatives for use of the building. I would hope as much work as that firm does with Resort Communities that they would have some new experience and thoughts in that area. It is not something that they are going to do for free but I think this initial meeting would be letting them know the issue that we have and I would expect a proposal from him with the scope of work and an associated fee to come out of that meeting. That would have to come to the Board for consideration but I think it is a start. Alan is still working on getting proposals and we've had some problems getting some from contractors over the holidays.

Mr. Scheerer: I actually had one Company call me Wednesday and withdraw. They are the people that were actually contracted to install that pool and spa at Heritage Crossing and he said that he is way too busy. I did talk to Todd Thiessen at Thiessen Brothers, but he hasn't returned any of my calls since after Christmas. I did get a gentleman from Blue Scape Pools out and he is still working on that proposal. I got one other recommendation from Spies Pools, which is who we use here quite a bit for repairs and renovation work and I'm going to reach out to the Company they sent me today. I will keep searching but I was a little disappointed that Davenport Post called and said they aren't going to do it. We are not going to give up and I

apologize for not having anything today but we will continue to pursue. If anyone has any other sources please let me know.

Mr. Harding: Do we know whether or not the things we talked about as far as the onsite signage for operational hours that were supposed to be posted and also a posting of who to call?

Mr. Grant: The hours of operation are posted for the café, facility, and the fitness center. I will make sure the Management Company contact gets posted.

Mr. Greenstein: After hours problems would be a Resort number.

Mr. Scheerer: I don't know that there is any signage at the pools that reflect an after hours emergency contact. There is an emergency phone at the pool that connects to the monitoring service that we have at every pool. They call me because I am the personal contact on that and the office number also lists my number at the end of the voicemail for any emergencies.

Mr. Harding: So we do need to add a sign as far as that?

Mr. Grant: Yes, for the code specifically related to the MSA I will have a plaque put up at the entry that stipulates the Resort's phone number.

Mr. Harding: There are portions of the building right now that Encore doesn't lease and I think it is this room for example.

Mr. Flint: Right.

Mr. Harding: When Encore's lease is up at the end of this year, who is going to manage this facility because the Resort is no longer going to be involved?

Mr. Flint: We will manage it from a maintenance and landscaping standpoint.

Mr. Harding: Who will lock it up?

Mr. Flint: Security locks it up.

Mr. Harding: Any of us can go into any of the pools because we are CDD property owners and the fact that this is a CDD any of us property owners should be able to come in here anytime right?

Mr. Flint: It is different. You can regulate the hours of facilities like this.

Mr. d'Adesky: Like a public library that you are paying taxes for, but that doesn't mean that you can come in at 2:00 a.m.

Mr. Scheerer: The building is open everyday.

Mr. Harding: Would they call you with any issues with the building?

Mr. Scheerer: The residents here typically call Security or the Engineer and the information gets conveyed.

Mr. Harding: Should we have some sort of posting for that?

Mr. Greenstein: You are assuming. Probably within the next quarter we need to look at the future use of this building moving forward, and that would include reaching out to LRA and to the community discussing among ourselves the best purpose for this building. This building is a community center and I think it was a high value asset at one time and I think it could be a high value asset moving forward so I wouldn't assume anything yet. We really need to focus on it because most people like this building and see use for this building. If we reach out we could get all kinds of recommendations.

Mr. Harding: But do we need to do anything in the meantime for the part of the facility that is not being utilized by Encore?

Mr. Grant: Encore is still paying for it so they have a right to utilize it.

Mr. Harding: The yoga people use it.

Mr. Grant: It is an independent yoga instructor that is doing it with some of the members.

Mr. Goldstein: They have a lot of Resort people coming to yoga and they pay \$10 which goes to the instructor.

Mr. Grant: It is not a Resort event.

Mr. Flint: We have the ability to manage it and we have ability to do a recreational program if the Board wanted us to.

Mr. Harding: Would that cost?

Mr. Flint: Yes because that would require staff that we do not currently have onsite, so there would be a cost to that but we do it for other CDD's. We are able to do that but in the past the desire has been to have some synergy between the District and the Resort and not have two competing social interest. The only problem with that is not everyone is a member of the Resort and that is where you end up having some potential issues.

Mr. Grant: There are certain easement opportunities to discuss, the Resort managing the facility for the CDD and managing a schedule of usage, but at the same time the Resort may be hosting a wedding. I think that would be a healthy discussion at the right time.

Mr. Greenstein: That is why I said that we need to, in the next quarter, focus on how we see this facility used down the road. Based upon the way things are now or how they were in

the past, we could have a different future. I know at one time we actually mentioned to Encore that we would like to have people come in prior to 10:00 a.m. to do yoga and because they were conducting business and having a Real Estate office we thought that was courteous of us to let them know that was happening. They approved it and people walked away thinking that it was approved yoga at Heritage Crossing. It is very substantial resource and asset.

Mr. Harding: What should we do in the meantime for this area?

Mr. Grant: I propose for the next 90-days until we have that discussion, but I think the District Management can handle this little space.

Mr. Greenstein: I think we should keep this space low-key because we do not know what kind of request we will get for use of this room. I think yoga is controllable for an hour a day, twice a week.

Mr. Goldstein: I had heard it was getting crowded for yoga in here. You guys let the Resort know there is yoga going on correct?

Mr. Grant: No.

Mr. Harding: There has to be some liability issues, so maybe low-key for now but we need to come up with some answers down the road.

Mr. d'Adesky: It is a significant conversation and you have to talk about the purpose. Encore use was a limited use for a limited period of time, so you are going to look going forward, and we have to look on our side going forward is this a public purpose and something that the community benefits? It is a process that would be good to start a head of time.

ii. Approval of the Check Register

Mr. Flint: You have the check register for the month of December for the General Fund, Renewal and Replacement Maintenance Fund, and Payroll totaling in the amount of \$1,272,263.18. If there are any questions we can discuss it. There is a \$1,134,000 check that is transferring money to the Debt Service Trust account, so that is the majority of that. You will see that on page 3 to Reunion East CDD care of U.S. Bank. That assessment revenue comes in one check and we have to transfer it to the Trustee for the Debt Service so a large portion of those expenses are just moving that assessment revenue from the General Fund into the Debt Service. It comes in late November, early December, and we get it all the way through March and it even goes into April and May. We have been over 100% collected every year and that is because we have the tax bill as the collection method.

Mr. Dryburgh: The balance sheet and income statement is very confusing when you start looking at your budget because it is so far off.

Mr. Flint: It is on a cash basis, so for example, in the General Fund the majority of our assessment revenue comes in, and if you look in October, we are in a negative position on our budget because our assessment revenue doesn't come in until November or December. Then you will see it goes away but you continue to have expenses.

On MOTION by Mr. Greenstein, seconded by Mr. Dryburgh, with all in favor, the Check Register totaling in the amount of \$1,272,263.18 was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: These are through November 30th, so if you look at the statement of revenue and expenditures on page 2 you will see that out of \$1,000,092 we have only collected \$134,000. That is what we were just talking about and that revenue will change significantly in December because a large majority of the revenue comes in December. If you looked in October it would be worse than this so it would be \$0 actual against a million dollar budget.

Mr. Greenstein: There is a cost to having a collection through Osceola County. I would say 95% of good escrow wages are going to pay it in the first month, which gives you the biggest discount so how do we allow for that?

Mr. Flint: We actually make money off of that because that is why we are over 100% collected. If we are going to collect \$100, we have to budget \$106 and \$2 of that is the collection cost from the County and \$4 of that is the early payment discount. We have to budget as if everyone is paying in November. If they don't pay in November, but pay in December, January, February, we are budgeting a 4% discount and we may be giving a 2% discount or zero.

Mr. Greenstein: 99% of that is probably paid in November.

Mr. Flint: We are budgeting a 4% discount and they are getting it, so we are not losing anything on that. We have to do it that way because of the Trust Indenture and everything else. Are there any questions on the financials? Your expenses are pretty in line except that we have some expenses that aren't necessarily 1/12th a month and do not line up with the proration.

iv. Status of Direct Bill Assessments

Mr. Flint: East is paid and we just got the checks in. Citicommunities has paid, LRA Orlando paid, and we got in EHOF's payments yesterday. For East we are in good shape but West has not been paid yet.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Mark Yahn has recommended that we finish this last piece, which is about \$6,000.

Mr. Scheerer: As the Board is aware, Sunscape Consulting came in with a proposal to trim all of the trees from Reunion Boulevard at the main gate to the traffic circle and then from the traffic circle to Sparkling Court. It is Mark's recommendation that the Board consider that this is not budgeted, which is why it is in front of you today. He would like to complete the hardwood trimming as soon as possible. He sent us this proposal a few days ago and it wasn't here in time for the agenda. It is his recommendation that we finish the trimming and that would complete all of the hardwoods and we also have a more aggressive schedule that we will look forward to on the 2018 budget to continue to address the trees. It is such a big difference coming in here at the Reunion Boulevard gate and it creates an open space for traffic and foot traffic so it is just for your consideration. There is money available in the budget if the Board chooses to move forward with this and the cost is \$6,100.

On MOTION by Mr. Harding, seconded by Mr. Goldstein, with all in favor, the hardwood tree trimming project in the amount of \$6,100 was approved.

Mr. Scheerer: We allocated money in this year's budget for pressure cleaning of common area sidewalks, curbs, and CDD property only. I did speak with David Burman but he is out of town this week, but when he gets back he has a gentleman at the Resort that the POA has used that is even cheaper than the current person that we received this quote from. Once David gets back I am going to make contact with his contractor and try the one through the community, and at a future Board meeting we will bring back to the Board a proposal for pressure washing that was included in the budget for 2017.

EIGHTH ORDER OF BUSINESS

Supervisor's Request

There not being any, the next item as followed.

NINTH ORDER OF BUSINESS

Next Meeting Date

February 9, 2017.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Harding, seconded by Mr. Greenstein, with all in favor, the meeting was adjourned at 2:51 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

POLICY OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

POLICY FOR SIGNAGE ON DISTRICT PROPERTY AND RIGHTS-OF-WAY

PURPOSE. The purpose of this Policy of the Reunion East Community Development District (the “District”) is to establish a policy regulating signage on property and rights-of-way owned by and within the boundaries of the District (“District Property”), provide definitions; and provide an effective date.

SECTION 1 – SIGNAGE ON DISTRICT PROPERTY AND RIGHTS-OF-WAY. The Reunion East Community Development District does hereby establish a policy regulating signage on District Property.

1.1 Pursuant to §190.012(d), *Florida Statutes*, the District has specific authority over: “District roads equal to or exceeding the applicable specifications of the county in which such district roads are located; roads and improvements to existing public roads that are owned by or conveyed to the local general-purpose government, the state, or the Federal Government; street lights; alleys; landscaping; hardscaping; and the undergrounding of electric utility lines.”

1.2 It is found and declared that the purpose of District Property, including rights-of-way, Public Streets, roads, alleys, and sidewalks, is for vehicular and pedestrian traffic. Obstructions on District Property, Public Streets, and rights-of-way create safety hazards for both pedestrians and motorists. Reasonable regulation of the use of Public Streets, rights-of-way and other District Property is necessary to protect the public’s health, safety and welfare.

1.3 No signage shall be placed on any District Property, except for Signage installed with the written authorization of the District or as required by federal, state or local law, permit, regulation or requirement.

1.4 Any Signage placed in violation of this provision may be removed immediately by any authorized personnel or agent of the District. Any sign so removed shall be disposed of without notice or compensation.

1.5 All such Signage, other than those required by law, shall meet or exceed any standards for Signage imposed by Osceola County and shall meet or exceed any Signage standards imposed by the Reunion East Property Owners Association (unless such standards

conflict with Osceola County standards, in which case Osceola County standards shall prevail). Signage shall be made of quality materials that do not easily warp, fade or degrade due to exterior use and the following Signage materials are expressly prohibited: paper, fabric, plywood, unfinished metal or any other material that easily warps, fades or degrades in quality due to exterior use.

1.6 All such Signage shall be for the purpose of providing direction and wayfinding information and will not be for the purpose of marketing and/or advertisement.

1.7 All flyers, posters and other similar temporary Signage, which is placed on existing light pole fixtures and installed for the purpose of notifying Residents of upcoming community events or information, shall be exempted from this Policy. However, the District retains the right to remove any Signage if it endangers the health, safety, welfare of District residents or in any way prevents or obstructs the maintenance of District Property or District Improvements.

1.8 Upon enactment of this Policy by the District, there shall be a sixty (60) day grace period for owners of existing Signage on District Property to seek the written authorization of the District. The District may remove any unauthorized existing Signage remaining following the sixty (60) day grace period.

SECTION 2 - DEFINITIONS.

The following definitions apply to this Chapter:

2.1 “Alley” - means a narrow service way dedicated to public use providing a secondary means of access to abutting properties and not intended for general traffic circulation.

2.2 “District” - means the Reunion East Community Development District, a political subdivision of the State of Florida, created pursuant to Chapter 190, *Florida Statutes*.

2.3 “District Property” - means property and rights-of-way owned by and within the boundaries of the District, including, but not limited to, any District right-of-way, open space, Public Street, road, alley or sidewalk owned by the District.

2.4 “Reunion East Community Development District” - means a political subdivision of the State of Florida, created pursuant to Chapter 190, *Florida Statutes*.

2.5 “Public Street” - means a street that has been dedicated to the public by the approval of an appropriate government agency and by the recordation of a plat, deed or other document in the public records.

2.6 “Signage” - means any device designed to inform or attract the attention of persons by the display of characters, letters, illustrations or any ornamentation. The term signage, as used herein, does not include any such device installed by the District, its assignees, contractors, licensees, or any governmental authority exercising jurisdiction over the District.

2.7 “Street” - means a public thoroughfare owned by the District, including avenue, road, lane, drive or other such terms.

2.8 Terms “may” and “shall” - As used herein, the word “may” is permissive, and the word “shall” is mandatory.

Specific Authority: Chapter 190.011, 190.012(3), 120.54, *Florida Statutes*
Law Implemented: Chapter 190.012, 190.012(1), 190.012(3), *Florida Statutes*

SECTION V

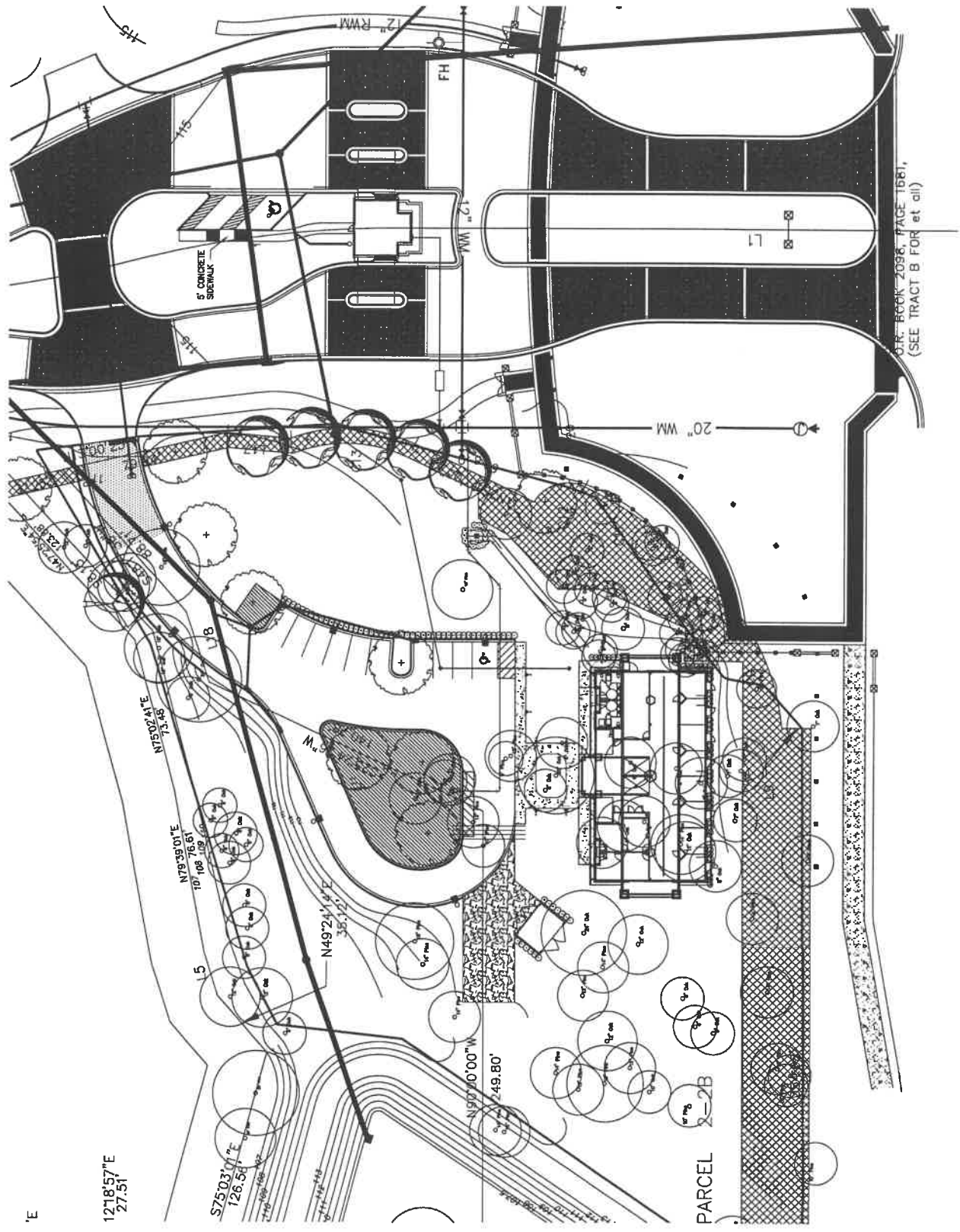
This is an attempt to re-purpose the existing Horse Barn at Reunion into a facility that will generate more usage from owners and guests.

We believe that we could create a one-way driveway around the building with 24 additional parking spaces. The possibility arises that a third party tenant might be able to rent the building if it provides benefit to Reunion.

From admittedly unscientific research, ideas are listed below for your consideration. Insert choices of your own if you prefer.

Please insert a 1, 2 and 3 in the boxes beside your top choices:

- | | |
|---|-------|
| A craft brewery | _____ |
| A restaurant | _____ |
| An artisan farmers' market. | _____ |
| A spa | _____ |
| A fitness center with class activities such as Pilates and yoga | _____ |
| A high end mini market (organic foods for ex.) | _____ |
| A Starbucks (coffee shop) | _____ |
| An event room with kitchen for party's | _____ |
| Other | _____ |



SECTION VII

Reunion East and West CDDs Action Items

Reunion East

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	3/14/11	Irrigation Turnover	Developer		In Process	Awaiting TWA Response
2	2/12/15	Research Signalization of Reunion Entrance	Boyd		In Process	Proposal on Design Approved 1/12/17
3	8/13/15	Horse Stable Options Evaluation	Flint/Carpenter		In Process	Re-purposing Survey on 2/9/17 Agenda for Discussion
4	6/9/16	Proposed Signage Policy	Carpenter/Flint		In Process	Updated Proposed Policy on 2/9/147 Agenda for Discussion
5	12/8/16	Obtain Proposals for Installation of Spa at Heritage Crossing A	Scheerer		In Process	Two proposals included for review

Reunion West

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	8/11/16	Research Signalization of Reunion Entrance	Boyd		In Process	Proposal on Design Approved 1/12/17
2	11/10/16	Street Tree Plan	Scheerer		In Process	Phase II Approved on 1/12/17

STATE LICENSE
CPC 023576

ALL SEASONS POOLS
185 E AIRPORT BLVD
SANFORD, FLORIDA 32773
www.allseasonspools.com

Office: 407-871-2020
Fax: 407-321-5404

Proposal # 160511RESPAgmssf

1. **PARTIES:** Agreement between **ALL SEASONS POOLS**, hereinafter called the contractor, and **GMS CENTRAL FLORIDA, Reunion East, FL**, hereinafter called the owner.

Job name - REUNION EAST SPA ADDITION TO EXISTING POOL SITE, FLORIDA

2. **AGREEMENT:** The contractor proposes to supply labor and materials to construct a commercial swimming SPA. This Bid will include SPA engineering, permitting, all necessary construction requirements per DOH. Price includes:

SPA: 95 SF, 35 FT PERIM, 11' DIA, 3' DEEP, 2,000 gallon SPA with ten therapy jets. One set of steps, handrail and one 400,000 BTU gas heater (gas hook up by others). SPA will be raised 6" above deck with double b/n brick coping. Spa deck will be 500 sf of pavers.

SPA will include all standard construction requirements' that will be required by the DOH and the county.

1. All Seasons Pools will supply formed layout of SPA for Owner, for approval prior to excavation of soils in SPA location to ensure proper placement and elevation of pool.
2. Excavation of SPA, with excavated soils removed from site.
3. Hydrostatic uplift protection installed to approved engineering specifications.
4. All under shell plumbing required.
5. Compacted sub floor to a minimum 98% density.
6. All rebar's required and installed to approved engineering specifications.
7. All under water lighting specified on approved engineering.
8. Any bonding of rebar's or lighting and sub bonding for deck along with hand rails and ladders which are required by national electric codes prior to installation of gunite shell.
9. Installation of gunite shells to approved engineering specifications and a minimum of 3000 psi gunite @ 28 days. SPA will have skimmers per engineered specifications supplied.
10. Removal of all exterior forms from layout of pool.
11. Back filling of soils around pool, compacted to a minimum of 98% soil density.
12. All plumbing required by approved engineering from pool to equipment location, a minimum of 24 inches below finish grade.
13. Any electrical conduits required from light niche's to transformer locations and runs to equipment room. All electrical connections of pool equipment.
14. All under water lights required for pool specified on approved engineering.
15. B/N Brick coping, water line tiles, gutter line tiles and any depth and no diving marker tiles which may be required in pool or on deck surface. All non slip step entry tiles, any high lighter tiles required around recessed steps at ladders. Any hand rails or ladders that are specified on approved engineering for the pool, will be supplied by All Seasons Pools.

16. Exposed aggregate finish white in color in pool. Owner or general contractor is responsible for supplying sanitary water to fill SPA.
17. All and any pumps, filters, chemical feeders, chemical storage tanks, valves, flow meters, transformers, timers, collector tanks required to operate the pool properly and to perform proper filtration and turn over required by approved engineering.
18. One Handicap Lift is included.

3 EXCLUSIONS ON SITE CONDITIONS AND OPTION EXTRAS

1. Owner is responsible for supplying, fresh water, power, and sanitary sewer or storm drain as required within 5 feet of filtration equipment location. Location assumed to be next to existing Cabana.
2. Owner to remove and replace any landscaping in access and spa area as required.
3. Aluminum fence access to be removed and replaced by owner.
4. Pool shower is not included, assumed to be part of cabana.

4. PRICE AND TERMS:

The proposal price is: **\$79,700.00**

Other Provisions: Proposal price is good for 90 days.

NOTICE TO PURCHASER DO NOT SIGN THIS AGREEMENT BEFORE YOU HAVE READ IT OR IF IT CONTAINS ANY BLANK SPACES

You are entitled to an exact copy of this proposal that you have signed and hereby acknowledge that it was completed and signed on the day 11th of May, 2016.

ALL SEASONS POOLS

Presented By:

Salesman: TONY RAMA 407-719-0934

Owner: _____

Street _____

Address: _____

City, State ZIP _____

Code: _____

Phone _____

Number: _____

Work _____

Number: _____





P.O. Box 700604
St Cloud, FL 34770

407-744-8335

Licensed & Insured
CPC 1458511

Job Proposal

I / We, the owners of the premises mentioned below hereby authorize you to furnish all necessary materials, labor, and workmanship (sub-contractor's if necessary) to install, construct and place the improvements according to the following specifications, terms, and conditions below described

Reunion CDD

Owners name
135 W Central Blvd Suite 320

Phone

Approximate start date

Address
Orlando Florida 32801

Job name

Job phone

City, state, zip code

Type of plaster

Fax #

Reunion Resort Spa addition to pool area

Heritage crossing building "C"

- Construction of Round 10 person spa 14'X14' 6" raised with 10" beam
- Tile spa with mosaic tile on inside waterline and outside beam
- Bullnose nonskid bench and step tiles
- Plumbing for skimmer ,Main drains ,circulation return lines and 10 person therapy jets
- Set of equipment enclosure next to cabana
- Electrical for all equipment and spa light
- 1500 sft of deck pavers to match existing pool deck, coping on top of spa beam and deck drains for water drainage
- Spa plaster quartz bluestone color

Circulation System and lighting

Aquatek enclosure with spa equipment
Circulation Pump
(2) Therapy Jets pump
Circulation Filter
White Led light
400k Btu Raypak Heater

Bid amount: \$ 73,800.00
Down payment: \$ 10%
Payment Schedule: TBD
Total Due: \$

Price includes all material, engineering, prints and labor.

For Pool Financing options please visit www.mypoolloan.com/bluescapepools

This bid is good for thirty (30) days from date of issuance and cannot be altered by further verbal agreements or instructions."

01/12/2017

Signature (responsible party)

Date

Bluescape Pools & Spas Rep.

Reunion East

Community Development District

Summary of Check Register

January 1, 2017 to January 31, 2017

Fund	Date	Check No.'s		Amount
General Fund	1/6/17	3518-3527	\$	81,795.22
	1/12/17	3528-3531	\$	422,889.74
	1/13/17	3532-3538	\$	19,409.87
	1/16/17	3539	\$	8,337.34
	1/20/17	3540-3542	\$	5,187.80
	1/26/17	3543-3546	\$	869,372.70
	1/27/17	3547-3551	\$	19,615.73
	1/31/17	3552	\$	33,106.49
			\$	1,459,714.89
Payroll	<u>December 2016</u>			
	John Dryburgh	50345	\$	184.70
	Steven Goldstein	50346	\$	184.70
	<u>January 2017</u>			
	Carlton Grant III	50340	\$	184.70
	Donald Harding	50341	\$	184.70
	John Dryburgh	50342	\$	184.70
	Mark Greenstein	50343	\$	184.70
	Stven Goldstein	50344	\$	184.70
			\$	1,292.90
			\$	1,461,007.79

*** CHECK DATES 01/01/2017 - 01/31/2017 ***

REUNION EAST-GENERAL FUND

BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/06/17	99999	1/06/17 VOID	201701 000-00000-00000			C	.00	
*****INVALID VENDOR NUMBER*****								.00 003523
1/06/17	00060	12/12/16 300707	201612 320-53800-46200		REPAIR HOMESTEAD POOL/SPA	*	122.85	
		12/12/16 300707	201612 300-13100-10100		REPAIR HOMESTEAD POOL/SPA	*	72.15	
		12/13/16 300719	201612 320-53800-46200		REPLACE FILTER LID/O-RING	*	198.39	
		12/13/16 300719	201612 300-13100-10100		REPLACE FILTER LID/O-RING	*	116.51	
		12/13/16 300720	201612 320-53800-46200		REPAIR CARR.PT SPA LEAK	*	113.37	
		12/13/16 300720	201612 300-13100-10100		REPAIR CARR.PT SPA LEAK	*	66.58	
		12/14/16 300734	201612 320-53800-46200		REPAIR TERR.FNTN PUMP	*	307.76	
		12/14/16 300734	201612 300-13100-10100		REPAIR TERR.FNTN PUMP	*	180.74	
		12/28/16 300895	201612 320-53800-46200		INSPECT HS HEATER/VALVE	*	122.85	
		12/28/16 300895	201612 300-13100-10100		INSPECT HS HEATER/VALVE	*	72.15	
		12/28/16 300896	201612 320-53800-46200		RPLC CONTROL PAN/TORO VAL	*	376.68	
		12/28/16 300896	201612 300-13100-10100		RPLC CONTROL PAN/TORO VAL	*	221.22	
		12/28/16 300897	201612 320-53800-46200		REPAIR CARRIAGE POINT SPA	*	140.46	
		12/28/16 300897	201612 300-13100-10100		REPAIR CARRIAGE POINT SPA	*	82.49	
		12/28/16 300898	201612 320-53800-46200		INST. CP SPA 15 MIN.TIMER	*	124.71	
		12/28/16 300898	201612 300-13100-10100		INST. CP SPA 15 MIN.TIMER	*	73.24	
		12/30/16 300938	201612 320-53800-46200		REPAIR TERRACES POOL	*	140.46	
		12/30/16 300938	201612 300-13100-10100		REPAIR TERRACES POOL	*	82.49	
SPIES POOL LLC								2,615.10 003524
1/06/17	00154	1/05/17 5658	201701 320-53800-48000		LANDSCAPE CONSULTING JAN	*	2,047.50	
		1/05/17 5658	201701 300-13100-10100		LANDSCAPE CONSULTING JAN	*	1,202.50	
SUNSCAPE CONSULTING								3,250.00 003525

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE	...EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
1/06/17	00142	1/03/17	21202	201612	330	53800	47800			*	65.00		
			HC ANNUAL SPRNKL						INSPECT				
		1/03/17	21203	201612	320	53800	47800			*	40.95		
			HC ANNUAL SPRNKL						INSPECT				
		1/03/17	21203	201612	300	13100	10100			*	24.05		
			HC ANNUAL SPRNKL						INSPECT				
									UNITED FIRE PROTECTION, INC.			130.00	003526
1/06/17	00030	1/01/17	142680	201701	320	53800	47300			*	34,140.24		
			LANDSCAPE CONTRACT						-JAN17				
		1/01/17	142680	201701	300	13100	10100			*	20,050.61		
			LANDSCAPE CONTRACT						-JAN17				
		1/01/17	142680	201701	330	53800	47300			*	881.15		
			LANDSCAPE CONTRACT						-JAN17				
									YELLOWSTONE LANDSCAPE			55,072.00	003527
1/12/17	00103	1/11/17	01112017	201701	300	20700	10000			*	110,877.51		
			FY17 DEBT SERV						SER 2015A				
									REUNION EAST CDD C/O USBANK			110,877.51	003528
1/12/17	00103	1/04/17	01042017	201701	300	20700	10000			*	307,688.96		
			FY17 DEBT SERV						SER 2015A				
									REUNION EAST CDD C/O USBANK			307,688.96	003529
1/12/17	00103	1/04/17	01042017	201701	300	20700	10500			*	3,178.04		
			FY17 DEBT SERV						SER 2015-1				
									REUNION EAST CDD C/O USBANK			3,178.04	003530
1/12/17	00103	1/11/17	01112017	201701	300	20700	10500			*	1,145.23		
			FY17 DEBT SERV						SER 2015-1				
									REUNION EAST CDD C/O USBANK			1,145.23	003531
1/13/17	00092	12/31/16	123116	201612	320	53800	41000			*	34.75		
			HC PHONE LINE						4574 DEC16				
		12/31/16	123116	201612	300	13100	10100			*	20.41		
			HC PHONE LINE						4574 DEC16				
		12/31/16	123116	201612	330	53800	41000			*	55.16		
			HC PHONE LINE						9758 DEC16				
		12/31/16	123116	201612	330	53800	41000			*	55.16		
			HC PHONE LINE						9867 DEC16				
									REUNION RESORT			165.48	003532
1/13/17	00097	12/22/16	73282	201612	320	53800	43200			*	1,086.88		
			PROPANE DELIVERY										
		12/22/16	73282	201612	300	13100	10100			*	638.32		
			PROPANE DELIVERY										
									CENTRAL FLORIDA PROPANE, INC.			1,725.20	003533
									REUE REUNION EAST TVISCARRA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/13/17	00144	1/12/17 16531-10	201701 320-53800-57400		*	705.60	
		REPLACE 8 RUSTY GRILLS					
		1/12/17 16531-10	201701 300-13100-10100		*	414.40	
		REPLACE 8 RUSTY GRILLS					
FRANK'S AIR CONDITIONING, INC.							1,120.00 003534
1/13/17	00042	1/09/17 1332453	201701 320-53800-46200		*	85.05	
		TRIP CHARGE-TERRACES					
		1/09/17 1332453	201701 300-13100-10100		*	49.95	
		TRIP CHARGE-TERRACES					
KINGS III OF AMERICA, INC.							135.00 003535
1/13/17	00054	1/13/17 2017JAN	201701 320-53800-34500		*	7,350.00	
		SECURITY SERVICES JAN17					
		1/13/17 2017JAN	201701 300-13100-10100		*	4,316.66	
		SECURITY SERVICES JAN17					
REUNION RESORT & CLUB MASTER ASSOC.							11,666.66 003536
1/13/17	00092	12/31/16 DUKE-DUK	201611 320-53800-43000		*	212.07	
		DUKE ENERGY #54512 29301					
		12/31/16 DUKE-DUK	201611 320-53800-43000		*	445.04	
		DUKE ENERGY #64321-61161					
		12/31/16 RECDDREA	201612 320-53800-46200		*	2,079.00	
		POOL CLEANING SERVS-DEC16					
		12/31/16 RECDDREA	201612 300-13100-10100		*	1,221.00	
		POOL CLEANING SERVS-DEC16					
		12/31/16 TOHO-TOH	201611 320-53800-43100		*	164.94	
		TOHO METER#49005514 NOV16					
		12/31/16 123116A	201612 320-53800-41000		*	34.75	
		CP PHONE LINE 2365 DEC16					
		12/31/16 123116A	201612 300-13100-10100		*	20.41	
		CP PHONE LINE 2365 DEC16					
		12/31/16 123116A	201612 320-53800-41000		*	34.75	
		HS PHONE LINE 9325 DEC16					
		12/31/16 123116A	201612 300-13100-10100		*	20.41	
		HS PHONE LINE 9325 DEC16					
		12/31/16 123116A	201612 320-53800-41000		*	34.75	
		HS PHONE LINE 9385 DEC16					
		12/31/16 123116A	201612 300-13100-10100		*	20.41	
		HS PHONE LINE 9385 DEC16					
REUNION RESORT							4,287.53 003537
1/13/17	00142	10/26/16 18841	201609 330-53800-47800		*	90.00	
		HC BACKFLOW INSPECT					
		10/26/16 18842	201609 330-53800-47800		*	65.00	
		HC QTRLY SPRNKL R INSPECT					

REUE REUNION EAST TVISCARRA

*** CHECK DATES 01/01/2017 - 01/31/2017 ***

REUNION EAST-GENERAL FUND

BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
		10/26/16	18843	201609	320	53800	47800			*	40.95		
			STBL QTRLY SPRNKL					INSPEC					
		10/26/16	18843	201609	300	13100	10100			*	24.05		
			STBL QTRLY SPRNKL					INSPEC					
		10/26/16	18844	201609	320	53800	47800			*	56.70		
			STABLES BACKFLOW					INSPECT					
		10/26/16	18844	201609	300	13100	10100			*	33.30		
			STABLES BACKFLOW					INSPECT					
									UNITED FIRE PROTECTION, INC.			310.00	003538
1/16/17	00049	1/04/17	397	201701	310	51300	34000			*	3,582.08		
			MANAGEMENT FEES					JAN17					
		1/04/17	397	201701	310	51300	35100			*	183.33		
			INFORMATION TECH					JAN17					
		1/04/17	397	201701	310	51300	31300			*	416.67		
			DISSEMINATION FEE					JAN17					
		1/04/17	397	201701	310	51300	51000			*	21.02		
			OFFICE SUPPLIES					JAN17					
		1/04/17	397	201701	310	51300	42000			*	17.89		
			POSTAGE					JAN17					
		1/04/17	397	201701	310	51300	42500			*	54.45		
			COPIES					JAN17					
		1/04/17	397	201701	310	51300	41000			*	31.65		
			TELEPHONE					JAN17					
		1/04/17	398	201701	320	53800	12000			*	4,030.25		
			FIELD MANAGEMENT					JAN17					
									GOVERNMENTAL MANAGEMENT SERVICES			8,337.34	003539
1/20/17	00129	1/16/17	3995	201701	320	53800	46200			*	53.55		
			RESECURE FENCE/GATE										
		1/16/17	3995	201701	300	13100	10100			*	31.45		
			RESECURE FENCE/GATE										
		1/16/17	3996	201701	320	53800	46200			*	239.40		
			RMVE/RPLC DOOR CLOSURE					HS					
		1/16/17	3996	201701	300	13100	10100			*	140.60		
			RMVE/RPLC DOOR CLOSURE					HS					
		1/20/17	3997	201701	320	53800	46200			*	1,237.95		
			PRESS.WASH/GUTTER/DOOR					LF					
		1/20/17	3997	201701	300	13100	10100			*	727.05		
			PRESS.WASH/GUTTER/DOOR					LF					
									BERRY CONSTRUCTION INC.			2,430.00	003540
1/20/17	00134	1/09/17	1415	201612	310	51300	31100			*	150.00		
			CDD MEETING VIA CALL-IN										
									BOYD CIVIL ENGINEERING			150.00	003541
									REUE REUNION EAST TVISCARRA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/20/17	00119	1/17/17 75573	201612 310-51300-31500		REV BOND ALLOC./MSA/AGRMT	*	2,607.80	
					LATHAM, SHUKER, EDEN & BEAUDINE, LLP			2,607.80 003542
1/26/17	00103	1/26/17 01262017	201701 300-20700-10000		FY17 DEBT SERV SER2015A	*	40.28	
					REUNION EAST CDD C/O USBANK			40.28 003543
1/26/17	00103	1/26/17 01262017	201701 300-20700-10500		FY17 DEBT SERV SER2015-1	*	.42	
		1/26/17 01262017	201701 300-20700-10500		FY17 CITICOMM & EHOF 15-1	*	328,446.50	
					REUNION EAST CDD C/O USBANK			328,446.92 003544
1/26/17	00103	1/26/17 01262017	201701 300-20700-10600		FY17 DEBT SERV SER2015-2	*	373,143.50	
					REUNION EAST CDD C/O USBANK			373,143.50 003545
1/26/17	00103	1/26/17 01262017	201701 300-20700-10700		FY17 DEBT SERV SER2015-3	*	167,742.00	
					REUNION EAST CDD C/O USBANK			167,742.00 003546
1/27/17	00095	1/16/17 S-91163	201701 320-53800-57400		REPLACE BRACKET/SET LIMIT	*	250.29	
		1/16/17 S-91163	201701 300-13100-10100		REPLACE BRACKET/SET LIMIT	*	146.99	
					ACCESS CONTROL TECHNOLOGIES, INC.			397.28 003547
1/27/17	00129	1/19/17 3999	201701 320-53800-53000		RPLC CONCRETE EXCITEMNT D	*	4,977.00	
		1/19/17 3999	201701 300-13100-10100		RPLC CONCRETE EXCITEMNT D	*	2,923.00	
		1/23/17 4000	201701 320-53800-46200		RPLC 3 DOORS HC POOL BLDG	*	1,666.35	
		1/23/17 4000	201701 300-13100-10100		RPLC 3 DOORS HC POOL BLDG	*	978.65	
					BERRY CONSTRUCTION INC.			10,545.00 003548
1/27/17	00097	12/31/16 73464	201612 320-53800-43200		PROPANE DELIVERY	*	1,414.79	
		12/31/16 73464	201612 300-13100-10100		PROPANE DELIVERY	*	830.91	
					CENTRAL FLORIDA PROPANE, INC.			2,245.70 003549
1/27/17	00010	1/17/17 5-677-24	201701 310-51300-42000		DELIVERY-01/06/17	*	255.75	
					FEDEX			255.75 003550

REUE REUNION EAST TVISCARRA

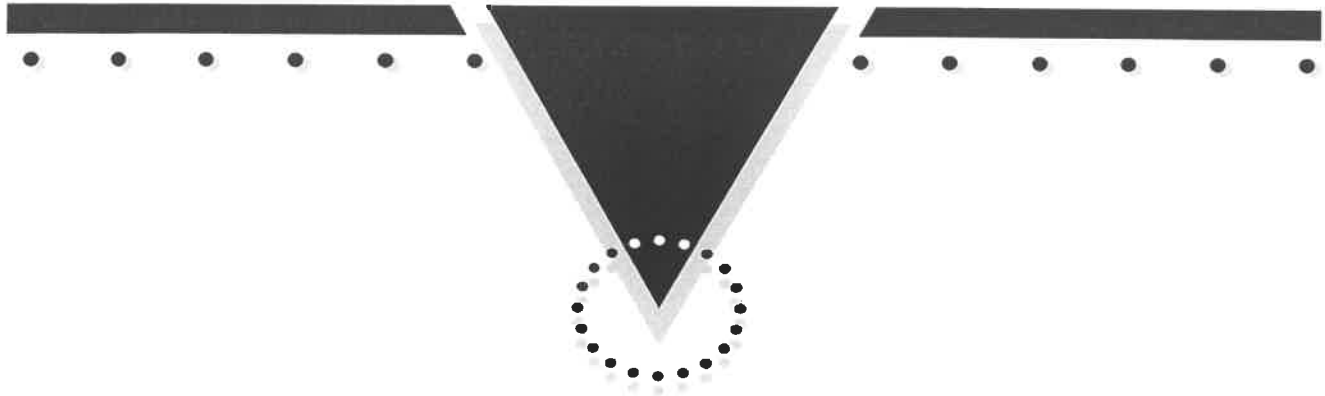
AP300R
 *** CHECK DATES 01/01/2017 - 01/31/2017 ***

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/02/17 PAGE 7

REUNION EAST-GENERAL FUND
 BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/27/17	00030	1/17/17 142728	201701 320-53800-46200	AQUATIC SERVICES-JAN17	*	3,888.36	
		1/17/17 142728	201701 300-13100-10100	AQUATIC SERVICES-JAN17	*	2,283.64	
YELLOWSTONE LANDSCAPE							6,172.00 003551
1/31/17	00101	1/31/17 01312017	201701 300-20700-10100	EXPENSE DUE TO RW OCT-DEC	*	33,106.49	
REUNION WEST CDD							33,106.49 003552
TOTAL FOR BANK A						1,459,714.89	
TOTAL FOR REGISTER						1,459,714.89	

REUE REUNION EAST TVISCARRA



Reunion East
Community Development District

Unaudited Financial Reporting

December 31, 2016



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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
December 31, 2016

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2017
ASSETS:					
CASH	\$1,146,291	\$273,168	---	---	\$1,419,459
CUSTODY ACCOUNT	\$459,897	---	---	---	\$459,897
STATE BOARD OF ADMINISTRATION	---	\$2,515,362	---	---	\$2,515,362
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$166,326	---	\$166,326
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$223,541	---	\$223,541
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$1,505,066	---	\$1,505,066
Prepayment	---	---	\$0	---	\$0
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$77,837	---	\$77,837
SERIES 2015-2					
Reserve	---	---	\$374,013	---	\$374,013
Revenue	---	---	\$95	---	\$95
Prepayment	---	---	\$3,305	---	\$3,305
SERIES 2015-3					
Reserve	---	---	---	---	\$0
Revenue	---	---	\$3,139	---	\$3,139
DUE FROM DEVELOPER	\$14,364	---	---	---	\$14,364
DUE FROM REUNION WEST	\$146,895	\$21,307	---	---	\$168,202
DUE FROM GENERAL FUND	---	---	\$316,028	---	\$316,028
DUE FROM OTHER	\$3,353	---	---	---	\$3,353
TOTAL ASSETS	\$1,770,800	\$2,809,837	\$3,189,632	\$10	\$7,770,279
LIABILITIES:					
ACCOUNTS PAYABLE	\$32,973	---	---	---	\$32,973
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
CUSTOMER DEPOSIT	\$15,000	---	---	---	\$15,000
DUE TO DEBT 2015A	\$312,689	---	---	---	\$312,689
DUE TO DEBT 2015-1	\$3,178	---	---	---	\$3,178
DUE TO REUNION WEST	\$33,106	---	---	---	\$33,106
ACCRUED INTEREST PAYABLE 2002A-2	---	---	\$1,468,196	---	\$1,468,196
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	\$1,300,000	---	\$1,300,000
ACCRUED INTEREST PAYABLE 2005	---	---	\$1,015,000	---	\$1,015,000
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$755,000	---	\$755,000
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$242,752	\$2,809,837	---	---	\$3,052,589
UNASSIGNED	\$1,129,780	---	---	---	\$1,129,780
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$2,601,867)	---	(\$2,601,867)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$1,546,455)	---	(\$1,546,455)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$1,992,755	---	\$1,992,755
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$426,451	---	\$426,451
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$377,413	---	\$377,413
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$3,139	---	\$3,139
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,770,800	\$2,809,837	\$3,189,632	\$10	\$7,770,279

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/16	ACTUAL THRU 12/31/16	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$1,092,735	\$740,761	\$740,761	\$0
Special Assessments - Direct	\$932,027	\$438,450	\$1,848	(\$436,602)
Interest	\$250	\$63	\$114	\$52
Miscellaneous Income	\$5,964	\$1,491	\$1,342	(\$149)
Rental Income - Base	\$47,925	\$11,981	\$11,475	(\$506)
Rental Income - Operating Expenses/CAM	\$42,338	\$10,585	\$9,267	(\$1,318)
TOTAL REVENUES	\$2,121,239	\$1,203,330	\$764,807	(\$438,523)
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$3,000	\$2,600	\$400
FICA	\$918	\$230	\$199	\$31
Engineering	\$6,000	\$1,500	\$1,098	\$402
Attorney	\$35,000	\$8,750	\$20,630	(\$11,880)
Trustee Fees	\$22,000	\$0	\$0	\$0
Arbitrage	\$3,600	\$0	\$0	\$0
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$5,000	\$1,250	\$1,250	(\$0)
Property Appraiser Fee	\$1,000	\$1,000	\$783	\$217
Property Taxes	\$400	\$400	\$42	\$358
Annual Audit	\$5,400	\$0	\$0	\$0
District Management Fees	\$42,985	\$10,746	\$10,746	\$0
Information Technology	\$2,200	\$550	\$550	\$0
Telephone	\$300	\$75	\$78	(\$3)
Postage	\$3,500	\$875	\$734	\$141
Printing & Binding	\$2,500	\$625	\$388	\$237
Insurance	\$14,600	\$14,600	\$13,453	\$1,147
Legal Advertising	\$1,500	\$375	\$0	\$375
Other Current Charges	\$600	\$150	\$0	\$150
Office Supplies	\$500	\$125	\$62	\$62
Travel Per Diem	\$500	\$125	\$0	\$125
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$165,677	\$49,551	\$57,788	(\$8,238)
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$48,363	\$12,091	\$12,091	\$0
Facility Lease Agreement	\$36,823	\$9,206	\$0	\$9,206
Telephone	\$5,600	\$1,400	\$1,278	\$122
Electric	\$406,000	\$101,500	\$96,935	\$4,565
Water & Sewer	\$43,400	\$10,850	\$12,657	(\$1,807)
Gas	\$63,000	\$15,750	\$10,994	\$4,756
Pool & Fountain Maintenance	\$122,500	\$30,625	\$23,526	\$7,099
Environmental	\$7,000	\$1,750	\$1,228	\$522
Property Insurance	\$30,100	\$30,100	\$28,944	\$1,156
Irrigation Repairs	\$8,750	\$2,188	\$0	\$2,188
Landscape Contract	\$543,403	\$135,851	\$112,062	\$23,789
Landscape Contingency	\$27,178	\$6,795	\$0	\$6,795
Landscape Consulting	\$27,300	\$6,825	\$9,841	(\$3,016)
Gate and Gatehouse Expenses	\$22,400	\$5,600	\$6,174	(\$574)
Roadways/Sidewalks	\$32,480	\$8,120	\$3,245	\$4,876
Lighting	\$5,600	\$1,400	\$2,224	(\$824)
MSA Building Repairs	\$28,000	\$7,000	\$2,447	\$4,553
Pressure Washing	\$28,000	\$7,000	\$378	\$6,622
Maintenance (Inspections)	\$1,225	\$306	\$41	\$265
Pest Control	\$508	\$127	\$0	\$127
Security	\$98,000	\$24,500	\$22,050	\$2,450
COMMUNITY CENTER:				
Landscape	\$16,000	\$4,000	\$2,892	\$1,108
Telephone	\$1,500	\$375	\$331	\$44
Electric	\$33,000	\$8,250	\$6,266	\$1,984
Water & Sewer	\$4,200	\$1,050	\$624	\$426
Gas	\$500	\$125	\$74	\$51
Maintenance (Inspections)	\$1,250	\$313	\$65	\$248
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$100,000	\$25,000	\$0	\$25,000
Operating Reserves	\$100,000	\$25,000	\$0	\$25,000
Transfer Out	\$113,482	\$0	\$0	\$0
TOTAL MAINTENANCE	\$1,955,562	\$483,095	\$356,366	\$126,729
TOTAL EXPENDITURES	\$2,121,239	\$532,646	\$414,154	\$118,491
EXCESS REVENUES (EXPENDITURES)	\$0		\$350,653	
FUND BALANCE - Beginning	\$0		\$1,021,878	
FUND BALANCE - Ending	\$0		\$1,372,532	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND
Statement of Revenues & Expenditures
For The Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED THRU 12/31/16	ACTUAL THRU 12/31/16	VARIANCE
REVENUES:				
Transfer In	\$113,482	\$0	\$0	\$0
Interest	\$5,000	\$1,250	\$5,547	\$4,297
TOTAL REVENUES	\$118,482	\$1,250	\$5,547	\$4,297
EXPENDITURES:				
Building Improvements	\$84,700	\$21,175	\$0	\$21,175
Pool Furniture	\$7,700	\$1,925	\$0	\$1,925
Pool Repair & Replacements	\$24,500	\$6,125	\$0	\$6,125
Landscape Improvements	\$49,000	\$12,250	\$14,648	(\$2,398)
TOTAL EXPENDITURES	\$165,900	\$41,475	\$14,648	\$26,828
EXCESS REVENUES (EXPENDITURES)	(\$47,418)		(\$9,101)	
FUND BALANCE - Beginning	\$3,309,032		\$2,818,938	
FUND BALANCE - Ending	\$3,261,614		\$2,809,837	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2
Statement of Revenues & Expenditures
For The Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED THRU 12/31/16	ACTUAL THRU 12/31/16	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$73	\$73
TOTAL REVENUES	\$0	\$0	\$73	\$73
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
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$3,771)	(\$3,771)
TOTAL OTHER	\$0	\$0	(\$3,771)	(\$3,771)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,699)	
FUND BALANCE - Beginning	\$0		(\$2,598,169)	
FUND BALANCE - Ending	\$0		(\$2,601,867)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005
Statement of Revenues & Expenditures
For The Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED THRU 12/31/16	ACTUAL THRU 12/31/16	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$92	\$92
TOTAL REVENUES	\$0	\$0	\$92	\$92
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
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$92	
FUND BALANCE - Beginning	\$0		(\$1,546,546)	
FUND BALANCE - Ending	\$0		(\$1,546,455)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending December 31, 2016

REVENUES:

Special Assessments - Tax Collector	\$2,568,595	\$1,739,753	\$1,739,753	\$0
Interest	\$100	\$25	\$11	(\$14)

TOTAL REVENUES

	\$2,568,695	\$1,739,778	\$1,739,764	(\$14)
--	-------------	-------------	-------------	--------

EXPENDITURES:

Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest Expense 11/01	\$714,525	\$714,525	\$714,525	\$0
Principal Expense 05/01	\$1,170,000	\$0	\$0	\$0
Interest Expense 05/01	\$714,525	\$0	\$0	\$0

TOTAL EXPENDITURES

	\$2,599,050	\$714,525	\$719,525	(\$5,000)
--	-------------	-----------	-----------	-----------

OTHER FINANCING SOURCES (USES)

Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0

TOTAL OTHER

	\$0	\$0	\$0	\$0
--	-----	-----	-----	-----

EXCESS REVENUES (EXPENDITURES)

	(\$30,355)		\$1,020,239	
--	------------	--	-------------	--

FUND BALANCE - Beginning

	\$776,940		\$972,516	
--	-----------	--	-----------	--

FUND BALANCE - Ending

	\$746,585		\$1,992,755	
--	-----------	--	-------------	--

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

Statement of Revenues & Expenditures

For The Period Ending December 31, 2016

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 12/31/16	ACTUAL THRU 12/31/16	VARIANCE
Special Assessments - Tax Collector	\$26,531	\$18,130	\$18,130	\$0
Special Assessments - Direct Billed	\$664,019	\$328,185	\$5,053	(\$323,132)
Interest	\$0	\$0	\$8	\$8

TOTAL REVENUES

	\$690,550	\$346,315	\$23,192	(\$323,124)
--	-----------	-----------	----------	-------------

EXPENDITURES:

Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest Expense 11/01	\$228,525	\$228,525	\$228,525	\$0
Principal Expense 05/01	\$230,000	\$0	\$0	\$0
Interest Expense 05/01	\$228,525	\$0	\$0	\$0

TOTAL EXPENDITURES

	\$687,050	\$228,525	\$233,525	(\$5,000)
--	-----------	-----------	-----------	-----------

OTHER FINANCING SOURCES (USES)

Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0

TOTAL OTHER

	\$0	\$0	\$0	\$0
--	-----	-----	-----	-----

EXCESS REVENUES (EXPENDITURES)

	\$3,500		(\$210,333)	
--	---------	--	-------------	--

FUND BALANCE - Beginning

	\$294,746		\$636,785	
--	-----------	--	-----------	--

FUND BALANCE - Ending

	\$298,246		\$426,451	
--	-----------	--	-----------	--

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-2

Statement of Revenues & Expenditures

For The Period Ending December 31, 2016

REVENUES:

Special Assessments - Direct Billed	\$748,025	\$369,977	\$0	(\$369,977)
Interest	\$0	\$0	\$8	\$8

TOTAL REVENUES	\$748,025	\$369,977	\$8	(\$369,969)
-----------------------	------------------	------------------	------------	--------------------

EXPENDITURES:

Interest Expense 11/01	\$272,415	\$272,415	\$272,415	\$0
Principal Expense 05/01	\$205,000	\$0	\$0	\$0
Interest Expense 05/01	\$272,415	\$0	\$0	\$0
Special Call 05/01	\$0	\$0	\$0	\$0

TOTAL EXPENDITURES	\$749,830	\$272,415	\$272,415	\$0
---------------------------	------------------	------------------	------------------	------------

OTHER FINANCING SOURCES (USES)

Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0

TOTAL OTHER	\$0	\$0	\$0	\$0
--------------------	------------	------------	------------	------------

EXCESS REVENUES (EXPENDITURES)	(\$1,805)	(\$272,407)		
---------------------------------------	------------------	--------------------	--	--

FUND BALANCE - Beginning	\$276,696	\$649,820		
---------------------------------	------------------	------------------	--	--

FUND BALANCE - Ending	\$274,891	\$377,413		
------------------------------	------------------	------------------	--	--

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3

Statement of Revenues & Expenditures

For The Period Ending December 31, 2016

REVENUES:

Special Assessments - Direct Billed	\$336,265	\$166,289	\$0	(\$166,289)
Interest	\$0	\$0	\$1	\$1

TOTAL REVENUES

\$336,265	\$166,289	\$1	(\$166,288)
-----------	-----------	-----	-------------

EXPENDITURES:

Interest Expense 11/01	\$112,530	\$112,530	\$112,530	\$0
Principal Expense 05/01	\$115,000	\$0	\$0	\$0
Interest Expense 05/01	\$112,530	\$0	\$0	\$0

TOTAL EXPENDITURES

\$340,060	\$112,530	\$112,530	\$0
-----------	-----------	-----------	-----

OTHER FINANCING SOURCES (USES)

Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0

TOTAL OTHER

\$0	\$0	\$0	\$0
-----	-----	-----	-----

EXCESS REVENUES (EXPENDITURES)

(\$3,795)	(\$112,529)
-----------	-------------

FUND BALANCE - Beginning

\$115,275	\$115,668
-----------	-----------

FUND BALANCE - Ending

\$111,480	\$3,139
-----------	---------

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005
Statement of Revenues & Expenditures
For The Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED THRU 12/31/16	ACTUAL THRU 12/31/16	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$10	
FUND BALANCE - Ending	\$0		\$10	

Reunion East CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collector	\$0	\$134,029	\$606,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$740,761
Special Assessments - Direct	\$1,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,848
Interest	\$38	\$39	\$38	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114
Miscellaneous Income	\$0	\$895	\$447	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,342
Rental Income - Base	\$3,825	\$3,825	\$3,825	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,475
Rental Income - Operating Expenses/CAM	\$3,089	\$3,089	\$3,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,267
Total Revenues	\$8,800	\$141,877	\$614,131	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$764,807
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600
FICA	\$77	\$77	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$199
Engineering	\$549	\$399	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,098
Attorney	\$4,193	\$13,829	\$2,608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,630
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
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$417	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
Property Appraiser Fee	\$0	\$0	\$783	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$783
Property Taxes	\$0	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
District Management Fees	\$3,582	\$3,582	\$3,582	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,746
Information Technology	\$183	\$183	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$550
Telephone	\$0	\$36	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78
Postage	\$298	\$226	\$209	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$734
Printing & Binding	\$213	\$104	\$71	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$388
Insurance	\$13,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,453
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$21	\$21	\$21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
	\$29,160	\$19,916	\$8,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,788

Reunion East CDD
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
Maintenance													
Field Management	\$4,030	\$4,030	\$4,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,091
Facility Lease Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$426	\$426	\$426	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,278
Electric	\$31,299	\$31,822	\$33,815	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,935
Water & Sewer	\$4,125	\$3,935	\$4,597	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,657
Gas	\$417	\$4,341	\$6,236	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,994
Pool & Fountain Maintenance	\$8,639	\$7,272	\$7,615	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,526
Environmental	\$162	\$904	\$162	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,228
Property Insurance	\$28,944	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,944
Irrigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Contract	\$34,140	\$34,140	\$43,781	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,062
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Consulting	\$2,048	\$2,048	\$5,746	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,841
Gatehouse and Gatehouse Expenses	\$5,314	\$760	\$99	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,174
Roadways/Sidewalks	\$0	\$167	\$3,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,245
Lighting	\$2,130	\$94	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,224
MSA Building Repairs	\$2,192	\$255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,447
Pressure Washing	\$0	\$378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$378
Maintenance (Inspections)	\$0	\$0	\$41	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$7,350	\$7,350	\$7,350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,050
Community Center													
Landscape	\$881	\$881	\$1,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,892
Telephone	\$110	\$110	\$110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$331
Electric	\$2,600	\$2,143	\$1,524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,266
Water & Sewer	\$146	\$258	\$220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$624
Gas	\$25	\$25	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74
Maintenance (Inspections)	\$0	\$0	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance-Direct													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$134,980	\$101,338	\$120,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$356,366
Total Expenditures	\$164,140	\$121,253	\$128,762	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$414,154
Excess Revenues (Expenditures)	(\$155,340)	\$20,624	\$485,369	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350,653

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2017

TAX COLLECTOR

							Gross Assessments	\$	3,924,283	\$	1,163,488	\$	2,732,571	\$	28,224				
							Net Assessments	\$	3,688,826	\$	1,093,679	\$	2,568,616	\$	26,531				
											2015A		2015-1						
Date Received	Dist.	Gross Assessments Received		Discounts/ Penalties		Commissions Paid	Interest Income	Net Amount Received		General Fund 29.65%	Debt Svc Fund 69.63%	Debt Svc Fund 0.72%	Total 100%						
11/25/16	ACH	\$	453,878.84	\$	18,155.40	\$	8,714.48	\$	-	\$	427,008.96	\$	126,601.45	\$	297,336.40	\$	3,071.11	\$	427,008.96
11/30/16	ACH	\$	26,964.42	\$	1,399.73	\$	511.29	\$	-	\$	25,053.40	\$	7,427.94	\$	17,445.27	\$	180.19	\$	25,053.40
12/9/16	ACH	\$	1,705,512.22	\$	68,221.36	\$	32,745.81	\$	-	\$	1,604,545.05	\$	475,722.41	\$	1,117,282.52	\$	11,540.12	\$	1,604,545.05
12/27/16	ACH	\$	468,249.34	\$	17,355.04	\$	9,017.89	\$	-	\$	441,876.41	\$	131,009.42	\$	307,688.96	\$	3,178.04	\$	441,876.41
1/10/17	ACH	\$	157,366.79	\$	4,743.03	\$	3,052.49	\$	-	\$	149,571.27	\$	44,345.53	\$	104,150.00	\$	1,075.74	\$	149,571.27
1/10/17	ACH	\$	10,163.53	\$	304.90	\$	197.16	\$	-	\$	9,661.47	\$	2,864.47	\$	6,727.51	\$	69.49	\$	9,661.47
1/18/17	ACH	\$	-	\$	-	\$	-	\$	57.84	\$	57.84	\$	17.15	\$	40.28	\$	0.42	\$	57.84
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OFF ROLL ASSESSMENTS

Citicomunities			\$25,900.00		\$10,983.00	\$5,636.00	\$6,403.00	\$2,878.00
				100%	42.41%	21.76%	24.72%	11.11%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/11/17	11/1/16	26735	\$ 12,949.00	\$ 12,949.00	\$ 5,491.08	\$ 2,817.78	\$ 3,201.25	\$ 1,438.89
1/11/17	2/1/17	26735	\$ 6,475.00	\$ 6,475.00	\$ 2,745.75	\$ 1,409.00	\$ 1,600.75	\$ 719.50
1/11/17	5/1/17	26735	\$ 6,475.00	\$ 6,475.00	\$ 2,745.75	\$ 1,409.00	\$ 1,600.75	\$ 719.50
			\$ 25,899.00	\$ 25,899.00	\$ 10,982.58	\$ 5,635.78	\$ 6,402.75	\$ 2,877.89

EHOF Acquisitions II, LLC			\$415,496.00		\$60,979.00	\$133,942.00	\$152,169.00	\$68,406.00
				100%	14.68%	32.24%	36.62%	16.46%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/11/17	11/1/16	96	\$ 207,748.00	\$ 207,748.00	\$ 30,489.50	\$ 66,971.00	\$ 76,084.50	\$ 34,203.00
	2/1/17		\$ 103,874.00	\$ -	\$ -	\$ -	\$ -	\$ -
	5/1/17		\$ 103,874.00	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 415,496.00	\$ 207,748.00	\$ 30,489.50	\$ 66,971.00	\$ 76,084.50	\$ 34,203.00

EHOF Acquisitions II, LLC			\$510,486.00		\$358,021.00	\$57,603.00	\$65,443.00	\$29,419.00
				100%	70.13%	11.28%	12.82%	5.76%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/11/17	11/1/16	96	\$ 255,242.00	\$ 255,243.00	\$ 179,010.50	\$ 28,801.50	\$ 32,721.50	\$ 14,709.50
	2/1/17		\$ 127,622.00	\$ -	\$ -	\$ -	\$ -	\$ -
	5/1/17		\$ 127,622.00	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 510,486.00	\$ 255,243.00	\$ 179,010.50	\$ 28,801.50	\$ 32,721.50	\$ 14,709.50

EHOF Acquisitions II, LLC			\$1,692,694.00		\$490,846.00	\$454,076.00	\$515,869.00	\$231,903.00
				100%	29.00%	26.83%	30.48%	13.70%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/11/17	11/1/16	96	\$ 846,346.00	\$ 846,347.00	\$ 245,423.00	\$ 227,038.00	\$ 257,934.50	\$ 115,951.50
	2/1/17		\$ 423,174.00	\$ -	\$ -	\$ -	\$ -	\$ -
	5/1/17		\$ 423,174.00	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 1,692,694.00	\$ 846,347.00	\$ 245,423.00	\$ 227,038.00	\$ 257,934.50	\$ 115,951.50

LRA Orlando LLC \$6,901.00 \$1,848.00 \$5,053.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1
10/14/16	11/1/16	2539	\$ 3,451.00	\$ 3,451.00	\$ 924.00	\$ 2,527.00
10/14/16	2/1/17	2539	\$ 1,725.00	\$ 1,725.00	\$ 462.00	\$ 1,263.00
10/14/16	5/1/17	2539	\$ 1,725.00	\$ 1,725.00	\$ 462.00	\$ 1,263.00
			\$ 6,901.00	\$ 6,901.00	\$ 1,848.00	\$ 5,053.00

SUMMARY				
	GENERAL FUND	DEBT SERVICE SERIES 2015-1	DEBT SERVICE SERIES 2015-2	DEBT SERVICE SERIES 2015-3
TOTAL DIRECT BILLED	\$922,677.00	\$656,310.00	\$739,884.00	\$332,606.00
TOTAL RECEIVED	\$ 467,753.58	\$ 333,499.28	\$ 373,143.25	\$ 167,741.89
VARIANCE	\$ (454,923.42)	\$ (322,810.72)	\$ (366,740.75)	\$ (164,864.11)

Reunion East/West CDD Direct Billed Assessments for FY 2017

District
Reunion East

Landowner	Product	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Citicommunities									
11-1-15 DS Interest					Nov	\$5,491	\$7,459	\$12,950	Paid 1/12/17
34-25-27-4012-0001-0013	66 Comm	\$10,982	\$14,917	\$25,899	Feb	\$2,746	\$3,729	\$6,475	Paid 1/12/17
Estoppel					May	\$2,746	\$3,729	\$6,475	Paid 1/12/17
Totals		\$10,982	\$14,917	\$25,899	Total	\$10,982	\$14,917	\$25,899	
LRA ORLANDO LLC									
35-25-27-4885-PRCL-0C30	4 MF	\$1,849	\$5,054	\$6,903	Nov	\$925	\$2,527	\$3,452	Paid 10/11/2016
					Feb	\$462	\$1,264	\$1,726	Paid 10/11/2016
					May	\$462	\$1,264	\$1,726	Paid 10/11/2016
					Total	\$1,849	\$5,054	\$6,903	
EHOF									
11-1-15 Interest						O & M	Debt	Total	Paid
27-25-27-2985-TRAC-FD20	30 Comm/755 MF	\$358,021	\$152,465	\$510,486	Oct	\$0	\$0	\$0	
35-25-27-4895-PRCL-01C0	242.29 Comm/701 MF/300 Hotel	\$490,846	\$1,201,848	\$1,692,694	Nov	\$454,923	\$854,415	\$1,309,338	Paid 1/12/17
27-25-27-2985-TRAC-FD30	10 Comm/56 MF/104 Hotel	\$60,979	\$354,517	\$415,496	Feb	\$227,462	\$427,208	\$654,669	
					May	\$227,462	\$427,208	\$654,669	
		\$909,846	\$1,708,830	\$2,618,676	Total	\$909,846	\$1,708,830	\$2,618,676	

District
Reunion West

Landowner		Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Reunion West SPE									
22-25-27-0000-0020-0000	90 Comm/120 MF	\$53,036		\$53,036	Dec	\$38,451	\$0	\$38,451	Paid \$13,259 (0020-0000)
35-25-27-4881-PRCL-0020	192 MF/-12 SF	\$51,857		\$51,857	March	\$38,451	\$0	\$38,451	
35-25-27-4881-TRAC-0G30	156 MF	\$45,964		\$45,964	June	\$38,451	\$0	\$38,451	
35-25-27-4881-PRCL-006A	15 Comm	\$2,946.00		\$2,946	September	\$38,451	\$0	\$38,451	
		\$153,803.00	\$0.00	\$153,803.00	Total	\$153,803	\$0	\$153,803	
Reunion West HOA									
22-25-27-4923-0001-00B0		\$167,262	\$0	\$167,262	Nov	\$83,631.00	\$0.00	\$83,631.00	
22-25-27-4923-0001-00M0					Feb	\$41,815.50	\$0.00	\$41,815.50	
					May	\$41,815.50	\$0.00	\$41,815.50	
					Total	\$167,262.00	\$0.00	\$167,262.00	
Runion West Development Partners									
22-25-27-4923-0001-00B0		\$51,857	\$267,997	\$319,854	Nov	\$25,928.50	\$133,998.50	\$159,927.00	Paid 11/4/16
22-25-27-4923-0001-00M0					Feb	\$12,964.25	\$66,999.25	\$79,963.50	
					May	\$12,964.25	\$66,999.25	\$79,963.50	
					Total	\$51,857.00	\$267,997.00	\$319,854.00	
Rwest Holdings									
34-25-27-4012-0004-0010	1000 Hotel	\$150,074	\$0	\$150,074	Dec	\$37,518.50	\$0.00	\$37,518.50	Paid 1/20/17
					March	\$37,518.50	\$0.00	\$37,518.50	
					June	\$37,518.50	\$0.00	\$37,518.50	
					September	\$37,518.50	\$0.00	\$37,518.50	
					Total	\$150,074.00	\$0.00	\$150,074.00	