

*Reunion East Community
Development District*

Agenda

February 21, 2019

AGENDA

Reunion East

Community Development District

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

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

February 14, 2019

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 21, 2019 at 1:00 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 10, 2019 Meeting
4. Discussion of Environmental Enhancements to the District Ponds
5. Ratification of SFWMD Transfer of Environmental Resource Permits (7)
6. Discussion of Heritage Crossing Community Center Management Services Agreement (MSA)
7. Discussion of Revised Special Events Policy
8. Consideration of Website Compliance Proposal from VGlobalTech
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items Lists
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
10. Other Business
11. Supervisor's Requests
12. Next Meeting Date
13. 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 10, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business is the discussion of environmental enhancements to the District ponds. This is an open discussion item.

The fifth order of business is the ratification of the SFWMD transfer of environmental resource permits. The seven permit transfers are enclosed for your review.

The sixth order of business is the discussion of the Heritage Crossing Community Center Management Services Agreement (MSA). The updated agreement will be provided under separate cover.

The seventh order of business is the discussion of the revised Special Events Policy. A revised copy of the policy will be provided under separate cover.

The eighth order of business is the consideration of the proposal from VGlobalTech to provide ADA website compliance services. A copy of the proposal is enclosed for your review.

The ninth order of business is Staff Reports. Section 1 of the District Manager's Report is the presentation and discussion of the action items lists. Copies of the lists are enclosed for your review. Section 2 includes the check register for approval and Section 3 includes the balance sheet and income statement for your review. 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,



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 Thursday, January 10, 2019 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

Mark Greenstein	Chairman
Don Harding	Vice Chairman
Steven Goldstein	Assistant Secretary
John Dryburgh	Assistant Secretary
Trudy Hobbs	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Jan Carpenter	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Operations Manager
Rob Stultz	Yellowstone Landscape
Gary Perko	Hopping Green & Sams
Vivek Babbar	Straley Robin Vericker
Daniel Baker	ACP Communities/LRA Orlando

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Lester: We bought a house here in 2005, I'm a runner and do a marathon and I run up and down the streets of Reunion and the traffic on Reunion Boulevard has gotten out of hand. I don't think it should be going 45 mph. They had the same concern at the water park and put up the radar signs. I ask that you consider putting that up on Reunion Boulevard.

Mr. Scheerer: You asked me to purchase an additional radar sign and you can put it wherever you want and we can relocate the one on Excitement Drive to some point at the beginning of Reunion Boulevard from 532 to the traffic circle and one from the traffic circle

towards 532 when the new one comes in we can facilitate that if that is the direction the Board wants us to do.

Mr. Flint: If there is no objection we can just give Alan direction.

Mr. Harding: I will ask my contact at Osceola County Sheriff's Department to step up patrols.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 13, 2018 Meeting

Mr. Harding: On the first page it should be Mr. Dryburgh versus Mr. Harding who got with Oraine on the parking situation at Carriage Point.

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor the minutes of the December 13, 2018 meeting were approved, as amended.

FOURTH ORDER OF BUSINESS

Discussion of Heritage Crossing Community Center Management Services Agreement (MSA)

Mr. d'Adesky: George, myself, Mark and Daniel Baker have been working diligently on the MSA. We came up with some revisions based on what Tax Counsel said. Daniel had sent additional comments and I reviewed those today and they look fine and Tax Counsel said we did a much better job of reconciling it. She had three more suggestions of terms we have to tweak a little bit, but I think we should be able to get this to the finish line by the next meeting.

FIFTH ORDER OF BUSINESS

Ratification of Use Agreement for Amenity Facilities with Reunion Club of Orlando, LLC

Mr. Flint: Item five was ratification of the Use Agreement for Amenity Facilities with Reunion Club of Orlando. I sent an email to the Board that the Resort had contacted us and they had two special events that they wanted to use this facility for. Because we didn't go through the rate making process and set rental rates historically we entered into a use agreement for here and Linear Park and they made a voluntary contribution. There were two different events that they held here and I am asking the Board to ratify.

On MOTION by Mr. Harding seconded by Mr. Dryburgh with all in favor the Use Agreement for Amenity Facilities with Reunion Club of Orlando, LLC was ratified.

SIXTH ORDER OF BUSINESS

Discussion of Special Events Policy

Mr. Flint: At the last meeting Andrew had provided a draft based on Celebration's policy and we need to scale that to what Reunion needs and we need additional time on that. It is not ready for action or ratification today.

Mr. Harding: As far as the number of people and so forth any number of people can sign up for this if they want to but I would like to stipulate that any more than a 25-person group would be required to submit a request to have the amenity use.

Mr. Flint: Anything under 25 would be first come first served?

Mr. Harding: Yes. I think we need to designate the hours of use on Fridays and Saturdays possibly any event would have to end at 11:00 p.m. and during the week it would have to end at 10:00 p.m.

Mr. d'Adesky: We will make it consistent with the ordinance.

Mr. Goldstein: John Cruz called me today and he basically agrees with this the way it is right now. He said something needed to be put in there so there is a mechanism in place so that security is notified as to how many people are going to be there, when they are going to be there and a good contact.

Mr. Flint: We can do that administratively. We also provide the people reserving it with a letter, that way if security goes out there the person reserving will be required to have that letter.

Mr. Harding: Are we trying to assume that if someone reserves it that it is exclusive to that group? Isn't that the intent?

Mr. d'Adesky: Yes.

Mr. Flint: We are primarily talking about the pavilion where if they reserve it they have it but if it is less than 25 people they can't reserve it, it is first come first served.

Mr. Goldstein: I think 15 is a more reasonable number.

It was the consensus of the Board to make it 20 people rather than 25.

Mr. d'Adesky: We will make the time consistent with whatever the law is.

Ms. Hobbs: We need to mention the areas that can be reserved.

Mr. Flint: I think it is better to define what facilities are eligible. I don't think you want pools being a part of this because then you are excluding people from using the pool. I thought the discussion was the pavilion and Terraces and I don't know if there are any others.

Mr. Scheerer: There is a gazebo that is physically on the pool deck that I think should be omitted.

Mr. Dryburgh: I disagree, the person who came here and complained the loudest was talking specifically about the gazebo. They were having big parties.

Mr. Flint: If they are having big parties in the gazebo and they are non-residents then security already has the ability to enforce that. We can include the gazebo but if you do include it inside the fence of the pool it will spill over to the pool. I don't think you want to restrict access to the pools for parties, I think that is going to cause a lot of issues.

Mr. Dryburgh: We are not addressing the issue that person brought up and that is someone was selling access to the pool. I may not like addressing that issue at the pool but we are not addressing the problem if we don't address it.

Mr. Greenstein: That issues doesn't stand alone as a special event issue. You have security issues involved. I was trying to craft language that gives us flexibility but is still specific enough that people understand the kinds of facilities we are trying to manage.

Mr. Goldstein: I thought the request for the permit we were doing is for the whole pool, the whole complex.

Mr. Dryburgh: The swimming pool complex whether it has a gazebo or at Homestead there are different facilities.

Mr. Flint: Maybe you could allow them to reserve for a party, but it is not exclusive use.

Mr. Dryburgh: We aren't trying to make it exclusive.

Mr. Flint: The building I think you probably do want exclusive. If someone is going to reserve for a birthday party you don't want other people sitting there saying I'm going to use it. Another way to address it and the way we address it in most communities is you have to define how many guests per homeowner are allowed. Then you get into having to enforce that but that is how you deal with it in most communities. The amenity policy defines per home how many guests they can have. If someone is having a big party at the pool and you only have one homeowner there but 20 people who don't live there you can deal with it that way but when you define how many guests per homeowner be careful what you ask for because you have to live with it.

Ms. Hobbs: I thought what we are trying to get to is people who are using it have to be a resident and they have to request a permit if they are going to go over a certain number, so you

can say if they go over 30 they are totally impacting on everybody else who wants to use that pool.

Mr. Flint: Maybe we can make it apply to the pool but not be exclusive then have to cap the number of people.

Mr. Dryburgh: If it is over 20 you have to ask permission and no more than 30.

Mr. Flint: We may have to list each pool and list a minimum and maximum by facility.

Mr. Scheerer: We will get the capacities for the pool on the permit and include that and you probably don't want to go to capacity.

SEVENTH ORDER OF BUSINESS

Discussion of Trustee's Demand for Assessments to LRA Unassessed Property

Mr. d'Adesky: I will give some background on the issue and walk through the history. This is an ongoing issue that started May 4, 2016, which is when the District received a letter from Mike Eckert of Hopping Green & Sams on behalf of U.S. Bank National Association, the Trustee for the Series 2002 and Series 2005 Bonds, asserting that certain parcels owned by LRA Orlando, LLC and its affiliated entities were currently unassessed, these parcels were developable parcels or parcels that were being used for private use. Pursuant to our investigation both for O&M and bond purposes, their concern wasn't with the bond purposes, but the unassessed parcels. These included things such as HOA owned pools, the water park, certain golf parcels, certain other vacant parcels of land throughout the community. Pursuant to further discussions with LRA we had certain negotiations regarding that and tried to come to an amenable solution. LRA retained Straley Robin Vericker, Vivek Babbar is here, Tracey Robin has worked on it as well, they looked at the issues and they sent a very lengthy response letter, which was included in your packet along with all the exhibits attached to that, which were cited including case law and other things they cited as well. They asserted a number of factual defenses, legal defenses and that was received November 2, 2016. There is a little bit of a gap there and we didn't receive another demand letter until August 21, of the following year. That is because during that period I was certain there would be some negotiation between the parties that they might be able to work out some sort of number and come up with some sort of settlement on this issue. Until that point we received that letter we were under the impression there was negotiation. We came to find out there wasn't much negotiation that went on there were a couple calls and I think we were on one of those but at that point it hadn't been settled. The Trustee reasserted their initial remarks and also responded to certain defenses asserted by LRA.

At that point going into 2018 we had spent significant staff resources both ourselves, the District Manager and District Engineer looking into this and investigating this. In addition to our duty regarding O&M under the indenture we do have the duty to investigate this. We undertook that duty, we had the District Engineer look at those parcels, we had him do a certification of developability of those parcels, looking at them individually finding out whether or not they were developable. Certain of the parcels that the Trustee asserted were developable, we determined were not developable, some of them were encumbered for example utility easements, that would render them undevelopable, another one had a sinkhole on it, which rendered it undevelopable per the Engineer's analysis. Pursuant to that analysis we had our Manager come back as methodology consultant, look at the original methodology, look at the current use of the properties and come up with a proposed methodology. That methodology is included in your packet as the Third Supplemental Special Assessment Allocation Report. It is still a draft but at the time that GMS finalized it, it was circulated to the parties, a copy was received by LRA, the Trustee made some comments to our initial draft of that document. We came back and looked at some of their concerns, some we agreed with and some we did not agree with, and we included that in the final draft, which is included in your packet. On January 9, 2019 we received a response letter, which I handed out, it is not part of the packet, and that is a follow-up letter with respect to the unallocated debt issue regarding the 2002 A-2 and 2005 Bond debt, which includes a lot of LRA's defenses. There are some new assertions, but a lot of it is contained in the original letter in more detail so if you read the original LRA letter it contains all these defenses in further detail.

I believe at this time it is appropriate for the Board to review this. We are not looking for any action today but to bring this item up for review of the Board and also to allow the respective sides to present the information.

Ms. Carpenter: These parcels were in default from about 2009 when it was Ginn back then and LRA as their successor stopped paying assessments, there was a foreclosure action on those parcels. The parcels since were acquired through tax deeds so there are a lot of facts surrounding the parcels. When the first letter came the District we had the Engineer spend a lot of time looking to see if these parcels were missed, if they need assessments, and if they are developable. The Trustee had demanded I think in round numbers \$13 million in unexchanged bonds and when I say unexchanged those are bonds that after those delinquent parcels were sold to someone new, they were able to replat it and reassign the debt to those parcels, it was the

balance of what was due on the bonds. There is a big chunk of money on the bonds that are due and there is no way to assess to pay this. As you can imagine there has been a lot of history of who should pay them, now should they pay them, the assessment methodology says specifically that if land is discovered to be assessed it would be that assessments would be added. Certainly, LRA and their Counsel are looking for defenses and it goes on and on.

When this first came up and we put together a draft assessment report, I don't remember what the number was, but it was under \$1 million, that report was presented to the Board and was circulated. Trustee's Counsel came back saying we think some of these numbers should be different and the number they came up with was \$1.7 or \$1.8 million of that \$13 million. There is property they agreed with our analysis and our Engineer's analysis for the properties that are not developable because there were a number that were vacant but would never be a commercial property. The water park is a commercial venture but it is not open to the public, etc. There are a lot of factual disputes a lot of legal disputes but procedurally, the District is under an obligation under the bond documents to assess lands that need to be assessed. The first step in doing that was to adopt an assessment report, set a public hearing at the time anyone who is interested and the landowner would put forth any comments or objections they may have and at that hearing the Board would adopt the assessments on those parcels.

There is an argument that the original assessments that were placed, were placed on all the lands so these properties are already assessed but in an abundance of caution it makes sense to go through a process to make sure there is a full understanding of those parcels. Again, the District hopes that the Trustee and LRA can come to a conclusion because the District is in the middle. If the District doesn't do anything and it has been two years of working and hoping to resolve that the Trustee would be adverse to the District and could go to court and force the District to do this. If the District adopts the report at the hearing then LRA may come and try to get an injunction saying you can't do this. The District is stuck in the middle. We wanted to be sure that the Board Members had time to look at the report, you can call Andrew or me or George to get more of the history because we can't put in the public something that may go to litigation down the road. We would like everybody to take a look at it, call us if you have questions and in the meantime we are still hoping. We have talked to LRA and Trustee's Counsel this past week trying to see if there was any way of moving this forward without presenting the report but we received last night a response from LRA, which did not seem like there was any movement towards a solution. That is where we are and Counsel for both parties

and LRA has a representative here if they would like to speak on their behalf. This is information that given the way it is the Board is probably under a duty fairly soon to adopt this report and set a hearing going forward.

Mr. Perko: I'm really here to respond to Mr. Babbar's letter from the 9th so it makes sense for him to go first.

Mr. Babbar: I am with Straley Robin Vericker and we represent LRA in this issue. I do apologize for the lateness of the letter, however, as was stated in prior emails and calls we really felt that our original letter addressed comprehensively any issues and any anticipated issues that might be brought up. Much of the letter is basically a restatement, a summary, then you got other points for your consideration. Our firm also serves as District Counsel to various other CDDs just like Mr. Perko's and Mr. Crumbaker's firm does so we understand how these transactions work, what the obligations are and we are familiar with the documents and transactions in these. While we didn't participate originally, we have reviewed them and as you can tell by our original letter we went through them line by line. Although it has a complicated history with respect to the original issuance, defaults, restructuring, refunding, trifurcations, it all sounds a lot more complicated than it really is the issue we have today. The issue today is quite simple, the Trustee is trying to substitute its benefit analysis and apportionment for the one adopted by the District many years ago. Not only was it adopted by the District, it was reviewed by Counsel, the District Manager, and the District Assessment Consultant, the former one as well as the current one, there are numerous certifications and opinion letters to the effect that everything is in order, there are no issues and everything was disclosed to the Trustee and the bondholders. Our letter raises several issues with the Trustee's request and it is a request. They have identified that as a request in their summary as well. Our letter can be used as a road map by the CDD to show that it had done nothing wrong, that it is in compliance with Florida Law and in compliance with the indenture. Not the Trustee or anyone has shown to us that they can overcome the issues brought up in our letter. The Trustee represents the bondholders, they are sophisticated investors that had every opportunity to review the same documents that we reviewed. They had every opportunity to review the original assessment report. They know or should have known that the allegations that they are bringing forward today are inaccurate. They probably have already realized their losses on their books. Think about what granting the Trustee's request would do for the District, what it would do for the residents. Would there be any benefit, would their assessments go down? The answer is no, look at the assessment report.

The facilities identified by the Trustee are used by the residents, they are part of the program and again everything was disclosed in the offering memorandum as part of the transactions. If the cost goes up for LRA you can guess who the cost will get passed on to. Think about the precedent this group is creating. What if in the future the Trustee says we still have \$13 million unsecured by assessments, what if they say your 50-foot homes need to be double the assessment? What about residents? They feel differently. Admitting to a mistake when there was none at all, again look at the history, look at the transactions. It is our opinion these parcels were never in default because they were never part of the disclosure action, there were never any assessments on them. Other properties may have been with respect to the assessments that they were imposed upon. We encourage you to seek the advice of your Counsel, your Assessment Consultant, District Manager and if you deem necessary an independent third party financial advisor. The question that you should be asking is not, can the CDD overcome the issues we identified in our letter, but should you.

Mr. Baker stated thank you for putting this on the agenda. I represent LRA Orlando and affiliated entities and Vivek had done a good job and Mark and Robin representing our case. All of you bought into Reunion as a community that is highly amenitized. You know and have become familiar with the way we have operated as a resort and club and all amenities that we have are offered to property owners or guests, through our hospitality program and through our club membership. That hasn't changed from the original offering memorandum, all the amenities that are talked about that somehow over and over again the Trustee, District staff, District Counsel, and Supervisors voted and all interested parties in these hearings missed the fact that there were golf courses or missed the fact that there were turf car facilities associated with the golf course or that there was a pool associated with being a profit operation is just absurd. I look at it in terms if I were you, what if the District moved forward with a change in methodology that had been relied upon for 17 years by property owners and this time they took the biggest target and taken all the bonds they decided to write off in a trifurcation and applied it to somebody who had a target on their back. What if it was, we somehow said we don't have an obligation but we will pay \$1 million and get rid of some of that, what would stop the Trustee from coming back and saying each one of your homes, we forgot we estimated your home at only 3,000 square feet and now we need to go back, we missed that, and now we are going to have a methodology that actually charges you by the square foot or you have a pool, we didn't think there was going to be any pools so we now assess your home further. You can't do that, it

is like a loan securing interest and the bank saying wait a second I want to impose additional penalties, additional fees. That is not right and we have taken the position to articulate and itemize every legal thing in our opinion, not hide anything, not waive the litigation, because we are property owners, we have sat in Board seats, we have appointed Supervisors, we have elected Supervisors to the Board as our representative. The questions we have asked the Trustee, the questions we have asked in our letters are the very same questions you would have to ask yourself as a Supervisor, could you do this and if you did, what does Pandora's box look like, because it opens the door to all kinds of things. The Trustee had recourse on specific parcels that were encumbered by debt that the affiliated entity was paying debt service on. The debt was appropriated very specifically. Foreclosure action did not take place and instead they decided to reduce the debt on those parcels by \$18 million. That was a choice the Trustee accepted to reduce the debt on those idle parcels, they didn't have to do that, they did it voluntarily. When they did that they basically wrote it off. It is very convenient now to take that same kind of debt and try to find a target of LRA's assets, that somehow they can manipulate to say these documents say all these things but we want to reinterpret it. I ask you to look thoroughly at the issues as a property, we have been very deliberate and very concise and have everything in writing.

Mr. Dryburgh: Jan, if the Trustee and LRA cannot come to agreement, doesn't this get adjudicated in a court? How does the Board play into it if they can't come to agreement?

Ms. Carpenter: The District is the issuer of the bonds and the District has the obligation to impose the assessments so if the District fails to do anything, if we say the Board looked and said we are just going to ignore this we hope they resolve it, if we don't do it the Trustee could file a suit forcing the District to do it. They would allege some things that I will talk about to each of you privately. Then the District would incur legal expenses, fighting the Trustee. If the Board adopts a report to go forward then LRA will likely sue the Board saying the District should not have gone forward. The District is stuck in the middle.

Mr. Dryburgh: You are saying either way we are going to get the lawsuit.

Ms. Carpenter: It appears that way.

Mr. Dryburgh: If the Board adopts it either side is going to look at the same amount they are looking to either gain or lose.

Mr. d'Adesky: We do want to limit the discussion because we are on the record right now.

Ms. Carpenter: There is a lot to it, now that you have heard some of that and this gives you some background to look in the book and read the letters and we will set a time to talk with each of you to go over some of the history, some of the holes we see in one side or the other or both sides.

Mr. Flint: I think today is to hear the information. You can't have a closed meeting until a lawsuit is filed. If there is a lawsuit filed, which we hope there isn't but under that situation you would be able to have a closed door session and talk about the litigation. Until that point everything is public record and that is why it is better to have one on one communications with Counsel.

Mr. Harding: LRA and the Trustee could come up to an agreement.

Mr. d'Adesky: Theoretically, yes.

Mr. Flint: To this point they have not been able to do that.

Ms. Carpenter: LRA did seek an injunction against the Board a couple years ago so it is not an unknown thing that could happen.

Mr. Dryburgh: Is there any liability on our part?

Mr. d'Adesky: Personal liability, no. As a Board you are covered in your official actions.

Mr. Perko: I am with the Hopping Green law firm on behalf of the Trustee, U.S. National Bank. This issue relates to the 2002 Bonds and a portion of those 2002 Bonds are still outstanding, there is no controversy on that. At the time that the District marketed and sold those bonds it was under the control of LRA. They marketed and sold those bonds on the basis of opinions, certificates, and LRA's representations that the recreational amenities would be owned and controlled by the District. That turned out not to be the case. It has been a little puzzling to us that LRA is arguing that it is somehow unfair and inequitable to assess their properties, which are clearly developable. Because they are a landowner and are operating a commercial venture on those properties and they are not paying assessments, notwithstanding the fact that those properties clearly derive benefit from the financing, design and construction and maintenance of the public improvements that were financed by the bonds. We are also puzzled by the statement that there was no error or mistake that would justify these new assessments because clearly at the time of the 2002 Bond issue the series 2001 Engineer's Report clearly states that recreation parts and related Resort amenities in the District proposed CIP and therefore would not be subject to allocation. That turned out not to be the case, they should be assessed and that is why the

District is trying to rectify through the Draft Assessment Methodology. Same goes to the statement that there were no material changes to the master plan of development; that is clearly not the case. There is simply no argument to be made on behalf of LRA that the properties in question do not benefit from the infrastructure that was financed by the bonds and the District has an obligation to assess those properties to secure repayment of the outstanding bonds. We urge you to adopt the Draft Assessment Methodology.

Ms. Carpenter: It is the 2002 and 2005 Bonds but one thing I want to make sure you are all aware of, the way the assessments are placed in a development like this back in 2002 and 2005 is there are acres of undeveloped land and the assessments are put on as the lots are platted. As your subdivision was platted the assessments got put on each of those lots. Those will not change. The balance of the debt is sitting on the rest of the undeveloped land. As piece by piece gets platted there is still this big chunk of unassigned debt that is on all the parcels. To get them built, they will be assigned to legal parcels because the assessments run with the land but I don't want anyone to worry or think their assessments could go up or be changed because once they are platted the debt is levied on that lot, it is done and it is just the undeveloped land that has this enormous debt that gets assigned to it.

Mr. Baker: What they are asking to be done is to deviate from the current methodology that we ratified both times and modified because the original assessment methodology assigns debt to principle uses not ancillary uses.

Ms. Carpenter: I just want them to be aware that the platted lots that have debt will not change. The lands the Trustee is talking about are lands where there was no debt assigned to them. There are a lot of questions that you raised on the allocation and how much should be allocated and the amounts and types of allocations. I won't deny there are questions between the two sides. I wanted to clarify that for you on how the debt was originally assessed.

Mr. d'Adesky: This methodology does not include O&M. We have not done an O&M analysis for these parcels because O&M is not assessed on these parcels. We have a yearly basis to assess O&M and relative benefit to the parcels. Because this is an ongoing issue and because this will be resolved one way or another we anticipated to handle the bond debt issue prior to dealing with O&M.

Mr. Greenstein: It has taken several years to reach this day, there have been communication between, among the various parties and I now see it as coming to a head. I do not see the Board taking any action on this matter today. We are here to receive information, this

is highly complex. If we need to continue this meeting to give each Board Member time to confer with Counsel, to review all the documents, to get a better understanding so they feel comfortable with the next step we can do so. I think it requires a continuation of today's meeting.

Mr. d'Adesky: It might not be a formal continuation of the actual meeting as much as this item was for discussion and any action would be at a future meeting. The issue itself will be continued but the meeting won't be continued.

Ms. Carpenter: When we did bring up the O&M portion of it LRA did come to what we thought was a fairly reasonable number and how to handle it but they decided they do not want to bring that forward while they were still talking about the debt, feeling that it had an impact on their case. The Board does need to know that it is a part of this Board because there is O&M.

Mr. Dryburgh: Are you going to make a recommendation as to what we should do as a Board?

Ms. Carpenter: The District Manager's roll in this as Assessment Methodology Consultant put together the assessment report we gave you looking at the parcels, looking at developability, looking at the original assessment reports from 2002 and 2005. The various changes that were made when the bonds were exchanged and then put together what was reasonable from their point of view as methodology consultant how to assess these parcels. Their opinion is on the methodology not on the legal side.

Mr. Flint: There was a prior version of this. What you have in your agenda packet is more closely related to what the Trustee requested.

Ms. Carpenter: We had a prior version and were hoping to get input from all sides to narrow the gap and the Trustee responded and the gap got bigger, LRA didn't respond.

Mr. Flint: That is when we got to the point where you get together and hopefully you can work out a compromise and we can see if we are comfortable with it and that didn't happen.

Ms. Carpenter: After two years of trying that we are at a point now where the District has to take action or not but do something formally in the next few months. I don't think we can wait much longer than that.

Mr. Babbar: Our cards are on the table. We have shown you the legal arguments, positioning, the defenses. What we have been requesting is why are we wrong. Show us why those arguments are wrong and we will re-evaluate our position. That is why we didn't give any formal comments on the Methodology Report because we didn't think it was necessary.

Mr. Baker: Sometimes time and timing are different things and I ask that you consider the timing of this issue being raised. Many of you didn't have to work through, as Jan and George and a lot of people who suffered through the recession and the potential foreclosure and all these hundreds of thousands of dollars that Trustee's Counsel and the District had to go through to evaluate this debt we are talking about, the land that was in default and if there was material that wasn't being assessed right you would have thought it would be done during the time when the bonds had to be trifurcated. I encourage you to put things in context and think why now, why did they do that, why didn't they impose that at that time?

Mr. Harding: Whatever is decided hopefully, it is going to be in the best interests of all the property owners.

Ms. Carpenter: We certainly hope we can avoid litigation because I don't like to see the costs of that borne by residents, Trustee and or anyone.

Mr. d'Adesky: We have done our best to keep our costs as low as possible while still fulfilling our diligent duty pursuant to the indenture.

Ms. Carpenter: We have allowed LRA and Trustee's Counsel to do the bulk of the research. We have confirmed things but we have not spent time preparing for litigation.

- A. Third Supplemental Special Assessment Allocation Report**
- B. Hopping Green & Sams Letter Dated May 4, 2016**
- C. Straley Robin Vericker Letter Dated November 2, 2016**
- D. Hopping Green & Sams Letter Dated August 21, 2018**

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: We have been working on the MSA and we will get the policy revised as per direction.

B. Engineer

Mr. Boyd: On the signal I still have not been able to secure documentation of the County's final acceptance. The contractor is working on getting that. I also asked him about moving the sign and he is going to look at it and see what they can do.

Mr. Flint: We are still holding back \$20,000 retainage contingent on the County's final sign-off.

Mr. Boyd: George received a notice from the Water Management District about several parcels that did not have the proper documentation stating that the CDD was maintaining those areas. I am in the process of getting those prepared.

Mr. Flint: Basically with the Water Management District permits, at a point in time when the infrastructure construction is completed, it is accepted and maintained by the CDD. There is a formal process with water management where you transfer the permit to the operating entity. For one reason or another we have a number of these permits that were never officially transferred to the CDD as the operating entity. We have been maintaining them for more than ten years and the Water Management District is auditing all their files. I don't see an issue, I don't think your Engineer sees an issue with going ahead and formally signing the transfer to operating entity. They told us if we do it by January 21, then they won't issue a formal violation.

Mr. Greenstein: Where are we on the "Reunion Boulevard next intersection" signs?

Mr. Boyd: I have not dug into that one yet. I apologize.

C. Manager

i. Action Items List

Mr. Flint: We are working on the MSA. The status of the transponder system, do you know that?

Mr. Scheerer: We reported at the last meeting that was approved and they are in process of getting the permits in order.

Mr. Goldstein: John told me this morning that he thought it would be up and running by the end of the month.

Mr. Flint: Item five we talked about, that is the amenity policy and we will make the changes suggested by the Board. Potholes on Sinclair Road, do we know if the County has done anything on that?

Mr. Scheerer: They haven't done anything yet and I resubmitted another email and phone call to road and bridge.

Mr. Flint: The speed limit signs we talked about. I think we have a plan, we ordered another one and we are going to relocate an existing sign. Steve by the next meeting is going to have information on the signage on 532 approaching Reunion Boulevard. Repainting signs throughout the community, Alan.

Mr. Scheerer: I talked with the Board at the last meeting. I received a quote from a vendor that was approximately \$63,000 to repaint all 224 sign posts. I got one today from

Heritage Service Solutions a proposal for \$26,880. The Board did approve a budget for 2019 that included the \$63,000 number in the capital projects. We reached out to Orange County Painting who has done work here before and they didn't submit a bid yet but 224 sign posts, the back brackets for the stop signs, the street ID marker brackets, which are also black and the finials would all be painted as part of this project should the Board want to move forward.

Mr. Flint: A new sign is \$800 to \$1,000 per sign.

Mr. Greenstein: What about the palm trees?

Mr. Scheerer: The palm trees are a sticker. We will take those off and Fast Signs of Orlando has provided a proof and if the Board wants us to we can purchase a couple hundred of those and put them on wherever they go. It is a very minimal cost.

Mr. Greenstein: We put them up originally for a reason and I think it tells people they are in Reunion when they see the logo.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the proposal from Heritage Service Solutions in the amount of \$26,880 to repaint the sign posts was approved and staff was directed to put the stickers on if they are a minimal cost.

Mr. Flint: The developer for the Spectrum project around the water park is asking for the ability to install directional signage. What they emailed me was not consistent with the sign policy you adopted and the design standards. Reunion West had not previously approved signage standards and at the meeting before this you did adopt the same signage standard as Reunion East and they delegated authority to Mr. Greenstein to meet with Spectrum to work on the location and sign-off on the design because Mr. Greenstein is on both Boards that makes sense if this Board is amenable to that.

It was the consensus of the Board to appoint Mr. Greenstein to be liaison with Spectrum on the signage.

Mr. Dryburgh: The damage that has occurred on Sinclair with the contractor employees parking on the strip, breaking down the cement. I'm assuming that is all our stuff.

Mr. Flint: It is actually the County. We are maintaining it. The County will make sure that is all repaired before they issue final approvals.

ii. Approval of Check Register

Mr. Flint presented the December check register in the amount of 194,690.77.

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor the check register was approved.

iii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package. No Board action was required.

iv. Status of Direct Bill Assessments

A copy of the status of direct bill assessments was included in the agenda package.

NINTH ORDER OF BUSINESS

Other Business

Mr. d'Adesky: There will be a public hearing for Reunion West on February 21st and it might make sense to have our meeting then to save money for both Districts.

It was the consensus of the Board to have the February meeting on February 21, 2019 at 1:00 p.m. at the Heritage Crossing Community Center.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the meeting adjourned at 2:13 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

REQUEST FOR TRANSFER OF ENVIRONMENTAL RESOURCE PERMIT TO THE PERPETUAL OPERATION ENTITY

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

Permit No.: 49-01107-P	Application No(s). 030530-13
Project Name: Reunion Resort & Club - Parcel 2A & 2B	Phase (if applicable): 2

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

By: _____

Signature of Permittee	Name and Title
Company	Company Address
Phone	City, State, Zip

B. AGREEMENT FOR SYSTEM OPERATION AND MAINTENANCE RESPONSIBILITY: The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II in perpetuity. Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: George Flint

Signature of Representative of O&M Entity	Governmental Management Services, LLC
Name and Title	Name of Entity for O&M
<u>gflint@gmscfl.com</u>	135 W Central Blvd. Suite 320
Email Address	Address
Phone	Orlando, FL 32801
	City, State, Zip
	Date

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☐ Copy of all recorded plats
- ☐ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☐ Copy of filed articles of incorporation and documentary evidence of active corporate status with the Department of State, Division of Corporations (for corporations)
- ☐ A completed, signed, and notarized affidavit attesting that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note- this is optional, but aids in processing of this request)



REQUEST FOR TRANSFER OF ENVIRONMENTAL RESOURCE PERMIT TO THE PERPETUAL OPERATION ENTITY

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Permit No.: 49-01107-P	Application No(s). 020102-7
Project Name: Magnolia Creek - Reunion Resort and Club - Ph. 1 Parcel 3b	Phase (if applicable): 1

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

By: _____

Signature of Permittee	Name and Title
Company	Company Address
Phone	City, State, Zip

B. AGREEMENT FOR SYSTEM OPERATION AND MAINTENANCE RESPONSIBILITY: The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II in perpetuity. Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____

Signature of Representative of O&M Entity George Flint	Governmental Management Services, LLC Name of Entity for O&M 135 W Central Blvd. Suite 320
Name and Title gflint@gmscfl.com	Address Orlando, FL 32801
Email Address	City, State, Zip
Phone	Date

Enclosed are the following documents, as applicable:

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Permit No.: 49-01107-P	Application No(s). 030116-13
Project Name: Reunion Resort & Club Check-In Facility	Phase (if applicable): 2

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

By: _____

Signature of Permittee	Name and Title
Company	Company Address
Phone	City, State, Zip

B. AGREEMENT FOR SYSTEM OPERATION AND MAINTENANCE RESPONSIBILITY: The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II in perpetuity. Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____

Signature of Representative of O&M Entity George Flint	Governmental Management Services, LLC Name of Entity for O&M
Name and Title	135 W. Central Blvd. Suite 320
gflint@gmscfl.com	Address
Email Address	Orlando, FL 32801
Phone	City, State, Zip
	Date

Enclosed are the following documents, as applicable:

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- ☐ Copy of all recorded plats
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Permit No.: 49-01107-P	Application No(s). 030402-22
Project Name: Reunion Resort & Club	Phase (if applicable): 2

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

By: _____

Signature of Permittee	Name and Title
Company	Company Address
Phone	City, State, Zip

B. AGREEMENT FOR SYSTEM OPERATION AND MAINTENANCE RESPONSIBILITY: The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II in perpetuity. Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____

Signature of Representative of O&M Entity George Flint	Governmental Management Services, LLC Name of Entity for O&M
Name and Title gflint@gmscfl.com	135 W Central Blvd. Suite 320 Address
Email Address	Orlando, FL 32801 City, State, Zip
Phone	Date

Enclosed are the following documents, as applicable:

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Permit No.: 49-01107-P	Application No(s). 011120-4
Project Name: Magnolia Creek - Reunion Resort and Club	Phase (if applicable): 1

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

By: _____

Signature of Permittee	Name and Title
Company	Company Address
Phone	City, State, Zip

B. AGREEMENT FOR SYSTEM OPERATION AND MAINTENANCE RESPONSIBILITY: The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II in perpetuity. Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____

Signature of Representative of O&M Entity George Flint	Governmental Management Services, LLC Name of Entity for O&M
Name and Title gflint@gmscfl.com	135 W Central Blvd. Suite 320 Address
Email Address	Orlando, FL 32801 City, State, Zip
Phone	Date

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
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Permit No.: 49-01107-P	Application No(s). 010328-15
Project Name: Magnolia Creek - Phase 1 Parcel 1	Phase (if applicable): 1

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

By: _____

Signature of Permittee	Name and Title
Company	Company Address
Phone	City, State, Zip

B. AGREEMENT FOR SYSTEM OPERATION AND MAINTENANCE RESPONSIBILITY: The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II in perpetuity. Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____

Signature of Representative of O&M Entity George Flint	Governmental Management Services, LLC Name of Entity for O&M 135 W Central Blvd. Suite 320
Name and Title gflint@gmscfl.com	Address Orlando, FL 32801
Email Address	City, State, Zip
Phone	Date

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Permit No.: 49-01107-P	Application No(s). 030530-13
Project Name: Reunion Resort & Club	Phase (if applicable): 2

A. **REQUEST TO TRANSFER:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: _____

Signature of Permittee	Name and Title
Company	Company Address
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Signature of Representative of O&M Entity	Name of Entity for O&M
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- ☐ A completed, signed, and notarized affidavit attesting that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note- this is optional, but aids in processing of this request)



SECTION VI

*This item will be provided under
separate cover*

SECTION VII

*This item will be provided under
separate cover*

SECTION VIII

Proposal For

Reunion East CDD

(<http://www.reunioneastcdd.com/>)

Website Accessibility for People with Disabilities as per

Nondiscrimination requirements of Title II of the American Disabilities Act (ADA)

Date	Version#	Comments	Author
May 25, 2018	1.0	Initial version	VB Joshi
June 18, 2018	1.1	Added document conversion cost	VB Joshi Kristen Thornburgh
June 21, 2018	1.2	Added WCAG Standards Compliance	VB Joshi
August 10, 2018	1.3	Added CDD Specific details	VB Joshi
August 13, 2018	1.4	Updated pricing for simple, medium and high complexity CDD websites	As per requirements from Ariel and Valerie
August 28, 2018	2.0	Updated conversion and support costs based on discussed scope	As per meeting with GMSCFL
January 17, 2019	2.1	Updated "The Law" section	VB Joshi

Presented by: VGlobalTech, Orlando, Florida



BBB Rating: A+
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Service Providers: VGlobalTech LLC, Orlando, Florida, USA

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1.0 The Law

Source:

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0189/Sections/0189.069.html

189.069 Special districts; required reporting of information; web-based public access. —

(1) Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official website containing the information required by this section. Each special district shall submit its official website address to the department.

(a) Each independent special district shall maintain a separate website.

(b) Each dependent special district shall be prominently displayed on the home page of the website of the local general-purpose government upon which it is dependent with a hyperlink to such webpages as are necessary to provide the information required by this section. A dependent special district may maintain a separate website providing the information required by this section.

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
7. A description of the boundaries or service area of, and the services provided by, the special district.

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
 9. The primary contact information for the special district for purposes of communication from the department.
 10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
 11. The budget of the special district and any amendments thereto in accordance with s.189.016.
 12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.
 13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).
 14. The public facilities report, if applicable.
 15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
 16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.
- (b) The department's website list of special districts in the state required under s. 189.061 shall include a link for each special district that provides web-based access to the public for all information and documentation required for submission to the department pursuant to subsection

2.0 ADA & WCAG Compliance – Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven day a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The Americans with Disabilities Act (ADA) and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

The World Wide Web Consortium (W3C) sets the main international standards for the World Wide Web and its accessibility. W3C created the Web Content Accessibility Guidelines (WCAG 2.0 and 2.1) which are similar to Section 508, but on an international level. WCAG 2.0 and 2.1 requires specific techniques for compliance and is more current than Section 508.

Many countries and international organizations require compliance with WCAG 2.0 and 2.1. The guidelines are categorized into three levels of compliance: A (must support), AA (should support), and AAA (may support). Representatives from the accessibility community around the world participate in the evolution of these guidelines.

Source: <https://www.w3.org/WAI/standards-guidelines/wcag/>

Visit <http://vglobaltech.com/website-compliance/> for more details, do a website compliance check on your website and to download a PDF proposal.

2.1 Common Problems and Solutions in Website Accessibility?

2.1.1 Problem: Images Without Text Equivalents

Solution: Add a Text Equivalent to Every Image

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an “alt” tag for brief amounts of text or a “longdesc” tag for large amounts, to each image and graphic on your agency’s website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor’s picture, adding an “alt” tag with the words “Photograph of Mayor Jane Smith” provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a “longdesc” tag that includes a text equivalent description of each location shown on the map – e.g., “City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue.”

2.1.2 Problem: Documents Are Not Posted In an Accessible Format

Solution: Post Documents in a Text-Based Format

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

2.1.3 Problem: Specifying Colors and Font Sizes

Solution: Avoid Dictating Colors and Font Settings

Websites should be designed so they can be viewed with the color and font sizes set in users’ web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

2.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

Solution: Include Audio Descriptions and Captions

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.

2.1.5 Web Content Accessibility Guidelines (WCAG)

Understanding the Four Principles of Accessibility

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
 - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
 - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
 - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
 - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

If any of these are not true, users with disabilities will not be able to use the Web.

Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.

VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.

3.0 Pricing

Website Complexity: Small Level Websites

**VGlobalTech team shall complete the following critical tasks for client website.
All costs below are per website / CDD:**

3.1 One time (website conversion and compliance cost):

	Task	Estimated Cost
1.	Perform ADA Website Compliance Check for current website – Update ALL webpages on the website. Create accessibility before and after document, code review, html updates, plugins / security updates required for ADA and WCAG compliance	\$700
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc). Braille Readers, Other assistance technology compatibility	\$100
3.	ADA Standards application (as per Section 1 above). ADA.gov, Web Content Accessibility Guidelines (WCAG)	\$700
4.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance (upto 2 years of documents shall be converted)	\$300
5.	Create a webpage showing websites ADA Compliance efforts	\$100
6.	Create customized footer with VGlobalTech's ADA Compliance Seal (valid for 1 year only)	\$75
	Total (one time compliance / conversion cost)	\$1975 / one time

3.2 ADA Compliance Yearly Maintenance and Upgrade starting after initial conversion is completed (Optional Maintenance – It is critical to maintain compliance as websites get updated):

VGlobalTech team shall complete the following critical tasks for client website. All costs below are per website / CDD:

	Task	Cost
1.	Perform ADA Website Compliance Check for current website – All new webpages on the website	\$200
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc)	\$75
3.	Update footer with VGlobalTech’s ADA Compliance Seal (extended for current year)	\$75
4.	Support (upto 5 hr / month) for the year including updates to newly added pages, upgrade to new standards (if any). Posting new documents, minutes, agendas etc to the websites as needed – Worry Free Monthly Maintenance.	\$600
5.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance	\$400
	Annual Maintenance (starts after initial compliance engagement quoted above is complete)	\$1350 / year (can be broken up into smaller monthly bills)

This proposal includes following points, stipulations terms and conditions:

*** (1) conference call or in person meetings per month with client to review metrics, results and monthly recaps **unless otherwise noted***

*** email and phone communication**

*** Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.**

*** Client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH****

*** Client is responsible for verifying quality of work, providing feedback, verifying that compliance has been met as required. VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in best faith but cannot guarantee all compliance / legal needs since we are not the final authority in the ADA or WCAG compliance area. VGlobalTech shall not be liable for any legal ramifications arising from compliance issues and cannot be held responsible for any legal or other lawsuits.**

Refund Policy: The client may halt work and request for a refund within seven days of the date of signing this services agreement by mailing a signed letter to the main address listed on www.VGlobalTech.com website. If client requests a refund within seven days of the date of signing their agreement they shall be liable to pay for all work completed and will be refunded the remaining balance of the initial payment if billable work has not exceeded a charge that would be greater than client's initial payment. If client requests a refund after the seven days from the date of the signing of the agreement client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line item projects are complete no refunds will be issued. **Confidentiality:** All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is not allowed to disclose their price with any third parties. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.

4.0 Proposal Acceptance:

To accept these project, associated costs and conditions as listed above please sign and date below.

The VGlobalTech proposed solution and terms have been accepted by the customer and the VGlobalTech team can proceed with the project. All payments shall be made according to this agreement.

Select Proper Option Below, Sign and Date, Return to contact@vglobaltech.com:

☐

Section 3.1: One time (website conversion and compliance cost):

☐

Section 3.1: One time (website conversion and compliance cost)

+

Section 3.2 ADA Compliance Yearly Maintenance and Upgrade starting after initial conversion is completed (Optional Maintenance – It is critical to maintain compliance as websites get updated):

For Customer

Date

VB Joshi

For VGlobalTech

Date

5.0 References:

ADA Best Practices Tool Kit for State and Local Governments:

<https://www.ada.gov/pcatoolkit/chap5toolkit.htm>

U.S. Department of Justice, Civil Rights Division, Disability Rights Section

<https://www.ada.gov/websites2.htm>

Web design Standards: <https://www.w3schools.com/>

Web Content Accessibility Guidelines (WCAG) <https://www.w3.org/TR/WCAG21/>

VGlobalTech Web Content Accessibility Implementation and Checkpoints:

<http://vglobaltech.com/website-compliance/>



BBB Rating: A+

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SECTION IX

SECTION C

SECTION 1

Reunion East

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	3/14/11	Irrigation Turnover	Developer		On Hold	Issue on Hold Pending CUP Negotiation
2	3/16/17	Allocation of 532 Costs	Scheerer/d'Adesky		On Hold	Proposals from Yellowstone presented at August meeting. Counsel Sent Demand Letters for Costs to Each Parcel Owner. Publix Declined Sharing Costs.
3	1/11/18	Amendment to MSA to Incorporate Heritage Crossing Community Center & Horse Stables	Resort/Flint		In Process	To be Discussed Further at February Meeting
4	8/9/18	Evaluation of Installation of a Transponder System for Reunion Property Owners Ease of Gate Access	Scheerer/Cruz		In Process	System Installation Complete; Programming in Progress
5	8/9/18	Implementing Policies/Guidelines Regulating Number of Guests at CDD Property	Flint/d'Adesky		In Process	Counsel to Incorporate Board Comments and Revise Policy
6	9/13/18	Repair of Potholes on Sinclair Road	Scheerer		Completed	
7	10/11/18	Evaluation of Speed Limit Signs	Boyd/Scheerer		Completed	
8	12/13/18	Installation of Signage in Advance of Reunion Blvd. Intersection at 532	Boyd		In Process	
9	12/13/18	Repainting of Signs Throughout Community	Scheerer		In Process	Proposal from Heritage Service Solutions Approved at January Meeting

Reunion West

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	1/11/18	Installation of Neighborhood Monuments	Scheerer		In Process	Monuments in Design Phase. Architect in Process of Transmitting Plans to Osceola County for Permitting.

Reunion Resort & Club

Seven Eagles Cove CDD Action Items Punch List

Ref #	Notes & Action Items Description	Target Date	Responsible Party(s)	Status/Notes/Next Steps	Completed Date	Comments
1	Landscaping around building is over grow	21-Mar	Yellowstone	Landscaping needs to be replaced in serval areas		Targeted for February

SECTION 2

Reunion East

Community Development District

Summary of Check Register

January 1, 2019 to January 31, 2019

Fund	Date	Check No.'s		Amount
General Fund	1/1/19	4144-4145	\$	1,722,495.58
	1/2/19	4146	\$	22,746.94
	1/8/19	4147	\$	7,686.00
	1/11/19	4148-4159	\$	91,763.11
	1/22/19	4160-4163	\$	11,104.54
	1/23/19	4164-4165	\$	90,376.38
	1/25/19	4166-4168	\$	852,093.94
	1/29/19	4169-4172	\$	2,524.56
			\$	2,800,791.05
Replacement & Maintenance	1/11/19	63	\$	17,900.00
	1/22/19	64	\$	900.00
	1/29/19	65	\$	4,152.00
			\$	22,952.00
Payroll	<u>January 2019</u>			
	Donald Harding	50460	\$	184.70
	John Dryburgh	50461	\$	184.70
	Mark Greenstein	50462	\$	184.70
	Steven Goldstein	50463	\$	184.70
	Trudy Hobbs	50464	\$	184.70
			\$	923.50
			\$	2,824,666.55

AP300R

*** CHECK DATES 01/01/2019 - 01/31/2019 ***

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/14/19

PAGE 1

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 #
1/01/19	00103	1/01/19 01012019	201901 300-20700-10000			*	1,703,630.51	
			FY19 DEBT SERV SER 2015A					
					REUNION EAST CDD C/O USBANK			1,703,630.51 004144
1/01/19	00103	1/01/19 01012019	201901 300-20700-10500			*	17,613.87	
			FY19 DEBT SERV SER 2015-1					
		1/01/19 01012019	201901 300-20700-10500			*	5,053.00	
			FY19 LRA ORLANDO LLC					
		1/01/19 01012019	201901 300-13100-10000			*	3,801.80-	
			FY18 ADVANCE ON ASSESS					
					REUNION EAST CDD C/O USBANK			18,865.07 004145
1/02/19	00101	1/02/19 01022019	201901 300-20700-10100			*	22,746.94	
			EXPENSE DUE TO RW OCT-NOV					
					REUNION WEST CDD			22,746.94 004146
1/08/19	00049	1/01/19 452	201901 310-51300-34000			*	3,689.58	
			MANAGEMENT FEES-JAN19					
		1/01/19 452	201901 310-51300-35100			*	183.33	
			INFORMATION TECH-JAN19					
		1/01/19 452	201901 310-51300-31300			*	416.67	
			DISSEMINATION-JAN19					
		1/01/19 452	201901 310-51300-51000			*	20.36	
			OFFICE SUPPLIES					
		1/01/19 452	201901 310-51300-42000			*	5.64	
			POSTAGE					
		1/01/19 452	201901 310-51300-42500			*	49.50	
			COPIES					
		1/01/19 453	201901 320-53800-12000			*	3,320.92	
			FIELD MANAGEMENT-JAN19					
					GOVERNMENTAL MANAGEMENT SERVICES			7,686.00 004147
1/11/19	00074	12/31/18 174499	201812 320-53800-47000			*	72.24	
			AQUATIC PLANT MGMT DEC18					
		12/31/18 174499	201812 300-13100-10100			*	56.76	
			AQUATIC PLANT MGMT DEC18					
					APPLIED AQUATIC MANAGEMENT, INC.			129.00 004148
1/11/19	00129	12/24/18 4413	201812 320-53800-46200			*	350.00	
			PICK UP/RMV POOL FURNITUR					
		12/24/18 4413	201812 300-13100-10100			*	275.00	
			PICK UP/RMV POOL FURNITUR					
		12/24/18 4414	201812 320-53800-53200			*	257.60	
			RPLC FURNISHED STOP SIGNS					
		12/24/18 4414	201812 300-13100-10100			*	202.40	
			RPLC FURNISHED STOP SIGNS					

REUE REUNION EAST TVISCARRA

AP300R

*** CHECK DATES 01/01/2019 - 01/31/2019 ***

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 REUNION EAST-GENERAL FUND
 BANK A REUNION EAST CDD

RUN 2/14/19

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		12/29/18 4416	201812 320-53800-57400		*	464.80	
			PATCH/RPR GH ROOF/CEILING				
		12/29/18 4416	201812 300-13100-10100		*	365.20	
			PATCH/RPR GH ROOF/CEILING				
				BERRY CONSTRUCTION INC.			1,915.00 004149
1/11/19 00134		1/09/19 2134	201812 310-51300-31100		*	469.62	
			PAY APP/SIGNAL/CDD MTG				
				BOYD CIVIL ENGINEERING			469.62 004150
1/11/19 00160		1/04/19 11174	201901 320-53800-12200		*	1,906.97	
			FACILITIES BLDG RENT JAN				
		1/04/19 11174	201901 300-13100-10100		*	1,498.33	
			FACILITIES BLDG RENT JAN				
				CITICOMMUNITIES LLC			3,405.30 004151
1/11/19 00042		1/01/19 1591915	201901 320-53800-46200		*	279.42	
			EMERG PHONE CARRIAGE PT				
		1/01/19 1591915	201901 300-13100-10100		*	219.54	
			EMERG PHONE CARRIAGE PT				
		1/01/19 1591916	201901 320-53800-46200		*	271.35	
			EMERG PHONE HER.CROSS B				
		1/01/19 1591916	201901 300-13100-10100		*	213.21	
			EMERG PHONE HER.CROSS B				
		1/01/19 1591917	201901 320-53800-46200		*	271.35	
			EMERG PHONE HER.CROSS A				
		1/01/19 1591917	201901 300-13100-10100		*	213.21	
			EMERG PHONE HER.CROSS A				
		1/01/19 1591964	201901 320-53800-46200		*	279.42	
			EMER.PHONE HOMESTEAD POOL				
		1/01/19 1591964	201901 300-13100-10100		*	219.54	
			EMER.PHONE HOMESTEAD POOL				
		1/01/19 1592658	201901 320-53800-46200		*	254.02	
			EMERG PHONE TERRACES				
		1/01/19 1592658	201901 300-13100-10100		*	199.58	
			EMERG PHONE TERRACES				
				KINGS III OF AMERICA, INC.			2,420.64 004152
1/11/19 00092		12/31/18 121318	201812 320-53800-41000		*	26.84	
			HC PHONE LINE 4574 DEC18				
		12/31/18 121318	201812 300-13100-10100		*	21.08	
			HC PHONE LINE 4574 DEC18				
		12/31/18 121318	201812 330-53800-41000		*	47.92	
			HC PHONE LINE 9758 DEC18				
		12/31/18 121318	201812 330-53800-41000		*	47.92	
			HC PHONE LINE 9867 DEC18				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		12/31/18 122718	201812 330-53800-43300		*	700.00	
			BALLROOM CLEANING DEC18				
				REUNION RESORT			843.76 004153
1/11/19 00060		12/10/18 330914	201812 320-53800-46200		*	1,437.83	
			INST.NAT.GAS MANIFOLD-TER				
		12/10/18 330914	201812 300-13100-10100		*	1,129.72	
			INST.NAT.GAS MANIFOLD-TER				
		12/26/18 331073	201812 320-53800-46200		*	288.62	
			RPLC THERAPY PMP/RPR LEAK				
		12/26/18 331073	201812 300-13100-10100		*	226.78	
			RPLC THERAPY PMP/RPR LEAK				
		12/26/18 331074	201812 320-53800-46200		*	93.80	
			INSPECT POOL/SPA HEATER				
		12/26/18 331074	201812 300-13100-10100		*	73.70	
			INSPECT POOL/SPA HEATER				
		12/26/18 331075	201812 320-53800-46200		*	93.80	
			INSPECT HEATR/ADJ.BYPASS				
		12/26/18 331075	201812 300-13100-10100		*	73.70	
			INSPECT HEATR/ADJ.BYPASS				
		12/26/18 331076	201812 320-53800-46200		*	338.77	
			INSTALL CONTROL BOARD				
		12/26/18 331076	201812 300-13100-10100		*	266.18	
			INSTALL CONTROL BOARD				
				SPIES POOL LLC			4,022.90 004154
1/11/19 00154		1/02/19 7387	201812 320-53800-48000		*	852.04	
			LAYOUT/OVERSEE LANDSCAPE				
		1/02/19 7387	201812 300-13100-10100		*	669.46	
			LAYOUT/OVERSEE LANDSCAPE				
		1/04/19 7429	201901 320-53800-48000		*	1,820.00	
			LANDSCAPE CONSULTING JAN				
		1/04/19 7429	201901 300-13100-10100		*	1,430.00	
			LANDSCAPE CONSULTING JAN				
				SUNSCAPE CONSULTING			4,771.50 004155
1/11/19 00142		1/02/19 53478	201812 330-53800-47800		*	180.00	
			HC BACKFLOW INSPECT				
		1/02/19 53486	201812 330-53800-47800		*	757.89	
			HC REPAIR/TEST BACKFLOW				
				UNITED FIRE PROTECTION, INC.			937.89 004156
1/11/19 00030		12/31/18 243495	201812 320-53800-47600		*	322.00	
			RMV/INST.PLANT LIBERTY				
		12/31/18 243495	201812 300-13100-10100		*	253.00	
			RMV/INST.PLANT LIBERTY				
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		12/31/18	243685 201811 320-53800-47600		*	482.72	
			PLANT REPLACEMENTS 11/18				
		12/31/18	243685 201811 300-13100-10100		*	379.28	
			PLANT REPLACEMENTS 11/18				
		1/01/19	243906 201901 330-53800-47300		*	881.15	
			MTHLY LNDSCP MAINT JAN19				
		1/01/19	243906 201901 320-53800-47300		*	30,346.88	
			MTHLY LNDSCP MAINT JAN19				
		1/01/19	243906 201901 300-13100-10100		*	23,843.97	
			MTHLY LNDSCP MAINT JAN19				
			YELLOWSTONE LANDSCAPE				56,509.00 004157
1/11/19	00054	1/01/19	2019JAN 201901 320-53800-34500		*	6,533.33	
			SECURITY SERVICES JAN19				
		1/01/19	2019JAN 201901 300-13100-10100		*	5,133.33	
			SECURITY SERVICES JAN19				
			REUNION RESORT & CLUB MASTER ASSOC.				11,666.66 004158
1/11/19	00092	12/31/18	DUKE-DUK 201811 320-53800-43000		*	361.99	
			DUKE ENERGY #54512 29301				
		12/31/18	DUKE-DUK 201811 320-53800-43000		*	705.41	
			DUKE ENERGY #64321-61161				
		12/31/18	RECDDREE 201812 320-53800-46200		*	1,848.00	
			POOL CLEANING SERVS-DEC18				
		12/31/18	RECDDREE 201812 300-13100-10100		*	1,452.00	
			POOL CLEANING SERVS-DEC18				
		12/31/18	TOHO-TOH 201811 320-53800-43100		*	160.68	
			TOHO METER#49005514 NOV18				
		12/31/18	121318A 201812 320-53800-41000		*	26.84	
			CP PHONE LINE 2365 DEC18				
		12/31/18	121318A 201812 300-13100-10100		*	21.08	
			CP PHONE LINE 2365 DEC18				
		12/31/18	121318A 201812 320-53800-41000		*	26.84	
			HS PHONE LINE 9325 DEC18				
		12/31/18	121318A 201812 300-13100-10100		*	21.08	
			HS PHONE LINE 9325 DEC18				
		12/31/18	121318A 201812 320-53800-41000		*	26.84	
			HS PHONE LINE 9385 DEC18				
		12/31/18	121318A 201812 300-13100-10100		*	21.08	
			HS PHONE LINE 9385 DEC18				
			REUNION RESORT				4,671.84 004159
1/22/19	00119	1/15/19	84025 201812 310-51300-31500		*	2,960.65	
			REV.AGND/MSA/LRA/CDD MTG				
			LATHAM, SHUKER, EDEN & BEAUDINE, LLP				2,960.65 004160
			REUE REUNION EAST TVISCARRA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/22/19	00078	1/09/19 2018279	201901 310-51300-49300	2018 TAX ROLL ADMIN FEE	*	668.51	
				OSCEOLA COUNTY PROPERTY APPRAISER			668.51 004161
1/22/19	00163	1/08/19 1452	201901 320-53800-47500	PRESS.WASH-TERRACES WALL	*	336.00	
		1/08/19 1452	201901 300-13100-10100	PRESS.WASH-TERRACES WALL	*	264.00	
				PRESSURE WASH THIS			600.00 004162
1/22/19	00030	12/31/18 244776	201812 320-53800-46500	IRRIGATION REPAIRS DEC18	*	279.09	
		12/31/18 244776	201812 300-13100-10100	IRRIGATION REPAIRS DEC18	*	219.29	
		1/15/19 246818	201901 320-53800-46200	AQUATIC SERVICES JAN19	*	3,456.32	
		1/15/19 246818	201901 300-13100-10100	AQUATIC SERVICES JAN19	*	2,715.68	
		1/17/19 246856	201901 320-53800-47600	PLANT REPLACEMENTS 01/03	*	114.80	
		1/17/19 246856	201901 300-13100-10100	PLANT REPLACEMENTS 01/03	*	90.20	
				YELLOWSTONE LANDSCAPE			6,875.38 004163
1/23/19	00103	1/23/19 01232019	201901 300-20700-10000	FY19 DEBT SERV SER2015A	*	89,451.54	
				REUNION EAST CDD C/O USBANK			89,451.54 004164
1/23/19	00103	1/23/19 01232019	201901 300-20700-10500	FY19 DEBT SERV SER2015-1	*	924.84	
				REUNION EAST CDD C/O USBANK			924.84 004165
1/25/19	00103	1/25/19 01252019	201901 300-20700-10500	FY19 EHOF ACQUIS. 2015-1	*	322,810.40	
				REUNION EAST CDD C/O USBANK			322,810.40 004166
1/25/19	00103	1/25/19 01252019	201901 300-20700-10600	FY19 EHOF ACQUIS. 2015-2	*	369,702.38	
		1/25/19 01252019	201901 300-13100-10000	LESS FY18 ADVANCE	*	4,552.11-	
				REUNION EAST CDD C/O USBANK			365,150.27 004167
1/25/19	00103	1/25/19 01252019	201901 300-20700-10700	FY19 EHOF ACQUIS. 2015-3	*	166,179.45	
		1/25/19 01252019	201901 300-13100-10000	LESS FY18 ADVANCE	*	2,046.18-	
				REUNION EAST CDD C/O USBANK			164,133.27 004168
				REUE REUNION EAST TVISCARRA			

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/14/19
 *** CHECK DATES 01/01/2019 - 01/31/2019 *** REUNION EAST-GENERAL FUND
 BANK A REUNION EAST CDD

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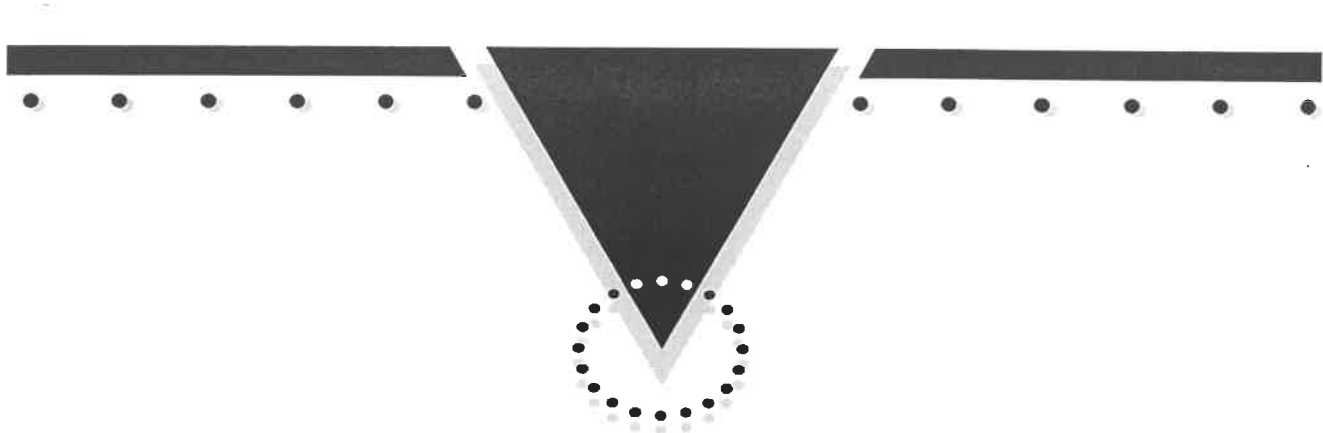
CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/29/19	00095	1/23/19	S106883 201901 320-53800-57400	RPLC ENTRANCE GATE ARM	*	184.13	
		1/23/19	S106883 201901 300-13100-10100	RPLC ENTRANCE GATE ARM	*	144.68	
							328.81 004169
ACCESS CONTROL TECHNOLOGIES, INC.							
1/29/19	00129	1/23/19	4432 201901 320-53800-53000	CUT/INST.ASPHALT PATCH	*	210.00	
		1/23/19	4432 201901 300-13100-10100	CUT/INST.ASPHALT PATCH	*	165.00	
							375.00 004170
BERRY CONSTRUCTION INC.							
1/29/19	00166	1/15/19	269649ES 201812 320-53800-43200	GAS CHARGE 12/06-01/08/19	*	769.89	
		1/15/19	269649ES 201812 300-13100-10100	GAS CHARGE 12/06-01/08/19	*	604.91	
							1,374.80 004171
FLORIDA NATURAL GAS							
1/29/19	00060	1/07/19	331813 201901 320-53800-46200	INSPECT HEATER/ADJ.VALVES	*	120.40	
		1/07/19	331813 201901 300-13100-10100	INSPECT HEATER/ADJ.VALVES	*	94.60	
		1/07/19	331814 201901 320-53800-46200	CLN PUMP BASKET/SPA FILTR	*	129.33	
		1/07/19	331814 201901 300-13100-10100	CLN PUMP BASKET/SPA FILTR	*	101.62	
							445.95 004172
SPIES POOL LLC							
TOTAL FOR BANK A						2,800,791.05	
TOTAL FOR REGISTER						2,800,791.05	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/11/19	00008	12/19/18 181262	201812 320-53800-47300		*	1,680.00	
		RMV/SRFC STUMP/PRUNE TREE					
		12/19/18 181262	201812 300-13100-10100		*	1,320.00	
		RMV/SRFC STUMP/PRUNE TREE					
		12/28/18 181292	201812 320-53800-47300		*	8,344.00	
		PRUNE TREES S.13-15,11-12					
		12/28/18 181292	201812 300-13100-10100		*	6,556.00	
		PRUNE TREES S.13-15,11-12					
ENVIRO TREE SERVICE LLC							17,900.00 000063
1/22/19	00008	11/30/18 1810290	201811 320-53800-47300		*	504.00	
		REMOVE/STUMP GRIND ONE					
		11/30/18 1810290	201811 300-13100-10100		*	396.00	
		REMOVE/STUMP GRIND ONE					
ENVIRO TREE SERVICE LLC							900.00 000064
1/29/19	00006	1/01/19 331883	201901 320-53800-64000		*	2,325.12	
		INST.C-R406A-EN-C HEATER					
		1/01/19 331883	201901 300-13100-10100		*	1,826.88	
		INST.C-R406A-EN-C HEATER					
SPIES POOL, LLC							4,152.00 000065
TOTAL FOR BANK C						22,952.00	
TOTAL FOR REGISTER						22,952.00	

REUE REUNION EAST TVISCARRA

SECTION 3



Reunion East
Community Development District

Unaudited Financial Reporting

December 31, 2018



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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
December 31, 2018

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2019
ASSETS:					
CASH	\$2,868,490	\$202,445	---	---	\$3,070,934
CUSTODY ACCOUNT	\$461,892	---	---	---	\$461,892
STATE BOARD OF ADMINISTRATION INVESTMENTS	---	\$2,601,807	---	---	\$2,601,807
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$102,932	---	\$102,932
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$217,803	---	\$217,803
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$192,405	---	\$192,405
Prepayment	---	---	\$23	---	\$23
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$81,132	---	\$81,132
SERIES 2015-2					
Reserve	---	---	\$372,930	---	\$372,930
Revenue	---	---	\$12,577	---	\$12,577
SERIES 2015-3					
Revenue	---	---	\$4,655	---	\$4,655
DUE FROM REUNION WEST	\$222,852	\$110,313	---	---	\$333,164
DUE FROM GENERAL FUND	---	---	\$373,219	---	\$373,219
DUE FROM DEBT SERVICE FUND	\$10,400	---	---	---	\$10,400
TOTAL ASSETS	\$3,563,633	\$2,914,565	\$1,877,957	\$10	\$8,356,164
LIABILITIES:					
ACCOUNTS PAYABLE	\$20,824	\$39,371	---	---	\$60,195
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
CUSTOMER DEPOSIT	\$15,000	---	---	---	\$15,000
DUE TO DEBT 2015A	\$1,708,631	---	---	---	\$1,708,631
DUE TO DEBT 2015-1	\$22,667	---	---	---	\$22,667
DUE TO GENERAL FUND	---	---	\$10,400	---	\$10,400
DUE TO REUNION WEST	\$35,450	---	---	---	\$35,450
ACCRUED INTEREST PAYABLE 2002A-2	---	---	\$2,100,000	---	\$2,100,000
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	\$1,927,180	---	\$1,927,180
ACCRUED INTEREST PAYABLE 2005	---	---	\$1,388,520	---	\$1,388,520
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$1,590,000	---	\$1,590,000
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$242,752	\$2,875,194	---	---	\$3,117,946
UNASSIGNED	\$1,516,987	---	---	---	\$1,516,987
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$3,924,245)	---	(\$3,924,245)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$2,760,713)	---	(\$2,760,713)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$717,980	---	\$717,980
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$445,272	---	\$445,272
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$380,954	---	\$380,954
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$2,609	---	\$2,609
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$3,563,633	\$2,914,565	\$1,877,957	\$10	\$8,356,164

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending December 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/18	ACTUAL THRU 12/31/18	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,092,735	\$726,103	\$726,103	\$0
Special Assessments - Direct	\$922,677	\$462,262	\$1,848	(\$460,414)
Interest	\$250	\$63	\$345	\$283
Miscellaneous Income	\$4,771	\$1,193	\$398	(\$795)
Rental Income - Base	\$0	\$0	\$0	\$0
Rental Income - Operating Expenses/CAM	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$2,020,433	\$1,189,620	\$728,694	(\$460,926)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$3,000	\$3,000	\$0
FICA	\$918	\$230	\$230	\$0
Engineering	\$15,000	\$3,750	\$2,440	\$1,310
Attorney	\$35,000	\$8,750	\$6,572	\$2,178
Trustee Fees	\$17,500	\$0	\$0	\$0
Arbitrage	\$3,600	\$0	\$0	\$0
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$5,000	\$1,250	\$1,300	(\$50)
Property Appraiser Fee	\$1,000	\$0	\$0	\$0
Property Taxes	\$400	\$400	\$40	\$360
Annual Audit	\$5,200	\$0	\$0	\$0
District Management Fees	\$44,275	\$11,069	\$11,069	\$0
Information Technology	\$2,200	\$550	\$550	\$0
Telephone	\$300	\$75	\$53	\$22
Postage	\$3,500	\$875	\$136	\$739
Printing & Binding	\$2,500	\$625	\$155	\$470
Insurance	\$14,800	\$14,800	\$13,453	\$1,347
Legal Advertising	\$1,500	\$375	\$0	\$375
Other Current Charges	\$600	\$150	\$0	\$150
Office Supplies	\$500	\$125	\$64	\$61
Travel Per Diem	\$500	\$125	\$0	\$125
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$171,468	\$51,323	\$44,236	\$7,088
<u>MAINTENANCE-SHARED EXPENSES:</u>				
Field Management	\$39,851	\$9,963	\$9,963	\$0
Facility Lease Agreement	\$22,884	\$5,721	\$5,721	\$0
Telephone	\$4,760	\$1,190	\$1,357	(\$167)
Electric	\$330,400	\$82,600	\$103,838	(\$21,238)
Water & Sewer	\$44,800	\$11,200	\$10,160	\$1,040
Gas	\$43,120	\$10,780	\$4,485	\$6,295
Pool & Fountain Maintenance	\$98,000	\$24,500	\$27,692	(\$3,192)
Environmental	\$5,600	\$1,400	\$1,070	\$330
Property Insurance	\$25,620	\$25,620	\$23,253	\$2,367
Irrigation Repairs	\$8,400	\$2,100	\$2,683	(\$583)
Landscape Contract	\$434,722	\$108,681	\$129,220	(\$20,540)
Landscape Contingency	\$21,742	\$5,436	\$26,442	(\$21,007)
Landscape Consulting	\$21,840	\$5,460	\$9,836	(\$4,376)
Gate and Gatehouse Expenses	\$17,920	\$4,480	\$3,377	\$1,103
Roadways/Sidewalks	\$28,000	\$7,000	\$2,733	\$4,267
Lighting	\$5,600	\$1,400	\$0	\$1,400
MSA Building Repairs	\$22,400	\$5,600	\$2,285	\$3,315
Pressure Washing	\$11,200	\$2,800	\$3,248	(\$448)
Maintenance (Inspections)	\$980	\$245	\$36	\$209
Repairs & Maintenance	\$11,200	\$2,800	\$0	\$2,800
Pest Control	\$406	\$102	\$0	\$102
Signage	\$2,240	\$560	\$2,604	(\$2,044)
Security	\$78,400	\$19,600	\$19,600	\$0
<u>COMMUNITY CENTER:</u>				
Landscape	\$16,000	\$4,000	\$3,864	\$136
Telephone	\$1,500	\$375	\$322	\$53
Electric	\$25,000	\$6,250	\$6,287	(\$37)
Water & Sewer	\$2,500	\$625	\$607	\$18
Gas	\$350	\$88	\$75	\$13
Contract Cleaning	\$10,000	\$2,500	\$2,275	\$225
Maintenance (Inspections)	\$1,250	\$313	\$1,183	(\$870)
<u>MAINTENANCE-DIRECT EXPENSES:</u>				
Irrigation System Operations	\$100,000	\$25,000	\$0	\$25,000
Contingency	\$0	\$0	\$0	\$0
Transfer Out	\$412,280	\$0	\$0	\$0
TOTAL MAINTENANCE	\$1,848,965	\$378,386	\$404,217	(\$25,830)
TOTAL EXPENDITURES	\$2,020,433	\$429,709	\$448,452	(\$18,743)
EXCESS REVENUES (EXPENDITURES)	\$0	\$280,242		
FUND BALANCE - Beginning	\$0		\$1,479,497	
FUND BALANCE - Ending	\$0		\$1,759,739	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures

For The Period Ending December 31, 2018

	ADOPTED BUDGET	PRORATED THRU 12/31/18	ACTUAL THRU 12/31/18	VARIANCE
REVENUES:				
Transfer In	\$412,280	\$0	\$0	\$0
Interest	\$10,000	\$2,500	\$16,081	\$13,581
TOTAL REVENUES	\$422,280	\$2,500	\$16,081	\$13,581
EXPENDITURES:				
Building Improvements	\$100,800	\$25,200	\$15,455	\$9,745
Fountain Improvements	\$14,000	\$3,500	\$0	\$3,500
Gate/Gatehouse Improvements	\$0	\$0	\$3,244	
Landscape Improvements	\$75,600	\$18,900	\$28,157	(\$9,257)
Lighting Improvements	\$4,480	\$1,120	\$0	\$1,120
Monument Improvements	\$14,000	\$3,500	\$0	\$3,500
Pool Furniture	\$6,720	\$1,680	\$7,918	(\$6,238)
Pool Repair & Replacements	\$22,400	\$5,600	\$0	\$5,600
Roadways/Sidewalks Improvement	\$5,600	\$1,400	\$0	\$1,400
Signage	\$36,400	\$9,100	\$0	\$9,100
Signalization	\$0	\$0	\$85,624	(\$85,624)
TOTAL EXPENDITURES	\$280,000	\$70,000	\$140,398	(\$67,154)
EXCESS REVENUES (EXPENDITURES)	\$142,280		(\$124,317)	
FUND BALANCE - Beginning	\$2,909,272		\$2,999,511	
FUND BALANCE - Ending	\$3,051,552		\$2,875,194	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2
Statement of Revenues & Expenditures
For The Period Ending December 31, 2018

	ADOPTED BUDGET	PRORATED THRU 12/31/18	ACTUAL THRU 12/31/18	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$509	\$509
TOTAL REVENUES	\$0	\$0	\$509	\$509
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	(\$12,253)	(\$12,253)
TOTAL OTHER	\$0	\$0	(\$12,253)	(\$12,253)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$11,744)	
FUND BALANCE - Beginning	\$0		(\$3,912,502)	
FUND BALANCE - Ending	\$0		(\$3,924,245)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005
Statement of Revenues & Expenditures
For The Period Ending December 31, 2018

	ADOPTED BUDGET	PRORATED THRU 12/31/18	ACTUAL THRU 12/31/18	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$946	\$946
TOTAL REVENUES	\$0	\$0	\$946	\$946
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		\$946	
FUND BALANCE - Beginning	\$0		(\$2,761,659)	
FUND BALANCE - Ending	\$0		(\$2,760,713)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A
Statement of Revenues & Expenditures
For The Period Ending December 31, 2018

	ADOPTED BUDGET	PRORATED THRU 12/31/18	ACTUAL THRU 12/31/18	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$2,568,595	\$345,552	\$345,552	\$0
Special Assessments - Prepayments	\$0	\$0	\$0	\$0
Interest	\$100	\$25	\$3,347	\$3,322
TOTAL REVENUES	\$2,568,695	\$345,577	\$348,899	\$3,322
EXPENDITURES:				
Interest Expense 11/01	\$666,325	\$666,325	\$666,325	\$0
Principal Expense 05/01	\$1,265,000	\$0	\$0	\$0
Interest Expense 05/01	\$666,325	\$0	\$0	\$0
TOTAL EXPENDITURES	\$2,597,650	\$666,325	\$666,325	\$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)	(\$28,955)		(\$317,426)	
FUND BALANCE - Beginning	\$841,825		\$1,035,406	
FUND BALANCE - Ending	\$812,870		\$717,980	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

Statement of Revenues & Expenditures

For The Period Ending December 31, 2018

	ADOPTED BUDGET	PRORATED THRU 12/31/18	ACTUAL THRU 12/31/18	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$22,855	\$17,614	\$17,614	\$0
Special Assessments - Direct Billed	\$656,310	\$330,682	\$5,053	(\$325,629)
Interest	\$0	\$0	\$2,407	\$2,407
TOTAL REVENUES	\$679,165	\$348,296	\$25,074	(\$323,222)
EXPENDITURES:				
Interest Expense 11/01	\$212,685	\$212,685	\$212,685	\$0
Principal Expense 05/01	\$260,000	\$0	\$0	\$0
Interest Expense 05/01	\$212,685	\$0	\$0	\$0
TOTAL EXPENDITURES	\$685,370	\$212,685	\$212,685	\$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)	(\$6,205)		(\$187,611)	
FUND BALANCE - Beginning	\$285,892		\$632,883	
FUND BALANCE - Ending	\$279,687		\$445,272	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-2
Statement of Revenues & Expenditures
For The Period Ending December 31, 2018

	ADOPTED BUDGET	PRORATED THRU 12/31/18	ACTUAL THRU 12/31/18	VARIANCE
REVENUES:				
Special Assessments - Direct Billed	\$745,860	\$372,930	\$0	(\$372,930)
Interest	\$100	\$25	\$2,374	\$2,349
TOTAL REVENUES	\$745,960	\$372,955	\$2,374	(\$370,581)
EXPENDITURES:				
Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest Expense 11/01	\$258,390	\$258,390	\$258,390	\$0
Principal Expense 05/01	\$235,000	\$0	\$0	\$0
Interest Expense 05/01	\$258,390	\$0	\$0	\$0
TOTAL EXPENDITURES	\$751,780	\$258,390	\$263,390	(\$5,000)
<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)	(\$5,820)		(\$261,016)	
FUND BALANCE - Beginning	\$266,544		\$641,970	
FUND BALANCE - Ending	\$260,724		\$380,954	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3
Statement of Revenues & Expenditures
For The Period Ending December 31, 2018

	ADOPTED BUDGET	PRORATED THRU 12/31/18	ACTUAL THRU 12/31/18	VARIANCE
REVENUES:				
Special Assessments - Direct Billed	\$336,265	\$167,631	\$0	(\$167,631)
Interest	\$0	\$0	\$311	\$311
TOTAL REVENUES	\$336,265	\$167,631	\$311	(\$167,320)
EXPENDITURES:				
Interest Expense 11/01	\$104,775	\$104,775	\$104,775	\$0
Principal Expense 05/01	\$130,000	\$0	\$0	\$0
Interest Expense 05/01	\$104,775	\$0	\$0	\$0
TOTAL EXPENDITURES	\$339,550	\$104,775	\$104,775	\$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)	(\$3,285)		(\$104,464)	
FUND BALANCE - Beginning	\$106,792		\$107,073	
FUND BALANCE - Ending	\$103,507		\$2,609	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005
Statement of Revenues & Expenditures
For The Period Ending December 31, 2018

	ADOPTED BUDGET	PRORATED THRU 12/31/18	ACTUAL THRU 12/31/18	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	Jun	Jul	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collector	\$0	\$147,278	\$578,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$726,103
Special Assessments - Direct	\$0	\$1,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,848
Interest	\$114	\$118	\$114	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$345
Miscellaneous Income	\$398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$398
Rental Income - Base	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental Income - Operating Expenses/CAM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$511	\$149,243	\$579,939	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$728,694
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
FICA	\$77	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230
Engineering	\$1,201	\$769	\$470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,440
Attorney	\$2,189	\$1,422	\$2,961	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,572
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	\$467	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,300
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$0	\$40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
District Management Fees	\$3,690	\$3,690	\$3,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,069
Information Technology	\$183	\$183	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$550
Telephone	\$0	\$33	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53
Postage	\$100	\$14	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136
Printing & Binding	\$92	\$25	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155
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	\$64
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
	\$27,647	\$7,689	\$8,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,236

**Reunion East CDD
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	\$3,321	\$3,321	\$3,321	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,963
Facility Lease Agreement	\$1,907	\$1,907	\$1,907	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,721
Telephone	\$458	\$459	\$440	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,357
Electric	\$33,450	\$35,410	\$34,978	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$103,838
Water & Sewer	\$3,156	\$3,631	\$3,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,160
Gas	\$415	\$1,982	\$2,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,485
Pool & Fountain Maintenance	\$6,898	\$9,238	\$11,557	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,692
Environmental	\$778	\$146	\$146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,070
Property Insurance	\$23,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,253
Irrigation	\$1,927	\$477	\$279	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,683
Landscape Contract	\$30,285	\$60,018	\$38,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,220
Landscape Contingency	\$24,789	\$1,331	\$322	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,442
Landscape Consulting	\$1,820	\$4,225	\$3,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,836
Gatehouse and Gatehouse Expenses	\$856	\$1,750	\$772	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,377
Roadways/Sidewalks	\$588	\$2,145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,733
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MSA Building Repairs	\$2,173	\$113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,285
Pressure Washing	\$3,248	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,248
Maintenance (Inspections)	\$0	\$0	\$36	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,156	\$540	\$907	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,604
Security	\$6,533	\$6,533	\$6,533	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,600
Community Center													
Landscape	\$991	\$1,743	\$1,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,864
Telephone	\$113	\$113	\$96	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$322
Electric	\$2,491	\$2,232	\$1,564	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,287
Water & Sewer	\$158	\$283	\$165	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$607
Gas	\$25	\$25	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75
Contract Cleaning	\$825	\$750	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,275
Maintenance (Inspections)	\$0	\$0	\$1,183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,183
Maintenance-Direct													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$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
	\$151,614	\$138,372	\$114,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$404,217
Total Expenditures	\$179,262	\$146,061	\$123,129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$448,452
Excess Revenues (Expenditures)	(\$178,750)	\$3,182	\$455,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$280,242

						Gross Assessments	\$ 3,921,565	\$ 1,163,488	\$ 2,729,852	\$ 28,224
						Net Assessments	\$ 3,686,271	\$ 1,093,679	\$ 2,566,061	\$ 26,531
Date Received	Dist.	Gross Assessments Received	Discounts/Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 29.67%	Debt Svc Fund 69.61%	Debt Svc Fund 0.72%	Total 100%
11/9/18	ACH	\$ 36,568.51	\$ 1,889.31	\$ 693.58	\$ -	\$ 33,985.62	\$ 10,083.19	\$ 23,657.83	\$ 244.60	\$ 33,985.62
11/26/18	ACH	\$ 491,514.77	\$ 19,660.91	\$ 9,437.08	\$ -	\$ 462,416.78	\$ 137,194.35	\$ 321,894.36	\$ 3,328.07	\$ 462,416.78
12/10/18	ACH	\$ 1,834,885.23	\$ 73,396.33	\$ 35,229.78	\$ -	\$ 1,726,259.12	\$ 512,163.51	\$ 1,201,671.50	\$ 12,424.11	\$ 1,726,259.12
12/21/18	ACH	\$ 238,146.51	\$ 8,875.14	\$ 4,585.42	\$ -	\$ 224,685.95	\$ 66,662.03	\$ 156,406.82	\$ 1,617.09	\$ 224,685.95
1/11/19	ACH	\$ 115,954.48	\$ 3,500.71	\$ 2,249.07	\$ -	\$ 110,204.70	\$ 32,696.61	\$ 76,714.93	\$ 793.16	\$ 110,204.70
1/11/19	ACH	\$ 18,825.90	\$ 489.06	\$ 366.75	\$ -	\$ 17,970.09	\$ 5,331.54	\$ 12,509.21	\$ 129.33	\$ 17,970.09
1/11/19	ACH	\$ -	\$ -	\$ -	\$ 326.67	\$ 326.67	\$ 96.92	\$ 227.40	\$ 2.35	\$ 326.67
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals		\$ 2,735,895.40	\$ 107,811.46	\$ 52,561.68	\$ 326.67	\$ 2,575,848.93	\$ 764,228.16	\$ 1,793,082.06	\$ 18,539.71	\$ 2,575,848.93

OFF ROLL ASSESSMENTS

Citicommunities

Citcommunities			\$25,974.00		100%		\$10,982.00	\$5,636.00	\$6,455.00	\$2,901.00
					42.28%		21.70%	24.85%	11.17%	
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3		
	11/1/18		\$ 12,986.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2/1/19		\$ 6,494.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	5/1/19		\$ 6,494.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 25,974.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

EHOF Acquisitions II, LLC

EHOF Acquisitions II, LLC			\$417,271.00		\$60,979.00		\$133,942.00		\$153,398.00		\$68,952.00	
			100%		14.61%		32.10%		36.76%		16.52%	
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3				
1/2/19	11/1/18	WIRE	\$ 208,635.00	\$ 208,635.00	\$ 30,489.43	\$ 66,970.84	\$ 76,698.82	\$ 34,475.92				
	2/1/19		\$ 104,318.00	\$ -	\$ -	\$ -	\$ -	\$ -				
	5/1/19		\$ 104,318.00	\$ -	\$ -	\$ -	\$ -	\$ -				
			\$ 417,271.00	\$ 208,635.00	\$ 30,489.43	\$ 66,970.84	\$ 76,698.82	\$ 34,475.92				

EHOF Acquisitions II, LLC

PHOF Acquisitions II, LLC			\$511,249.00		\$358,021.00	\$57,603.00	\$65,971.00	\$29,654.00	
				100%	70.03%		11.27%	12.90%	5.80%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3	
1/2/19	11/1/18	WIRE	\$ 255,625.00	\$ 255,625.00	\$ 179,010.85	\$ 28,801.56	\$ 32,985.56	\$ 14,827.03	
	2/1/19		\$ 127,812.00	\$ -	\$ -	\$ -	\$ -	\$ -	
	5/1/19		\$ 127,812.00	\$ -	\$ -	\$ -	\$ -	\$ -	
			\$ 511,249.00	\$ 255,625.00	\$ 179,010.85	\$ 28,801.56	\$ 32,985.56	\$ 14,827.03	

EHOF Acquisitions II, LLC

EHOF Acquisitions II, LLC			\$1,698,712.00		\$490,847.00		\$454,076.00		\$520,036.00		\$233,753.00	
			100%		28.90%		26.73%		30.61%		13.76%	
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3				
1/2/19	11/1/13	WIRE	\$ 849,356.00	\$ 849,356.00	\$ 245,423.50	\$ 227,038.00	\$ 260,018.00	\$ 116,876.50				
	2/1/19		\$ 424,678.00	\$ -	\$ -	\$ -	\$ -	\$ -				
	5/1/19		\$ 424,678.00	\$ -	\$ -	\$ -	\$ -	\$ -				
			\$ 1,698,712.00	\$ 849,356.00	\$ 245,423.50	\$ 227,038.00	\$ 260,018.00	\$ 116,876.50				

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	
11/16/18	11/1/18	2814	\$ 3,451.00	\$ 3,451.00	\$ 924.00	\$ 2,527.00	
11/16/18	2/1/19	2814	\$ 1,725.00	\$ 1,725.00	\$ 462.00	\$ 1,263.00	
11/16/18	5/1/19	2814	\$ 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	\$745,860.00	\$335,260.00
TOTAL RECEIVED	\$ 456,771.78	\$ 327,863.40	\$ 369,702.38	\$ 166,179.45
VARIANCE	\$ (465,905.22)	\$ (328,446.60)	\$ (376,157.62)	\$ (169,080.55)

SECTION 4

Reunion East/West CDD Direct Billed Assessments for FY 2019

District
Reunion East

Landowner	Product	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Citicommunities									
35-25-27-4885-PRCL-OC30					Nov	\$5,491	\$7,496	\$12,987	
					Feb	\$2,746	\$3,748	\$6,494	
		\$10,982	\$14,992	\$25,974	May	\$2,746	\$3,748	\$6,494	
Estoppel									
Totals		<u>\$10,982</u>	<u>\$14,992</u>	<u>\$25,974</u>	Total	<u>\$10,982</u>	<u>\$14,992</u>	<u>\$25,974</u>	
LRA ORLANDO LLC									
35-25-27-4885-PRCL-OC30	4 MF	\$1,848	\$5,053	\$6,901	Nov	O & M \$924	Debt \$2,527	Total \$3,451	11/5/18
					Feb	\$462	\$1,263	\$1,725	11/5/18
					May	\$462	\$1,263	\$1,725	11/5/18
					Total	<u>\$1,848</u>	<u>\$5,053</u>	<u>\$6,901</u>	
EHOF									
11-1-15 Interest						O & M	Debt	Total	Paid
27-25-27-2985-TRAC-FD20	30 Comm/755 MF	\$358,021	\$153,228	\$511,249	Nov	\$454,923	\$858,693	\$1,313,616	Paid 1/2/19
35-25-27-4895-PRCL-01C0	242.29 Comm/701 MF/300 Hotel	\$490,846	\$1,207,865	\$1,698,711	Feb	\$227,462	\$429,346	\$656,808	
27-25-27-2985-TRAC-FD30	10 Comm/56 MF/104 Hotel	\$60,979	\$356,292	\$417,271	May	\$227,462	\$429,346	\$656,808	
		<u>\$909,846</u>	<u>\$1,717,385</u>	<u>\$2,627,231</u>	Total	<u>\$909,846</u>	<u>\$1,717,385</u>	<u>\$2,627,231</u>	

District
Reunion West

Landowner		Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Reunion West SPE									
27-25-27-4927-0001-WC10		\$7,276		\$7,276	Dec	\$29,883	\$0	\$29,883	Paid 1/30/2019
27-25-27-4927-0001-SF10		\$37,864		\$37,864	March	\$29,883	\$0	\$29,883	
27-25-27-4927-0001-SF20		\$41,725		\$41,725	June	\$29,883	\$0	\$29,883	
27-25-27-4935-0001-0XX0		\$32,667.00		\$32,667	September	\$29,883	\$0	\$29,883	
		<u>\$119,532.00</u>	<u>\$0.00</u>	<u>\$119,532.00</u>	Total	<u>\$119,532</u>	<u>\$0</u>	<u>\$119,532</u>	
Reunion West HOA									
22-25-27-4923-0001-00B0		\$202,932	\$0	\$202,932	Dec	\$50,733.00	\$0.00	\$50,733.00	Paid 1/30/2019
					March	\$50,733.00	\$0.00	\$50,733.00	
					June	\$50,733.00	\$0.00	\$50,733.00	
					September	\$50,733.00	\$0.00	\$50,733.00	
					Total	<u>\$202,932.00</u>	<u>\$0.00</u>	<u>\$202,932.00</u>	