

*Reunion East Community  
Development District*

*Agenda*

*March 14, 2019*

# AGENDA

# *Reunion East*

## *Community Development District*

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

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

March 7, 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, March 14, 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 February 21, 2019 Meeting
4. Review and Acceptance of Draft Fiscal Year 2018 Audit Report
5. Financing Matters
  - A. Consideration of Third Supplemental Assessment Methodology Report for the Unexchanged Bonds
  - B. Consideration of Resolution 2019-02 Declaring Special Assessments
  - C. Consideration of Resolution 2019-03 Setting a Public Hearing for Special Assessments
6. 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
7. Other Business
8. Supervisor's Requests
9. Next Meeting Date
10. 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 February 21, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business is the review and acceptance of the draft Fiscal Year 2018 audit report. A copy of the draft report is enclosed for your review.

The fifth order of business is the Financing Matters. Section A is the consideration of the Third Supplemental Methodology for the Unexchanged Bonds. Section B is the consideration of Resolution 2019-02 declaring special assessments and Section C is the consideration of Resolution 2019-03 setting a public hearing for special assessments. Copies of both Resolutions are enclosed for your review.

The sixth 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, February 21, 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
Steve Boyd	District Engineer
Alan Scheerer	Operations Manager
John Cruz	CWS Security
Rob Stultz	Yellowstone Landscape

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

A resident: The pool at the Terraces is finally heated and it is fantastic.

Mr. Flint: We have been waiting to get natural gas connected, thank you.

A resident: What is the process of getting a small playground by the Terraces or someplace else. I would like to know the feasibility of getting a continuous sidewalk put in around Excitement because so many people walk along Excitement.

Mr. Greenstein: Someone has to pay for it and construction trucks tear it up. It has been brought up before and unfortunately it is not a practical thing to do. The sidewalk is to be installed by the builder of each homesite.

Mr. Flint: If we were to do it now we wouldn't be sure we were doing it at the right elevation.

Mr. d'Adesky: We incur the liability for that.

Mr. Flint: As far as the playground, the Board does annually consider their budget and the May meeting is when the process starts. It might be something that they can look at. The CDD would have to own property to be able to place that and then the Board would have to appropriate the funds to do that.

Mr. Harding: There are a couple spots that could be used for that.

Mr. Flint: We appreciate your input and the Board will keep that in mind if you want to come back in May when the Board is talking about the budget.

A resident: Can we get 'No Parking' signs by the Terraces?

Mr. Scheerer: We will get together and take a look at that.

### **THIRD ORDER OF BUSINESS**

#### **Approval of the Minutes of the January 10, 2019 Meeting**

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor the minutes of the January 10, 2019 meeting were approved, as presented.
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### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Environmental Enhancements to the District Ponds**

Mr. Flint: We had a request from Mr. Harding to set aside some time at the beginning of the meeting to allow a couple homeowners to make a presentation to the Board.

Mr. James Dowling: We are going to leave brochures with you and some of these issues we have outlined in the brochure don't pertain to the East CDD and we understand that; however, the Dowlings feel that you have a voice and we are very excited with Kingwood coming in and we hope to have a meeting with the principals of Kingwood over the next couple of days. We met with Kevin Baker of ABOG yesterday and they were very receptive of the information that we outlined here. The reason we are talking about this is everybody wants to better their community and outlined in their brochure we feel that all of these things, West side, East side, will better everybody. It is somewhat self-serving, we own 52 lots within Reunion, we own a house, we own a condo, but we want the entire community to benefit. Outlined in the brochure is the benefit of doing some of these improvements. Currently there are 500 vacant lots within Reunion and anything we can do to get the community built out is going to be better for

everybody, for you, individual property owners, for Kingwood for the HOA. The first section deals specifically with you and that is the pond. We are from Canada and we have what is known as the Department of Fisheries and they actually do this for free if you want to stock a pond. The reason we are talking about stocking a pond with fish is because Reunion would benefit by more wildlife within the community. There is very little wildlife now, there are a couple birds in the large pond.

Mr. Chris Dowling: Through guidance from various professionals in the industry they gave us an appropriate number of stocking quantity per acreage. If all the ponds have the proper amount of stocking it would cost the budget \$2,500. We think it is a very low cost improvement that may not help at all but could help tremendously and add to everyone's enjoyment.

Mr. James Dowling: If you want to put fish in all the ponds in the entire community with the type of fish that attract wildlife it is \$2,367. If that is a problem with the Board expending money the Dowlings would be happy to do it. We would like the Board to do it but we would be happy to do it, but we would need permission from you and Reunion West CDD to do that. You can contact us if there are any questions or concerns.

Mr. Harding: What was the response from Kevin at the Resort?

Mr. Chris Dowling: We met with him yesterday and he liked the idea and it was a good possibility.

Mr. Goldstein: What are the negatives of putting fish in the ponds?

Mr. Boyd: The largest pond in the East and one of the ponds in the West are for irrigation supply ponds so keep that in mind.

Mr. James Dowling: Under Tab 3 it addresses pond fountains.

Mr. Flint: Patriots Landing is the only pond the CDD owns and put a fountain in that one. If you want a second one in the Palmer pond that would be the golf course. The other issue you bring up in the brochure is a Reunion West CDD issue, but it is something that everyone is familiar with is the monuments in the West. The contractor has been hired, the contract has been signed all the information to apply for the permit has been prepared except they missed one monument sign and once that is added the permit will be applied. All the signage has been designed to match with the signage in the East and there are 7 monuments and one at the guardhouse off of Tradition.

Mr. James Dowling: We are of the mindset that whatever everybody can do to improve the Resort is good because in our opinion it has gone downhill the last couple of years. A lot of



effort is being made on numerous fronts, but part of the problem is the condition of the surrounding grounds around the golf course. We mentioned to Kevin Baker that we think the golf course is in great shape, the bunkers need some work and they plan to spend a huge amount of money over the next couple of years on the bunkers, but the tee boxes are great, the fairways are great, the greens are great and everything else is horrendous.

Mr. Flint: We have the same concern about the landscaping surrounding the golf course because our right of way butts up against some of the areas you are talking about.

Mr. Greenstein: I think they have exceeded expectations on the West side around Bears Den. I sit on the West Board and if you look at the site plan, there will be ample landscaping for the townhouse project so when you come around the turn and get into the Resort off of Tradition Boulevard that whole area on the right will be landscaped beautifully because it has to comport with what they have done for the Bears Den. The area along Sinclair Road, the median, is County property but we worked out an agreement with the County to enhance and maintain it and it is expensive. It is something we can look at, but the community has to embrace it.

Mr. James Dowling: The Encore Club advertises their Resort within Reunion. It is my understanding that those four or five signs that advertise the Encore Club are on Reunion West CDD lands. Does that make business sense for Reunion Resort to advertise a community that is in competition with Reunion within the gates of the community.

Mr. Greenberg: I am not here to address the business relationship because I think it has changed over the years and there is a positive aspect to all of this, but we have a signage policy throughout that has been adopted by the East and West. What motivated it was the Spectrum project, condos around the water park, which is on the East side they needed signage in various places to include the West side. The bottom line is they are conforming with the signage requirements established by the CDD. It is Resort signage, nice wood posts, and they are following the policy. There are a couple signs, one was removed and one more as you leave the property and we are going to make sure all the signage conforms with our policy.

Mr. James Dowling: When you talk about the Spectrum signs is within the Resort, what we are talking about are signs that are on Reunion West CDD property and they have the right to put those signs up and subject to our rules.

Mr. Greenstein: We establish rules for signage and there are possibly some signs that are not in compliance with that policy and we will have to take a look at that. New signs are going up on both the East side and West side, four of the six signs are on CDD, one is County property

and another is Resort property. Even if it is not on CDD property we are going to try to have them conform to the signage rules. The reason for it is it adds prestige to the project it makes it look like we are one family, one project or one developer. There may be multiple developers but that doesn't mean that we can't have uniform signage and uniform standards.

Mr. Flint: Any signage on CDD property per our policy is to be directional signage, way-finding signage and people do have a right to know where the Encore Club is to the extent we have approved a sign with way-finding information. We don't allow any marketing signage on CDD property.

Mr. d'Adesky: At the same time we don't take business considerations, we cannot take business considerations, we treat everybody equally.

Mr. James Dowling: There are four or five signs saying Encore Club sales models ahead. We have been investing since 2012 and they have been there.

Mr. Flint: Reunion West didn't initially adopt the sign policy that East did because they were controlled by the Encore developer at that time. It was at the January meeting that they agreed they would comply with the same sign policy that East developed. We are in a transitional period on the West CDD but that is not something this group has control over, but they did develop the policy and now West has decided to follow it. The Spectrum signage is what precipitated their agreeing to follow that plus there has been a switch on that Board.

Mr. Greenstein: We can definitely remove the signs over there and have them comport. First, we determine the need for the sign and as long as they meet the requirements on the directional then they are going to have look like all the other signs. I know what signs you are talking about and they are much larger than the other signs.

Mr. James Dowling: Why there is within this Resort signage advertising another Resort when Encore is only now dealing with the Bears Den.

Mr. Greenstein: That parcel is part of Reunion West CDD and while it may not be part of the master development plan for Reunion Resort and Club they are part of the Reunion West CDD and if a resident or organization came to the Board and made a request for signage it would be tough to say no when they are paying CDD assessments. That project along with the apartment complex along Sinclair Road are paying owners.

## **FIFTH ORDER OF BUSINESS**

## **Ratification of SFWMD Transfer of Environmental Resource Permits (7)**

Mr. Flint: The South Florida Water Management District is going through their files and cleaning up any situations where there are permits that the developer pulled for the drainage system within the District. At some point those are supposed to be transferred to the operating entity and the operating entity for the stormwater system in Reunion are the CDDs. There are a number of permits that were never followed through with in transferring them to the operating entity. They have determined in an effort to streamline the cleanup that any permits that don't specifically deal with ponds or major structures they are just dealing with conveyance systems that they will allow them to be transferred to the operating entity administratively. The District has been operating these systems for more than ten years even though the permit had never been formally transferred. There are seven of these sub-permits that strictly dealt with conveyance systems and those are included in the agenda. They do have to be revised, the name of the entity should be the Reunion East Community Development District not Governmental Management Services but I would ask the Board to ratify my execution of these. There are other permits that do involve more than conveyance systems, they involve ponds or structures and they sent separate letters on those. I sent them to Steve, they require a certification from Steve and he is going to have to go through the review and certification of those systems before they can be transferred and he is working on those.

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor execution of the transfer of the seven environmental resource permits was ratified.

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

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

Mr. Flint: The MSA agreement has taken a backseat to the change in ownership of the Resort. It is probably not a high priority of the new owners, but we do have consistency with Kevin Baker being involved previously and now. I believe the Chairman has reached out to Kevin Baker and provided him with the most recent draft and we will try to keep that moving forward.

Mr. Greenstein: According to Kevin they are eager to enter into the agreement and use the stables as well as this facility. I'm hoping that within the next 60 to 90 days working with the new owners we will get that agreement in place and it will benefit the CDD.

**SEVENTH ORDER OF BUSINESS****Discussion of Revised Special Events Policy**

Mr. Flint: At the last couple of meetings the Board has talked about the special events policy. We discussed some potential changes that I tried to incorporate into this revised draft. I have limited the definition of a special event more to the use of the facilities that are identified in Exhibit A, which are the Districts pool facilities including the pavilion at the Terraces. We define a special event for purposes of this policy as a gathering of 20 or more persons but not greater than the capacity that is indicated on Exhibit A for each facility. If there are 20 or more persons that want to use a specific facility up to the capacity they have to follow this policy and apply for a special event permit and they would have to put a deposit down. Right now it is drafted where it only requires a deposit that is refundable. If the Board wanted to charge that is not in here but it is not uncommon for many communities to actually charge a fee to reserve a pavilion or pool. Right now it provides that a deposit be made, you have to go through this process, reserve the facility and submit the application at least two weeks in advance of the event. It has to be reviewed by staff and if approved they can use the facility.

Mr. Harding: I think the deposit should be refundable. It is their facility.

Mr. d'Adesky: The offsetting argument is that there is some administrative cost for this guy having to review those.

Mr. Flint: Also there is wear and tear on the facility. You can start with doing a deposit only and later if you want to put a fee in place we can do that. It is the Board's discretion on how you want to handle that.

Mr. Greenstein: Let's start it off this way and if we see actual use or abuse costs that we didn't identify upfront we can revisit this.

Mr. Flint: The intent is not to increase the use of the facilities, the intent is to have a process to follow that can be enforced because they are already having birthday parties and things like that. I also make it that landowners, residents or non-resident user fee payers are the ones that can reserve it. Obviously, you don't want the general public to be able to come in and reserve. On the pools I kept the capacity for the special event at two-thirds of the legal capacity so the special event doesn't take up the entire pool facility and other residents not being able to enjoy the use of it. The only exception to that is the pavilion, which if someone is going to reserve the pavilion at the Terraces it has to be exclusive.

Mr. Harding: I recommend that when a permit is accepted that our security people have it as well.

Mr. Flint: The applicant will be required to have a copy with them and we will also make sure security has it and if for some reason security doesn't have it the permit holder has to be able to demonstrate when security comes that they have the right to use the facility.

Mr. Harding: It talks about the Osceola County Sheriff and fire rescue. What about our own security people being able to terminate a situation that is out of control?

Mr. d'Adesky: We can add that. Clearly, we could if it was a health and safety concern so we will add that provision. We would count as any other official having jurisdiction but I will make it clear.

Mr. Harding: We need to get this document out through lifestyle so they can publish it to all of the Reunion owners so they are aware. I can follow-up with Oraine or David on that.

Mr. Dryburgh: I assume it says in here that you are not allowed to do illegal activities.

Mr. d'Adesky: Yes.

Mr. Flint: The Board could approve the policy subject to incorporation of the security provision to terminate events, the requirement that the permit be available at the event and the permittee have a photo ID, the permit will be provided to the security company.

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor the special events policy was approved subject to changes as outlined above.

## **EIGHTH ORDER OF BUSINESS**

### **Consideration of Website Compliance Proposal from VGlobalTech**

Mr. Flint: There is a proposal from VGlobalTech to review and bring the District's website in compliance with ADA requirements. There have recently been a number of lawsuits brought against governmental entities claiming their websites are not ADA compliant. As a result it did bring to light the fact that most if not all CDD websites as well as most cities and counties were not ADA compliant. Part of the settlement with the District's insurer is that we would become compliant within two years and we reviewed a number of options and this is the most cost effective and we have used them in all of our other Districts and feel comfortable that for the cost they would do a good job.

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor the proposal from VGlobalTech for website compliance in the amount of \$1,950 was approved.

**NINTH ORDER OF BUSINESS****Staff Reports****A. Attorney****i. Update on Third Supplemental Assessment Allocation Report for Unexchanged Bonds**

Mr. D'Adesky: I spoke to supervisors on an individual basis regarding this matter and as most know there has been a change in ownership and as these assessments run with the land they now will be binding on the new owner. We just last week got more information on the new owner, got their attorney's information, we tried to make contact with them, we spoke with Trustee's Counsel as well as Counsel for LRA, which technically no longer represent the landowner. In light of those circumstances all parties agreed to push this off to March that would be a more appropriate date to give us more time to reach out. Once again all the considerations, all the amounts do not change it runs with the land.

**B. Engineer**

Mr. Boyd: On County Road 532 there is a directional signage issue. I started with the County Engineer, he directed me to the Director of Transportation and then his assigned Engineer. This exhibit I handed out prior to the meeting is a conversation starter and won't allow any advertisements, pure directional in nature, something to the effect of 'Reunion Boulevard Next Signal'. That kind of dictates where they go if you want to put that before another signal. I gave that to the County as this is what we would like to investigate, their response has been positive they said they would conduct a site visit this week and will take up the cost and install. I am asking that they get back to us before they install that. They may proceed prior to the next Board meeting but if you want me to, I will have them hold off until I can bring something back to show you.

Mr. Flint: I wouldn't have them hold off maybe the Chairman could approve it.

It was the consensus of the Board to authorize the Chairman to sign off on the signage prior to the next meeting.

**C. Manager****i. Action Items List**

Mr. Flint: You have the action items list. We talked about the MSA. Do you want to give an update on the transponders?

Mr. Cruz: We are about 90% done, we had some issues, the folks in the Terraces didn't get any notice on the changeover but we have been taking calls and getting everybody at the Terraces set up. We are up and running.

Mr. Flint: Steve has talked about the signage on 532 approaching Reunion Boulevard. The repainting of the signs; in addition to repainting the signs we need to make sure it includes replacement of the face of those signs.

Mr. Scheerer: I didn't see the document and I believe most of those have already been replaced and I will verify that.

Mr. Harding: I would like John to go through the community and gives us any other recommendations he has for adding more and tell us where you think they are needed. I had complaints from some people that one of the signs we removed from Excitement we moved to Reunion and they didn't like that.

Mr. Cruz: We talked about putting one back on Excitement, but we just moved it because we had somebody who wanted it there.

Mr. Harding: Come back to the Board with recommendations on speed signs.

#### **ii. Approval of Check Register**

Mr. Flint presented the check register for January in the amount of \$2,824,666.55.

On MOTION by Mr. Greenstein seconded by Mr. Harding 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.

### **TENTH ORDER OF BUSINESS**

#### **Other Business**

There being none, the next item followed.

### **ELEVENTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Next Meeting Date**

The next meeting date is March 14, 2019 at 1:00 p.m.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor the meeting adjourned at 2:15 p.m.
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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



## SECTION IV

**REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL REPORT**

Year Ended September 30, 2018

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

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## **INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
*Reunion East Community Development District*

We have audited the accompanying financial statements of the governmental activities and each major fund of the *Reunion East Community Development District* (the "District"), as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**MCDIRMIT DAVIS & COMPANY, LLC**  
934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803  
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

## Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

As discussed in Note 7 to the financial statements, the Prior Developer had not paid certain special assessments in prior years. As a result, the District was unable to make all of the debt service payments due in the current and prior years. The District filed for foreclosure on the special assessment lien on the Prior Developer's property within the District. The foreclosure resulted in a judgement for operations and maintenance assessments only. A Special Purpose Entity ("SPE") was formed and took title to land by tax deed. The land was sold in a previous year and the SPE was voluntarily dissolved. The Series 2002A and 2005 Bonds continue to be delinquent due to unpaid assessments from the Prior Developer.

## Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated [REDACTED], 2019, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*McDiernit Davis & Company, LLC*

[REDACTED], 2019  
Orlando, Florida

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of the *Reunion East Community Development District*, Osceola County, Florida's (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

### Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2018 by \$13,333,422, an increase in the net deficit of \$939,628 in comparison with the prior year.
- At September 30, 2018, the District's governmental funds reported a combined deficit fund balances of \$1,510,316, a decrease of \$1,483,264 in comparison with the prior year.

### Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the *Reunion East Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the financial statements.

### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, physical environment, culture and recreation, public safety and roads and streets related functions.

## **MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**

### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

**Governmental Funds** - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### **Notes to Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### **Government-Wide Financial Analysis**

**Statement of Net Position** - The District's net position was \$(13,333,422) at September 30, 2018. The analysis that follows compares the net position of the District's governmental activities at September 30, 2018 and September 30, 2017.

## MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

### Government-Wide Financial Analysis (Continued):

#### Reunion East Community Development District Statement of Net Position

	September 30, 2018	September 30, 2017
Assets, excluding capital assets	\$ 7,311,164	\$ 7,136,208
Capital Assets Net of Depreciation	42,308,487	44,549,692
Total assets	49,619,651	51,685,900
Liabilities, excluding long-term liabilities	10,077,774	8,480,558
Long-term Liabilities	52,875,302	55,599,136
Total liabilities	62,953,073	64,079,694
Net Position:		
Net Investment in capital assets	(15,156,815)	(14,739,444)
Restricted for capital projects	9	9
Unrestricted	1,823,384	2,345,641
Total net position	\$ (13,333,422)	\$ (12,393,794)

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2018 and 2017.

	2018	2017
Revenues:		
Program revenues	\$ 6,471,679	\$ 6,430,199
General revenues	97,369	119,737
Total revenues	6,569,048	6,549,936
Expenses:		
General government	164,427	206,871
Physical environment	3,122,514	3,031,349
Culture and recreation	683,892	668,163
Public safety	84,000	88,200
Roads and streets	118,870	41,305
Interest on long-term debt	3,334,973	3,421,358
Total expenses	7,508,676	7,457,246
Change in net position	(939,628)	(907,310)
Net position - beginning	(12,393,794)	(11,486,484)
Net position - ending	\$ (13,333,422)	\$ (12,393,794)



## MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

### Government-Wide Financial Analysis (Continued):

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2018 was \$7,508,676. The majority of these costs are interest on long-term debt and physical environment expenses.

### Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2018, the District's governmental funds reported combined ending deficit fund balances of \$1,510,316. Of this total, \$10 is restricted, \$41,706 is nonspendable and the remainder of \$(1,552,031) is an unassigned deficit balance.

The fund balance of the general fund increased \$226,302 due to assessment revenue exceeding expenditures. The debt service fund decreased \$1,709,566 due to higher debt service payments compared to assessment revenue. The capital projects fund balance did not change significantly.

### General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no budget amendments to the September 30, 2018 general fund budget. The legal level of budgetary control is at the fund level.

### Capital Asset and Debt Administration

**Capital Assets** - At September 30, 2018, the District had \$42,308,487 invested in capital assets, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to the financial statements.

**Capital Debt** - At September 30, 2018, the District had \$57,335,000 in bonds outstanding, including \$4,590,000 in matured bonds payable. More detailed information about the District's capital debt is presented in the notes to the financial statements.

### Requests for Information

If you have questions about this report or need additional financial information, contact the *Reunion East Community Development District's Finance Department at Governmental Management Services - CF, LLC, 135 W. Central Blvd, Suite 320, Orlando FL 32801.*

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**FINANCIAL STATEMENTS**

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF NET POSITION**

September 30, 2018

	<b>Governmental Activities</b>
<b>Assets:</b>	
Cash	\$ 1,316,089
Investments	3,047,305
Due from Reunion West	136,330
Assessments receivable	16,914
Other receivables	7,128
Prepaid costs	41,706
Restricted assets:	
Temporarily restricted investments	2,745,692
Capital assets:	
Capital assets not being depreciated	3,620,313
Capital assets being depreciated, net	38,688,174
Total assets	<u>49,619,651</u>
<b>Liabilities:</b>	
Accounts payable and accrued expenses	83,276
Matured bonds payable	4,590,000
Matured interest payable	4,148,204
Accrued interest payable	1,256,291
Noncurrent liabilities:	
Due within one year	2,845,000
Due in more than one year	50,030,302
Total liabilities	<u>62,953,073</u>
<b>Net Position:</b>	
Net Investment in capital assets	(15,156,815)
Restricted for capital projects	9
Unrestricted	1,823,384
Total net position	<u>\$ (13,333,422)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF ACTIVITIES**

Year Ended September 30, 2018

Functions/Programs	Expenses	Program Revenue		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	
Governmental activities:				
General government	\$ 164,427	\$ 80,392	\$ -	\$ (84,035)
Physical environment	3,122,514	1,526,663	-	(1,595,851)
Culture and recreation	683,892	334,369	-	(349,523)
Public safety	84,000	41,069	-	(42,931)
Roads and streets	118,870	58,118	-	(60,752)
Interest on long-term debt	3,334,973	4,401,730	29,338	1,096,095
Total governmental activities	<u>\$ 7,508,676</u>	<u>\$ 6,442,341</u>	<u>\$ 29,338</u>	<u>(1,036,997)</u>
General Revenues:				
				49,822
				47,547
				<u>97,369</u>
				(939,628)
				(12,393,794)
				<u>\$ (13,333,422)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

# REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

## BALANCE SHEET GOVERNMENTAL FUNDS

September 30, 2018

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>Assets:</b>				
Cash	\$ 1,316,089	\$ -	\$ -	\$ 1,316,089
Investments	3,047,305	2,745,683	9	5,792,997
Due from Reunion West	136,330	-	-	136,330
Assessments receivable	-	16,914	-	16,914
Other receivables	7,128	-	-	7,128
Due from debt service fund	5,573	-	-	5,573
Prepaid costs	41,706	-	-	41,706
Deposits	-	-	-	-
<b>Total assets</b>	<b>\$ 4,554,131</b>	<b>\$ 2,762,597</b>	<b>\$ 9</b>	<b>\$ 7,316,737</b>
<b>Liabilities and Fund Balances:</b>				
<b>Liabilities:</b>				
Accounts payable and accrued expenses	\$ 75,124	\$ 8,152	\$ -	\$ 83,276
Due to General Fund	-	5,573	-	5,573
Matured bonds payable	-	4,590,000	-	4,590,000
Matured interest payable	-	4,148,204	-	4,148,204
<b>Total liabilities</b>	<b>75,124</b>	<b>8,751,929</b>	<b>-</b>	<b>8,827,053</b>
<b>Fund balances:</b>				
Nonspendable	41,706	-	-	41,706
Restricted:				
Capital projects	-	-	9	9
Unassigned	4,437,301	(5,989,332)	-	(1,552,031)
<b>Total fund balances</b>	<b>4,479,007</b>	<b>(5,989,332)</b>	<b>9</b>	<b>(1,510,316)</b>
<b>Total liabilities and fund balances</b>	<b>\$ 4,554,131</b>	<b>\$ 2,762,597</b>	<b>\$ 9</b>	

**Amounts reported for governmental activities in the statement of net position are different because:**

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.

42,308,487

Liabilities not due and payable from current available resources are not reported in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Accrued interest payable	(1,256,291)	
Bonds payable	(52,875,302)	(54,131,593)
<b>Net Position of Governmental Activities</b>		<b>\$ (13,333,422)</b>

The accompanying Notes to Financial Statements are an integral part of this statement.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**

Year Ended September 30, 2018

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
<b>Revenues:</b>				
Special assessments	\$ 2,040,611	\$ 4,401,730	\$ -	\$ 6,442,341
Rental income	42,435	-	-	42,435
Investment income	49,822	29,338	-	79,160
Miscellaneous revenue	5,112	-	-	5,112
Total revenues	<u>2,137,980</u>	<u>4,431,068</u>	<u>-</u>	<u>6,569,048</u>
<b>Expenditures:</b>				
Current:				
General government	143,607	20,820	-	164,427
Physical environment	1,443,008	-	-	1,443,008
Public safety	84,000	-	-	84,000
Culture and recreation	122,193	-	-	122,193
Roads and streets	118,870	-	-	118,870
Debt Service:				
Interest	-	3,404,814	-	3,404,814
Principal	-	2,715,000	-	2,715,000
Total expenditures	<u>1,911,678</u>	<u>6,140,634</u>	<u>-</u>	<u>8,052,312</u>
<b>Excess (Deficit) of Revenues Over Expenditures</b>	<u>226,302</u>	<u>(1,709,566)</u>	<u>-</u>	<u>(1,483,264)</u>
Net change in fund balances	226,302	(1,709,566)	-	(1,483,264)
<b>Fund Balances - beginning of year</b>	<u>4,252,705</u>	<u>(4,279,766)</u>	<u>9</u>	<u>(27,052)</u>
<b>Fund Balances - end of year</b>	<u>\$ 4,479,007</u>	<u>\$ (5,989,332)</u>	<u>\$ 9</u>	<u>\$ (1,510,316)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE  
STATEMENT OF ACTIVITIES**

Year Ended September 30, 2018

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds (page 10)		\$	(1,483,264)
Depreciation on capital assets is not recognized in the governmental fund statement, however it is reported as an expense in the statement of activities.			(2,241,205)
Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net assets.			
Repayment of bonds payable			2,715,000
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.			
Change in accrued interest	61,007		
Amortization of bond premium	8,834		69,841
Change in Net Position of Governmental Activities (page 8)		\$	<u>(939,628)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**BUDGET AND ACTUAL - GENERAL FUND**

Year Ended September 30, 2018

	<b>Budgeted Amounts</b>		<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>Revenues:</b>				
Special Assessments	\$ 2,015,412	\$ 2,015,412	\$ 2,040,611	\$ 25,199
Rental Income	22,735	22,735	42,435	19,700
Investment Income	10,250	10,250	49,822	39,572
Miscellaneous Revenue	5,368	5,368	5,112	(256)
Total revenues	2,053,765	2,053,765	2,137,980	84,215
<b>Expenditures:</b>				
Current:				
General government	170,078	170,078	143,607	26,471
Physical environment	1,513,220	1,513,220	1,443,008	70,212
Public safety	84,000	84,000	84,000	-
Culture and recreation	144,000	144,000	122,193	21,807
Roads and streets	47,040	47,040	118,870	(71,830)
Total expenditures	1,958,338	1,958,338	1,911,678	46,660
Net change in fund balance	95,427	95,427	226,302	130,875
Fund Balance - beginning	4,252,705	4,252,705	4,252,705	-
Fund Balance - ending	\$ 4,348,132	\$ 4,348,132	\$ 4,479,007	\$ 130,875

The accompanying Notes to Financial Statements are an integral part of this statement.



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**NOTES TO FINANCIAL STATEMENTS**

## REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

### NOTES TO FINANCIAL STATEMENTS

Year Ended September 30, 2018

#### **Note 1 - Summary of Significant Accounting Policies:**

##### **Reporting Entity**

The *Reunion East Community Development District*, (the "District") was established on September 24, 2001 by County Ordinance 01-31, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2018, none of the Board members were associated with Ginn-LA Orlando Ltd., LLP ("prior Developer"), three of the Board members are affiliated with EHOF Acquisitions II, LLC ("current Developer"). In a prior year, the District initiated foreclosure proceedings against the prior Developer. The Trustee, on behalf of the bondholders, is funding the costs associated with the foreclosure litigation (see Note 7). The District is economically dependent on the current Developer.

The Board has final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Government-Wide and Fund Financial Statements**

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) grants, contributions and investment earnings that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, except for Developer receivables for retainage, which are collected from the Developer when the amount is due to the contractor. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1<sup>st</sup> and ends on September 30<sup>th</sup>. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued):**

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

**General Fund** - is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Debt Service Fund** - accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

**Capital Projects Fund** - accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance**

**Restricted Assets** - These assets represent cash and investments set aside pursuant to bond covenants.

**Deposits and Investments** - The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

**Prepaid Items** - Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):**

**Capital Assets** - Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<b>Assets</b>	<b>Years</b>
Stormwater Management, Roadways	30
Electrical, Communications and Lighting	20
Landscaping and Irrigation	15
Recreational Facilities and Amenities	20

**Long Term Obligations** - In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as an expense.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

**Deferred Outflows/Inflows of Resources** - In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2018.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):**

**Deferred Outflows/Inflows of Resources (Continued)** - In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2018.

**Net Position Flow Assumption** - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted - net position and unrestricted - net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted - net position to have been depleted before unrestricted-net position is applied.

**Fund Balance Flow Assumptions** - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

**Fund Balance Policies** - Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):**

**Fund Balance Policies (Continued)** - Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above and additional action is essential to either remove or revise a commitment.

**Other Disclosures**

**Use of Estimates** - The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**Note 2 - Stewardship, Compliance and Accountability:**

**Budgetary Information**

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. Public hearings are conducted to obtain taxpayer comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 2 - Stewardship, Compliance and Accountability (Continued):**

**Deficit Fund Balance**

At September 30, 2018, the debt service fund had a deficit fund balance of \$5,989,332.

**Note 3 - Deposits and Investments:**

**Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

**Investments**

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2018:

- Money market mutual funds of \$2,745,693 are valued using Level 2 inputs.



REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 3 - Deposits and Investments (Continued):**

**Investments (Continued):**

The District's investment policy is governed by State Statutes and District Trust Indenture. The District investment policy allows investments in any financial institution that is a qualified public depository of the State of Florida as identified by the State Treasurer, in accordance with Chapter 280 of the Florida Statutes. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury;

Investments made by the District at September 30, 2018 are summarized below. In accordance with GASB 31, investments are reported at fair value.

<b>Investment Type</b>	<b>Fair Value</b>	<b>Credit Rating</b>	<b>Weighted Average Maturity</b>
First American Prime Obligation Fund Y	\$ 2,405,992	AAAm	26 days
Local Government Surplus Trust Fund	2,585,759	AAAm	33 days
Fidelity Government Portfolio Class III	339,701	AAAm	31 days
US Bank Money Market Account	461,546	NA	NA
	<u>\$ 5,792,998</u>		

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 3 - Deposits and Investments (Continued):**

**Investments (Continued):**

Credit Risk:

The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating.

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2018, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2018, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

The District's investment policy does not specify limits on the amount the District may invest in any one issuer.

Interest Rate Risk:

The District's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 4 - Interfund Receivables, Payables and Transfers:**

At September 30, 2018, the debt service fund owed the general fund \$5,573 for costs paid on their behalf.

**Note 5 - Capital Assets:**

Capital asset activity for the year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<b>Governmental Activities:</b>				
Capital Assets Not Being Depreciated:				
Land	\$ 3,620,313	\$ -	\$ -	\$ 3,620,313
Total capital assets not being depreciated	3,620,313	-	-	3,620,313
Capital Assets Being Depreciated:				
Roadways	33,402,056	-	-	33,402,056
Stormwater management	10,048,423	-	-	10,048,423
Recreational facility and amenities	11,233,986	-	-	11,233,986
Electrical, communications and lighting	4,326,847	-	-	4,326,847
Landscaping and irrigation	222,229	-	-	222,229
Total capital assets being depreciated	59,233,541	-	-	59,233,541
Less Accumulated Depreciation for:				
Roadways	(8,906,914)	(1,113,402)	-	(10,020,316)
Stormwater management	(2,989,385)	(334,947)	-	(3,324,332)
Recreational facility and amenities	(4,331,095)	(561,699)	-	(4,892,794)
Electrical, communications and lighting	(1,930,842)	(216,342)	-	(2,147,184)
Landscaping and irrigation	(145,926)	(14,815)	-	(160,741)
Total Accumulated Depreciation	(18,304,162)	(2,241,205)	-	(20,545,367)
Total capital assets being depreciated, net	40,929,379	(2,241,205)	-	38,688,174
Governmental activities capital assets, net	\$ 44,549,692	\$ (2,241,205)	\$ -	\$ 42,308,487

The estimated costs to complete the District improvements are approximately \$3 million. Although the District has agreements binding the Developer to complete District improvements, it may become the District's responsibility to complete the District in the event the Developer defaults on its obligations and agreements with the District.

Depreciation expense for 2018 was charged in the amounts of \$1,679,506 and \$561,699 to physical environment and culture and recreation, respectively.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 6 - Long-Term Liabilities:**

Series 2002 Special Assessment Revenue Bonds:

On August 8, 2002, the District issued \$73,620,000 of Special Assessment Revenue Bonds Series 2002 consisting of \$20,190,000 Term Bonds Series 2002A due on May 1, 2022 with a fixed interest rate of 7.20%, \$33,955,000 Term Bonds Series 2002A due on May 1, 2033 with a fixed interest rate of 7.375% and \$19,475,000 Term Bonds Series 2002B due on May 1, 2008 a fixed interest rate of 5.9%. These Bonds were issued to pay-off the Bond Anticipation Notes issued on December 28, 2001 for \$10,000,000 and to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is due semiannually on each May 1 and November 1. Principal on the Series 2002A Bonds is due annually commencing May 1, 2005 through May 1, 2033. Principal on the 2002B Bonds was due in one lump sum on November 1, 2008 and was paid in full. During a previous fiscal year, the Series 2002A Bonds were Trifurcated into three (3) separate Bond Series (see below).

On January 1, 2012, the Series 2002A Bonds were Trifurcated into three (3) separate Bond Series. As a result of the Trifurcation, \$30,000 of the bonds were called. The remaining outstanding Series 2002 Bonds with a principal balance of \$49,110,00 exchanged for; \$34,000,000 in principal amount of the District's Series 2002A-1, \$15,070,000 in principal amount of the District's Series 2002A-2, and \$40,000 in principal amount of the District's Series 2002A-3 (collectively, the "Series 2002A Bonds"). The Series 2002A Bond maturity and interest rates are unchanged.

The Series 2002A Bonds are subject to redemption at the option of the District prior to their maturity and extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement was not met at September 30, 2018.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The principal and interest on the Series 2002 Special Assessment Revenue Bonds issued under the Indenture are secured by all revenues received by the District from Series 2002A assessments levied and collected on the District lands benefited by the 2002 Project. The District is not in compliance with certain of the requirements of the Bond Indenture.

As of September 30, 2018, total principal and interest remaining on the Series 2002A Bonds totaled \$9,751,558, which includes \$2,545,000 matured principal payable and \$2,386,164 matured interest payable on the Series 2002A-2 Bonds. For the year ended September 30, 2018, principal and interest of \$903,984 was recorded as an expenditure and no special assessment revenue was pledged.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 6 - Long-Term Liabilities (Continued):**

Series 2005 Special Assessment Revenue Bonds:

On March 1, 2005, the District issued \$18,880,000 of Special Assessment Revenue Bonds Series 2005 due on May 1, 2036 with a fixed interest rate of 5.8%. Interest is due semiannually on each May 1 and November 1. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Principal on the Series 2005 Bonds is due annually commencing May 1, 2008 through May 1, 2036.

The Series 2005 Bonds are subject to redemption at the option of the District prior to their maturity and extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement was not met at September 30, 2018.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The principal and interest on the Series 2005 Special Assessment Revenue Bonds issued under the Indenture are secured by all revenues received by the District from Series 2005 assessments levied and collected on the District lands benefited by the 2005 Project. The District is not in compliance with certain of the requirements of the Bond Indenture.

As of September 30, 2018, total principal and interest remaining on the Series 2005 Bonds totaled \$9,359,450. This amount includes \$2,045,000 of matured bonds payable and \$1,762,040 in matured interest payable that was due, but was not paid. For the year ended September 30, 2018, \$828,520 was recorded as an expenditure and no special assessment revenue was pledged.

Bond Exchange - Series 2015 Restructured Bonds:

In June 2015, \$8,795,000 of the Series 2002A-2 Bonds and \$10,440,000 of the Series 2005 Bonds were exchanged for \$7,245,000 Series 2015-1 Bonds, due May 1, 2033 with a fixed interest rate of 6.6%, \$8,475,000 Series 2015-2 Bonds, due May 1, 2036 with a fixed interest rate of 6.6% and \$3,515,000 Series 2015-3 Bonds, due May 1, 2033 with and fixed interest rate of 6.6%. The Bond maturity and interest rates are unchanged for the unexchanged 2002A-2 and 2005 Bonds. Following the exchange, \$6,275,000 of the Series 2002A-2 Bonds and \$6,440,000 of the Series 2005 Bonds remained outstanding.

The Series 2015 Restructured Bonds are subject to redemption at the option of the District prior to their maturity and extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Indenture.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 6 - Long-Term Liabilities (Continued):**

**Bond Exchange - Series 2015 Restructured Bonds (Continued):**

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement was met at September 30, 2018.

As of September 30, 2018, total principal and interest remaining on the Series 2015 Restructured Bonds totaled \$29,106,920. For the year ended September 30, 2018, \$1,775,310 principal and interest was paid. Special assessment revenue pledged for the year ended September 30, 2018 was \$1,764,549.

**Series 2015A Special Assessment Refunding Bonds:**

In June 2015, the District issued \$30,710,000 of Special Assessment Refunding Bonds Series 2015A consisting of \$6,090,000 Term Bonds due May 1, 2020 with a fixed interest rate of 4.0%, \$7,640,000 Term Bonds due May 1, 2025 with an interest rate of 4.5% and \$16,980,000 Term Bonds due May 1, 2033 with an interest rate of 5.07%. Interest is due semiannually on each May 1 and November 1. The Bonds were issued to refund the Series 2002A-1 Bonds. Principal on the Series 2015A Bonds is due annually commencing May 1, 2016 through May 1, 2033.

The Series 2015A Bonds are subject to redemption at the option of the District prior to their maturity and extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement was met at September 30, 2018.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The principal and interest on the Series 2015A Special Assessment Refunding Bonds issued under the Indenture are secured by all revenues received by the District from Series 2015A assessments levied and collected on the District lands benefited by the 2015A Project. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2018, total principal and interest remaining on the Series 2015A Special Assessment Refunding Bonds totaled \$39,249,700. For the year ended September 30, 2018, principal and interest of \$2,612,000 was paid and special assessment revenue pledged for the year ended September 30, 2018 was \$2,637,181.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 6 - Long-Term Liabilities (Continued):**

Long-term debt activity for the year ended September 30, 2018 was as follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance</b>	<b>Due Within One Year</b>
<b>Governmental activities:</b>					
Bonds Payable:					
Series 2002	\$ 4,175,000	\$ -	\$ (445,000)	\$ 3,730,000	\$ 475,000
Series 2005	4,850,000	-	(455,000)	4,395,000	480,000
Series 2015	18,035,000	-	(585,000)	17,450,000	625,000
Series 2015A	28,400,000	-	(1,230,000)	27,170,000	1,265,000
Bond premium	139,136	-	(8,834)	130,302	-
Governmental Activity Long-term Liabilities	<u>\$ 55,599,136</u>	<u>\$ -</u>	<u>\$ (2,723,834)</u>	<u>\$ 52,875,302</u>	<u>\$ 2,845,000</u>

The Series 2002 and 2005 Bonds payable beginning balance excludes \$3,690,000 which was due in prior years, but was not paid. This amount was reclassified into matured bonds payable in prior years. Of the total current year reductions, \$900,000 was due in the current year, but also was not paid and was reclassified to matured bonds payable. The total matured bonds payable at September 30, 2018 is \$4,590,000.

At September 30, 2018, the scheduled debt service requirements on the bonds payable were as follows:

<b>Year Ending September 30,</b>	<b>Governmental Activities</b>	
	<b>Principal</b>	<b>Interest</b>
2019	\$ 2,845,000	\$ 3,015,098
2020	3,005,000	2,860,376
2021	3,175,000	2,696,494
2022	3,370,000	2,509,002
2023	3,575,000	2,309,808
2024 - 2028	16,480,000	8,461,796
2029 - 2033	18,270,000	3,858,590
2034 - 2036	2,025,000	273,240
	<u>\$ 52,745,000</u>	<u>\$ 25,984,404</u>

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 7 - Related Party Transactions and Litigation:**

Developer:

The Prior Developer has not paid the special assessments owed the District, on certain properties, in the current and prior year. As a result, the District was unable to make all of the debt service payments due on the Series 2005 and Series 2002A Bonds in the current and prior years. In prior years, the District initiated foreclosure proceedings against the Prior Developer. These proceedings were filed in an effort to collect the delinquent debt service and operations and maintenance assessments owed by the Prior Developer. The Trustee, on behalf of the bondholders, funded the costs associated with the foreclosure litigation.

In a prior fiscal year, the District filed foreclosure actions against the prior Developer, because of the Prior Developer's failure to pay debt service and operating and maintenance assessments owed. A judgement was issued to the District for past due operation and maintenance assessments. Reunion East SPE, LLC, a Special Purpose Entity ("SPE"), was awarded a parcel of land within the District owned by the Developer through a tax deed sale. The SPE was formed by the Trustee, on behalf of the Bondholders, to own, manage and dispose of the property and is responsible for funding current operating and maintenance costs. Land was received in the tax deed sale, that was valued at \$4,064,500. Due to the Settlement Agreement with the SPE, the outstanding O&M and debt assessments on this property that was owed by the Prior Developer was eliminated.

During a previous fiscal year, the SPE acquired two additional parcels of land through a tax deed sale from the prior Developer. The land received in the tax deed sale was valued at \$13,440,300. In May 2015, the SPE sold all the land that was acquired through foreclosure or purchase tax certificates to EHOF Acquisitions II, LLC. As a result of the land sale, the SPE was able to pay the District, from the proceeds of the sale, delinquent O & M assessments of \$609,249 and debt service assessments of \$8,167,994, in a prior fiscal year. During the previous fiscal year, the SPE was voluntarily dissolved.

Related Districts:

The District has an interlocal agreement with Reunion West to share certain maintenance costs. These shared costs are allocated based on the number of currently platted units, with 60% of the costs currently allocated to Reunion East and 40% to Reunion West. Most of these costs are paid by Reunion East and reimbursed by Reunion West. At year end, \$136,330 is due from Reunion West for reimbursement of these expenses.



REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 7 - Related Party Transactions and Litigation (Continued):**

Potential Claim

During the prior fiscal year, the District received correspondence dated May 4, 2016 regarding potential litigation involving the U.S. Bank Bond Trustee and one significant landowner within the District regarding potential debt assessments on certain unassessed parcels within the boundary of the District. The District has been informed that the Trustee's counsel and the landowner are currently negotiating a resolution, which would eliminate the District as a party. However, until a resolution is agreed to by the Trustee and landowner, the District could be involved in potential legal or equitable actions with the Trustee and significant landowner.

Assessments from Developer

The Current Developer owns a portion of land within the District; therefore, assessment revenue in the general and debt service funds include the assessments levied on those lots owned by the Developer. The Developer's portion of special assessment revenue for the year ended September 30, 2018 totaled approximately \$2,620,000, which is 40% of total special assessment revenue.

**Note 8 - Risk Management:**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage since inception of the District.

**Note 9 - Deficit Net Position:**

The District has a government-wide net deficit of \$(13,333,422) at September 30, 2018. This deficit primarily results from 1) capital assets which were financed by District long-term debt but were conveyed to other governmental entities and 2) uncollected revenues.

**Note 10 - Subsequent Events:**

Prior Developer:

The Prior Developer has failed to remit special assessments owed for the Series 2002A-2 and 2005 Bonds.

Bond Payments:

The District was unable to make its November 1, 2018 required debt service payments on the Series 2002A-2 Bonds and the Series 2005 Bonds.

DRAFT

**COMPLIANCE SECTION**

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
*Reunion East Community Development District*

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the *Reunion East Community Development District* (the "District") as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated [REDACTED], 2019.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**MCDIRMIT DAVIS & COMPANY, LLC**  
934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803  
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

## Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations and contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*. See Appendix A.

We noted certain other matters that we reported to management of the District, in a separate letter dated [REDACTED], 2019. The District's response to our findings identified in our audit is included in this report. We did not audit the District's response, and accordingly, we express no opinion on it.

## Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*McDiarmitt Davis & Company, LLC*

[REDACTED], 2019  
Orlando, Florida

**MANAGEMENT COMMENTS**

Board of Supervisors  
*Reunion East Community Development District*

**Report on the Financial Statements**

We have audited the financial statements of the *Reunion East Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated [REDACTED], 2019.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated [REDACTED], 2019, should be considered in conjunction with this management letter.

**Prior Audit Findings**

Section 10.554(1)(i).1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual audit report, except as noted below.

<b>Tabulation of Uncorrected Audit Findings</b>		
<b>Current Year Finding #</b>	<b>2016-17 FY Finding #</b>	<b>2015-2016 FY Finding #</b>
12-01	12-01	12-01
13-01	13-01	13-01
13-02	13-02	13-02

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### **Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify of the specific condition(s) met. In connection with our audit, we determined that the District met one of the conditions described in Section 218.503(1), Florida Statutes, as listed in Appendix B.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same. Deteriorating financial conditions were noted as indicated above under Section 10.554(1)(i)5.a.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*McDiarmitt Davis & Company, LLC*

Orlando, Florida  
\_\_\_\_\_, 2019

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**APPENDIX A - COMPLIANCE VIOLATIONS OF LAWS,  
REGULATIONS AND CONTRACTUAL PROVISIONS**

Year Ended September 30, 2018

**13-01 - Failure to Make Bond Debt Service Payments When Due**

Criteria

The Special Assessment Revenue Bonds Series 2005 and Series 2002A require semiannual interest payments and annual principal payments.

Condition

All of the debt service payments due on the Series 2005 and Series 2002A Bonds have not been made as of September 30, 2018.

Cause

The Prior Developer failed to pay debt service special assessments to the District.

Effect

At September 30, 2018, the District is not in compliance with the requirements of the Bond Indenture.

Recommendation

We recommend the District utilize all legal remedies available to collect delinquent assessments and bring debt service payments current.

**13-02 - Failure to Meet Reserve Account Requirement**

Criteria

The Special Assessment Revenue Bond Series 2005 requires the District maintain adequate funds in a reserve account to meet the reserve requirement as defined in the Indenture.

Condition

At September 30, 2018, the District did not meet the reserve requirement on the Series 2005 Bonds.

Cause

The District had to use amounts in reserve account to pay debt service since the Prior Developer has not paid their special assessments to the District.

Effect

The District is not in compliance with the requirements of the Bond Indenture.

Recommendation

We recommend the District utilize all legal remedies available to collect delinquent assessments and replenish the Reserve account.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT  
**APPENDIX B - CONDITIONS OF FINANCIAL EMERGENCY**

Year Ended September 30, 2018

**12-01 - Failure to Make Debt Service Payments When Due**

In the current and prior years, the District did not pay all of the principal and interest due on the Series 2005 and Series 2002A Bonds due to lack of funds; therefore, the District meets Section 218.503(1)(a) as a financial emergency condition.

DRAFT



**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH  
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors  
*Reunion East Community Development District*

We have examined *Reunion East Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2018. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2018.

*McDirmit Davis & Company, LLC*

Orlando, Florida  
2019

**MCDIRMIT DAVIS & COMPANY, LLC**  
934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803  
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

# MCDIRMIT DAVIS

CERTIFIED PUBLIC ACCOUNTANTS AND ADVISORS

To the Board of Supervisors  
*Reunion East Community Development District*

We have audited the financial statements of Reunion East Community Development District (the "District") as of and for the year ended September 30, 2018, and have issued our report thereon dated \_\_\_\_\_, 2019. Professional standards require that we advise you of the following matters relating to our audit.

## **Our Responsibility in Relation to the Financial Statement Audit**

As communicated in our engagement letter dated September 22, 2017, our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in conformity with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our findings regarding significant control deficiencies over financial reporting and material noncompliance, and other matters noted during our audit in a separate letter to you dated \_\_\_\_\_, 2019.

## **Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

MCDIRMIT DAVIS & COMPANY, LLC  
934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803  
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MEMBERS: PRIVATE COMPANIES PRACTICE SECTION AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

## **Compliance with All Ethics Requirements Regarding Independence**

The engagement team, others in our firm, as appropriate, our firm has complied with all relevant ethical requirements regarding independence.

## **Qualitative Aspects of the Entity's Significant Accounting Practices**

### *Significant Accounting Policies*

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 1 to the financial statements. There have been no initial selections of accounting policies and no changes in significant accounting policies or their application during 2018. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

### *Significant Accounting Estimates*

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

Management's estimate of depreciation is based on the estimated useful lives of the capital assets. We evaluated the key factors and assumptions used to develop the depreciation estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Management estimated an allowance for uncollectible receivables to reserve for amounts that had not yet been collected. We evaluated this estimate and determined that it is reasonable in relation to the financial statements taken as a whole.

### *Financial Statement Disclosures*

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users.

The most sensitive disclosures affecting the financial statements were:

Disclosure on nonpayment of debt service in Note 6.

## **Significant Difficulties Encountered During the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

### **Uncorrected and Corrected Misstatements**

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. There were no identified misstatements.

### **Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

### **Representations Requested from Management**

We have requested certain written representations from management, which are included in the attached letter dated \_\_\_\_\_, 2019.

### **Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

### **Other Significant Matters, Findings, or Issues**

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

This report is intended solely for the information and use of the Board and management of the District and is not intended to be and should not be used by anyone other than these specified parties.

*McDiarmitt Davis & Company, LLC*

Orlando, Florida  
\_\_\_\_\_, 2019

## SECTION V

# SECTION A

**THIRD SUPPLEMENTAL  
SPECIAL ASSESSMENT ALLOCATION REPORT**

**REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**

**UNEXCHANGED  
SPECIAL ASSESSMENT BONDS, SERIES 2002A-2  
AND SPECIAL ASSESSMENT BONDS, SERIES 2005**

Dated March 14, 2019

Prepared by:

**Governmental Management Services-Central Florida, LLC  
135 W. Central Boulevard, Suite 320  
Orlando, Florida 32801**

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**Table 1 – Financing Information – Unexchanged Series 2002A-2 Bonds**

**Table 2 – Assessment Allocation – Unexchanged Series 2002A-2 Bonds**

**Table 3 – Assessment Allocation – Past Due Unexchanged Series 2002A-2 Bonds**

**Table 4 – Assessment Roll – Unexchanged Series 2002A-2 Bonds**



## **1.0 Introduction**

This *Third Supplemental Special Assessment Allocation Report* (“Report”) has been prepared for the Reunion East Community Development District, a local unit of special purpose government established in accordance with Chapter 190, *Florida Statutes*, in anticipation of confirming and allocating Original Series 2002A-2 Assessments on certain properties specifically detailed in Table 2. The Original Series 2002A-2 Assessments secure the Unexchanged Series 2002A-2 Bonds.

In May of 2016, the Trustee’s Counsel submitted a letter to the District identifying certain parcels that may be subject to District debt assessments for the Series 2002A-2 and Series 2005 Bonds. As a result of this Trustee letter, the District retained Governmental Management Services – Central Florida, LLC to prepare this Report and apply the methodology adopted by the District in the Original Assessment Report and the benefit of the Master Improvements and Total Project enjoyed by each parcel. Through this Report, the District seeks to confirm and allocate a portion of the remaining principal of the Unexchanged Series 2002A-2 Bonds and, to the extent the Unexchanged Series 2002A-2 Bonds (as secured by assessments) are entirely allocated, to allocate the remaining principal of the Unexchanged Series 2005 Bonds.

## **2.0 Defined Terms**

“Benefited Parcels” - Parcels of land within the District that receives special benefit from the acquisition and/or construction of the Master Improvements.

“Board” – Board of Supervisors for the District.

“Bonds” - Special assessment bonds issued during the life of the project for the construction and/or acquisition of improvements that provide special benefit to the lands within the District.

“Bond Anticipation Notes” - Special Assessment Bond Anticipation Notes issued in December of 2001 in the amount of \$10,000,000.

“District” - Reunion East Community Development District.

“Equivalent Assessment Unit” - (EAU) An estimate of the relationship between the product types, based on a comparison of the land area of each product, and is used as a comparison of the estimated benefit received by each product type.

“Exchanged Bonds” – Collectively, the Exchanged Series 2002A-2 Bonds (hereinafter defined) and the Exchanged Series 2005 Bonds (hereinafter defined).

“Exchanged Series 2002A-2 Bonds” – Series 2002A-2 Bonds in the principal amount of \$8,795,000 to be presented for cancellation in exchange for \$7,245,000 of Series 2015-1 Bonds (hereinafter defined) and \$1,550,000 of Series 2015-3 Bonds (hereinafter defined).

“Exchanged Series 2005 Bonds” - Series 2005 Bonds in the principal amount of \$10,440,000 to be presented for cancellation in exchange for \$8,475,000 of Series 2015-2 Bonds (hereinafter defined) and \$1,965,000 of Series 2015-3 Bonds.

“Indenture” – Collectively, the *Master Trust Indenture* dated March 1, 2002.

“Master Improvements” - The acquisition and/or construction of certain infrastructure that provides special benefit to all parcels within the District.

“Original Assessments” – The Original Series 2002A-2 Assessments (hereinafter defined) and the Original Series 2005 Assessments (hereinafter defined).

“Original Series 2002A-2 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2002 Assessment Resolutions and pledged to pay debt service on the Series 2002A-2 Bonds.

“Original Series 2005 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2005 Assessment Resolutions and pledged to pay debt service on the Series 2005 Bonds.

“Original Series 2002 Assessment Resolutions” – Resolution Nos. 2002-22, 2002-23, adopted by the Board on March 15, 2002, and 2002-24 adopted by the Board on July 29, 2002.

“Original Series 2005 Assessment Resolutions” – Resolution Nos. 2002-22, 2002-23, adopted by the Board on March 15, 2002, and 2002-24 adopted by the Board on July 29, 2002 and Resolution No. 2005-04 adopted by the Board on March 10, 2005.

“Original Series 2002 Bonds” - Special Assessment Bonds issued in July of 2002 to fund the acquisition and/or construction of certain Master Improvements and retire the Bond Anticipation Notes. The Original Series 2002 Bonds were trifurcated in January 2012, resulting in, among other things, \$34,000,000 Special Assessment Bonds, Series 2002A-1 (the “Series 2002A-1 Bonds”), \$15,070,000 Special Assessment Bonds, Series 2002A-2 (the “Series 2002A-2 Bonds”), and \$40,000 Special Assessment Bonds, Series 2002A-3 (the “Series 2002A-3 Bonds”) under the Original Series 2002A-2 Indenture (hereinafter defined).

“Original Series 2002A-2 Indenture” - Collectively, the *Master Trust Indenture* dated March 1, 2002, as amended and supplemented by that certain *First Supplemental Trust Indenture* dated August 1, 2002, and amended and restated as of January 1, 2012.

“Original Series 2005 Indenture” - Collectively, the *Master Trust Indenture* dated March 1, 2002, as amended and supplemented by that certain *Third Supplemental Trust Indenture* between the District and the Trustee dated as of March 1, 2005.

“Prior Assessments” – The Series 2002A-2 Assessments (hereinafter defined) and the Series 2005 Assessments (hereinafter defined).

“Prior Assessment Report” – The *Final Special Assessment Allocation Report Reunion East Community Development District Special Assessment Bonds, Series 2002A*, dated July 31, 2002,

as amended and supplemented by the *Final First Supplemental Special Assessment Allocation Report Reunion East Community Development District Special Assessment Bonds, Series 2002A, Special Assessment Bonds, Series 2005*, dated March 10, 2005, prepared by Rizzetta & Company, Inc., which together, was the allocation methodology report used as the basis for allocating the Original Series 2002A-2 Assessments and the Original Series 2005 Assessments.

“Restructuring” – The restructuring of a portion of the Series 2002A-2 Bonds and Series 2005 Bonds and related special assessments to reflect the current economic environment and the terms of that certain Restructuring Agreement (hereinafter defined).

“Restructuring Agreement” – That certain *Restructuring Agreement* entered to by and between the District, U.S. Bank National Association (as trustee for the Series 2002A-2 Bonds and Series 2005 Bonds), SPE (hereinafter defined), and Citicommunities, LLC.

“Series 2002A-2 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2002 Assessment Resolutions and pledged to pay debt service on the Series 2002A-2 Bonds, less and except that portion of the Series 2002A-2 Assessments pledged to pay debt service on the Series 2015-1 Bonds and Series 2015-3 Bonds after the Restructuring (which assessments are hereinafter defined as the Series 2015-1 Assessments and Series 2015-3 Assessments, respectively).

“Series 2002A-2 Bonds” – Special Assessment Bonds exchanged in 2012 for a portion of the then outstanding Original Series 2002 Bonds, which bonds, as of the date hereof, are outstanding in the principal amount of \$15,070,000.

“Series 2005 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2005 Assessment Resolutions and pledged to pay debt service on the Series 2005 Bonds, less and except that portion of the Series 2005 Assessments pledged to pay debt service on the Series 2015-2 Bonds and Series 2015-3 Bonds after the Restructuring (which assessments are hereinafter defined as the Series 2015-2 Assessments).

“Series 2005 Bonds” - Special Assessment Bonds issued in 2005 to fund the acquisition and/or construction of certain Master Improvements, which bonds, as of the date hereof, are outstanding in the principal amount of \$18,115,000.

“Series 2015 Assessments” – Collectively, the Series 2015-1 Assessments, Series 2015-2 Assessments, and Series 2015-3 Assessments.

“Series 2015 Bonds” – Collectively, the Series 2015-1 Bonds, Series 2015-2 Bonds, and Series 2015-3 Bonds issued pursuant to the Indenture.

“Series 2015-1 Bonds” – Current interest Special Assessment Refunding Bonds in the principal amount of \$7,245,000 issued for an approximately nineteen (19) year term in exchange for a portion of the outstanding Series 2002A-2 Bonds.

“Series 2015-2 Bonds” – Current interest Special Assessment Refunding Bonds in the principal amount of \$8,475,000 issued for an approximately twenty-two (22) year term in exchange for a portion of the outstanding Series 2005 Bonds.

“Series 2015-3 Bonds” – Current interest Special Assessment Refunding Bonds in the principal amount of \$3,515,000 issued for an approximately nineteen (19) year term in exchange for a portion of the outstanding Series 2002A-2 Bonds and a portion of the outstanding Series 2005 Bonds.

“Total Project” - Acquisition and/or construction of approximately \$56,520,000 of Master Improvements, including onsite and offsite, that provide benefit to all Benefited Land within the District.

“Unexchanged Bonds” – The Unexchanged Series 2002A-2 Bonds (hereinafter defined) and the Unexchanged Series 2005 Bonds (hereinafter defined).

“Unexchanged Series 2002A-2 Bonds” – Series 2002A-2 Bonds not exchanged for Series 2015 Bonds or otherwise canceled prior to or contemporaneously with issuing the Series 2015 Bonds.

“Unexchanged Series 2005 Bonds” – Series 2005 Bonds not exchanged for Series 2015 Bonds or otherwise canceled prior to or contemporaneously with issuing the Series 2015 Bonds.

### **3.0 Background Information**

The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”) and by Ordinance No. 01-31 of Osceola County, Florida, effective October 3, 2001, and expanded by Ordinance No. 05-26 of Osceola County, Florida on July 22, 2005 (collectively, the “Ordinance”). The District, as expanded, encompasses approximately 1,278 acres and is located wholly within the unincorporated area of Osceola County, Florida.

In July 2002, the District issued its Original Series 2002 Bonds to, among other things, pay all amounts due and owing on the Bond Anticipation Notes and finance the cost of the Series 2002 Project (as defined in the Original Series 2002A-2 Indenture). In January 2012, the District trifurcated the Original Series 2002 Bonds into three separate series of bonds, of which only the Series 2002A-1 Bonds and Series 2002A-2 Bonds remained outstanding. The Series 2002A-1 Bonds, and the assessment securing the same, remain unaffected by this Report. The Series 2002A-2 Bonds were payable and secured by the Original Series 2002A-2 Assessments, which were levied on real property within the boundary of the District specially benefited by the Total Project in accordance with the Prior Assessment Report.

In February 2005, the District issued its Series 2005 Bonds to, among other things, finance the cost of the Series 2005 Project (as defined in the Original Series 2005 Indenture). The Series 2005 Bonds were payable and secured by the Original Series 2005 Assessments, which were levied on real property within the boundary of the District specially benefited by the Total Project in accordance with the Prior Assessment Report.

Infrastructure improvements funded with proceeds of the Bond Anticipation Notes, Original Series 2002 Bonds and Series 2005 Bonds are described in the Prior Assessment Report.

Due to a failure of certain owners of certain lands ("Delinquent Lands") to pay Original Series 2002A-2 Assessments and Original Series 2005 Assessments when due, the District was unable to pay debt service on the Series 2002A-2 Bonds and Series 2005 Bonds thereby resulting in Event(s) of Default (as defined in the Original Series 2002A-2 Indenture and Original Series 2005 Indenture). To cure the Events of Default as to a portion of the Series 2002A-2 Bonds and Series 2005 Bonds and resolve any and all matters relating thereto, including litigation commenced by the District to foreclose the Original Series 2002A-2 Assessments and Original Series 2005 Assessments on the Delinquent Lands pursuant to Chapter 170, *Florida Statutes*, the District and Trustee entered into the Restructuring Agreement which provided, among other things, for (i) issuance of the Series 2015 Bonds in exchange for a portion of the Series 2002A-2 Bonds and a portion of the Series 2005 Bonds, which Exchanged Bonds were canceled; (ii) the pledge of certain Original Assessments to the Series 2015-1 Bonds; (iii) the pledge of certain Original Assessments to the Series 2015-2 Bonds; and (iv) the pledge of certain Original Assessments to the Series 2015-3 Bonds.

#### **4.0 Summary of Series 2015 Bond Restructuring**

Pursuant to the Restructuring Agreement, the District issued three (3) Series (as defined in the Indenture) of Special Assessment Refunding Bonds for the Exchanged Bonds, which bonds have the following general characteristics:

- (i) *Series 2015-1 Bonds*: Current interest bonds issued in the principal amount of \$7,245,000, with a coupon interest rate of 6.6% and a final maturity of May 1, 2033. The Series 2015-1 Assessments are pledged to pay debt service on the Series 2015-1 Bonds.
- (ii) *Series 2015-2 Bonds*: Current interest bonds issued in the principal amount of \$8,475,000, with a coupon interest rate of 6.6% and a final maturity of May 1, 2036. The Series 2015-2 Assessments are pledged to pay debt service on the Series 2015-2 Bonds.
- (iii) *Series 2015-3 Bonds*: Current interest bonds issued in the principal amount of \$3,515,000, with a coupon interest rate of 6.6% and a final maturity of May 1, 2033. The Series 2015-3 Assessments are pledged to pay debt service on the Series 2015-3 Bonds.

Additional information regarding the Series 2015 Bonds may be found in the Exchange Information Memorandum dated June 4, 2015.

Upon the issuance of the Series 2015 Bonds for the Exchanged Bonds, the Exchanged Bonds were cancelled and the remaining Unexchanged Bonds remain outstanding in the principal amount of \$6,275,000 Series 2002A-2 Bonds and \$7,675,000 Series 2005 Bonds. The Prior Assessments remain the security for the Unexchanged Bonds and the District herein confirms that the methodology provided for in the Prior Assessment Report shall continue to be the method utilized for allocation the Prior Assessments to the lands securing the Unexchanged

Bonds and additional allocation methods incorporated in this Report for properties developed that were not contemplated in the Prior Assessment Report .

The District is allocating a portion of the remaining assessments securing the principal of the Unexchanged Series 2002A-2 Bonds to certain developable property, detailed in Table 3, which property had not previously been allocated assessments and has benefitted from the Master Improvements and Total Project as detailed in the Prior Assessment Report. As a note, the allocation of debt service assessments to satisfy the remaining principal of the Unexchanged Series 2002A Bonds will be allocated first, until full satisfaction of the Series 2002A Bonds can be achieved, then to which such allocation is made to satisfy the remaining principal of the Unexchanged Series 2005 Bonds.

#### **5.0 Pledge of a Portion of Series 2002A-2 Assessments**

The Original Series 2002A-2 Assessments were outstanding in the principal amount of \$15,070,000. A portion of the Original Series 2002A-2 Assessments (\$8,795,000) have been allocated to securing the Series 2015-1 Bonds and Series 2015-3 Bonds. A portion of the remaining Original Series 2002A-2 Assessments pledged to secure Unexchanged Series 2002A-2 Bonds will be allocated to certain properties detailed in Table 2.

†

#### **6.0 Allocation of Original Series 2002A-2 Assessments**

As noted above, the Original Series 2002A-2 Assessments pledged to secure the Unexchanged Series 2002A-2 Bonds will be allocated to properties detailed in Table 2 for which properties have benefitted from the Master Improvements. A portion of the Original Series 2002A-2 Assessments securing a portion of the Unexchanged Series 2002A Bonds will be assigned to the properties based upon the Prior Assessment Report. As part of the overall review, based upon the actual development of the golf course property, it has been determined that the golf course properties receive more benefit than originally assigned in the Prior Assessment Report. Therefore, additional Original Series 2002A-2 Assessments will be assigned the golf course properties utilizing a square footage basis from the Prior Assessment Report applied in a manner commensurate with the benefit received by those properties, as supposed by data from similar Florida golf courses subject to assessments. Further, while the golf course parcels formed part of a single development plan at the time of the Original 2002A-2 Assessments and Prior Assessment Report and thus are assessed as a whole. There remains one undeveloped parcel that is 2.21 acres and could be developed. Due to lack of development plan for this parcel, the District is initially assigning 8.84 units based upon 4 units per acre or approximately 17,680 commercial square feet. The District will assign the permanent Original Series 2002A-2 Assessments at the time the parcel is actually developed.

#### **7.0 Pledge and Allocation of Series 2005 Assessments**

The remaining unexchanged principal balance of the Unexchanged Series 2005 Bonds is approximately \$7,675,000. As the debt service assessments from the certain unassessed developable parcels identified in this report is fully allocated to the remaining principal of the

Unexchanged Series 2002A Bonds, no additional pledge or allocation of the Series 2005 Assessments can be made at this time.

## **8.0 Assessment Roll**

The assessment roll reflecting the allocation of Original Series 2002A-2 Assessments securing a portion of the Unexchanged Series 2002A-2 Bonds on Table.

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**Reunion East**  
**Community Development District**

Unexchanged Special Assessment Bonds, Series 2002A-2 And Series 2005 Bonds

Table 1: Financing Information - Unexchanged Series 2002A-2 Bonds  
and Series 2005 Bonds

Series 2002A-2 Bonds	
Principal Amount	\$2,170,000
Coupon Rate	7.20%
Dated Date	1/12/12
Maturity Date	1-May-22
Principal Amount	\$4,105,000
Coupon Rate	7.375%
Dated Date	1/12/12
Maturity Date	1-May-33
Series 2005 Bonds	
Principal Amount	\$7,675,000
Coupon Rate	5.80%
Dated Date	3/1/05
Maturity Date	1-May-36



**Reunion East**  
**Community Development District**  
Unexchanged Special Assessment Bonds, Series 2002A-2

Table 2: Allocation of Assessments - Unexchanged Series 2002A-2 Bonds

Parcel ID #	Building Square Feet	Commercial EAU's (Per 1,000 Sq. Ft.)	Rate Per EAU	Gross Annual Assessments	Net Annual Assessments (1)	Par Debt (2)	Par Debt (3)	Principal Reduction
27-25-27-2985-PRCL-OWPO	75,498	75.50	\$925	\$69,836	65,646	740,937	596,057	144,881
27-25-27-2985-PRCL-0020	5,102	5.10	\$925	\$4,719	4,436	50,071	40,280	9,791
27-25-27-2985-PRCL-0P20	5518	5.52	\$925	\$5,104	4,798	54,154	43,565	10,589
35-25-27-4857-0001-0016	33,074	33.07	\$925	\$30,593	28,758	324,588	261,119	63,469
35-25-27-4857-0001-0017	33,074	33.07	\$925	\$30,593	28,758	324,588	261,119	63,469
35-25-27-4858-TRAC-0035	1,170	1.17	\$925	\$1,082	1,017	11,482	9,237	2,245
35-25-27-4882-PRCL-0G15	5,433	5.43	\$925	\$5,026	4,724	53,319	42,894	10,426
35-25-27-4859-PRCL-02A2	1,764	1.76	\$925	\$1,632	1,534	17,312	13,927	3,385
34-25-27-4012-0002-0030	18,726	18.73	\$925	\$17,322	16,282	183,777	147,842	35,935
Less: EAU's Assigned Series 2015A Bonds*		(2.90)	\$925	(\$2,683)	(\$2,522)	(\$28,461)	(\$22,896)	(\$5,565)
34-25-27-4012-0002-0030		15.83	\$925	\$14,639	13,761	155,316	124,946	30,370
35-25-27-4894-PRCL-0140	0.00	8.84	\$925	\$8,177	7,686	86,756	69,792	16,964
<b>Total</b>		<b>185.30</b>		<b>171,402</b>	<b>161,117</b>	<b>1,818,524</b>	<b>1,462,936</b>	<b>355,589</b>

(1) Net annual assessments exclusive of 4% early payment discount and 2% collection cost.

(2) Represents the par debt per unit through Fiscal Year 2009 which is the last Fiscal Year in which annual Debt Assessments were paid in full.

(3) Represents the adjusted par debt after receipt of payment for Series 2002A-2 Assessments for Fiscal Year 2010 through Fiscal Year 2016.

\*Golf course previously assessed based upon 2.9 EAU'S vs building square feet of structures. After further review and analysis the Assessment Consultants determined the amount of benefit and assignment of debt assessments was insufficient.

**Reunion East  
Community Development District  
Unexchanged Special Assessment Bonds, Series 2002A-2**

**Table 3: Calculation of Past Due Assessments**[illegible]

**Reunion East  
Community Development District  
Unexchanged Special Assessment Bonds, Series 2002A-2**

Table 4: Assessment Roll - Unexchanged Series 2002A-2 Bonds

Parcel ID #	Owner	Gross Annual Assessments (1)	Net Annual Assessments (2)	Par Debt (3)	Par Debt (4)
1	27-25-27-2985-PRCL-OWPO LRA Orlando, LLC	\$69,836	\$65,646	740,937	596,057
2	27-25-27-2985-PRCL-0020 LRA Orlando, LLC	\$4,719	\$4,436	50,071	40,280
3	27-25-27-2985-PRCL-OP20 LRA Orlando, LLC	\$5,104	\$4,798	54,154	43,565
4	35-25-27-4857-0001-0016 LRA Orlando, LLC	\$30,593	\$28,758	324,588	261,119
5	35-25-27-4857-0001-0017 LRA Orlando, LLC	\$30,593	\$28,758	324,588	261,119
6	35-25-27-4858-TRAC-0035 LRA Orlando, LLC	\$1,082	\$1,017	11,482	9,237
7	27-25-27-2985-TRAC-OG10 LRA Orlando, LLC (5)	\$0	\$0	\$0	\$0
8	27-25-27-2985-TRAC-OG20 LRA Orlando, LLC (5)	\$0	\$0	\$0	\$0
9	27-25-27-2985-PRCL-0020 LRA Reunion Golf Course, LLC (5)	\$0	\$0	\$0	\$0
10	35-25-27-4857-001-00G5 LRA Reunion Golf Course, LLC (5)	\$0	\$0	\$0	\$0
11	35-25-27-4883-PRCL-OG10 LRA Reunion Golf Course, LLC (5)	\$0	\$0	\$0	\$0
12	35-25-27-4884-PRCL-OG10 LRA Reunion Golf Course, LLC (5)	\$0	\$0	\$0	\$0
13	35-25-27-4885-PRCL-OG10 LRA Reunion Golf Course, LLC (5)	\$0	\$0	\$0	\$0
14	35-25-27-4886-PRCL-OG10 LRA Reunion Golf Course, LLC (5)	\$0	\$0	\$0	\$0

- (1) Includes 6% for discounts and collection cost.  
(2) Excludes 6% for discounts and collection cost.  
(3) Current par debt that would be allocated to property.  
(4) Remaining par debt after payment of past due assessments.  
(5) Golf Course fairways. Benefit based upon square footage of golf course buildings.

**Reunion East  
Community Development District  
Unexchanged Special Assessment Bonds, Series 2002A-2**

Table 4: Assessment Roll - Unexchanged Series 2002A-2 Bonds

Parcel ID #	Owner		Gross Annual Assessments (1)	Net Annual Assessments (2)	Par Debt (3)	Par Debt (4)
15	35-25-27-4882-PRCL-OG15	LRA Reunion Golf Course, LLC (5)	\$5,026	\$4,724	53,319	42,894
16	35-25-27-4859-PRCL-02A2	LRA Orlando, LLC	\$1,632	\$1,534	17,312	13,927
17	35-25-27-4894-PRCL-0140	LRA Orlando, LLC	\$8,177	\$7,686	86,756	69,792
18	34-25-27-4012-0001-0030	LRA Orlando, LLC (6)	\$0	\$0	\$0	\$0
19	34-25-27-4012-0001-0033	LRA Orlando, LLC (6)	\$0	\$0	\$0	\$0
20	34-25-27-4012-0002-0010	LRA Orlando, LLC (6)	\$0	\$0	\$0	\$0
21	27-25-27-2985-TRAC-FD40	LRA Orlando, LLC (6)	\$0	\$0	\$0	\$0
	34-25-27-4012-0002-0030	LRA Orlando, LLC (5)(7)	\$14,639	\$13,761	155,316	124,946
<b>Total</b>			<b>171,402</b>	<b>161,117</b>	<b>1,818,524</b>	<b>1,462,936</b>

(5)	35-25-27-4882-PRCL-OG15	Golf Academy	5,433	Series 2002A-2 Unexchanged Bonds
	34-25-27-4012-0002-0030	Maintenance Building	18,726	Series 2015A and Series 2002A-2 Unexchanged Bonds
	34-25-27-4885-PRCL-0C20	Clubhouse	7,011	Series 2015A Bonds
	<b>Total</b>		<b>31,170</b>	

(6) Per Engineer's Development Analysis these parcels are not developable.

(7) The equivalent of 2,900 square feet is securing the Series 2015A Bonds.

## SECTION B

## **RESOLUTION NO. 2019-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Reunion East Community Development District ("District") is authorized pursuant to Chapter 190, Florida Statutes, to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain certain public infrastructure improvements referred to as the Capital Improvement Plan ("Capital Improvement Plan"), which includes certain master improvements which benefit each parcel in the District ("Master Improvements") as described in the Engineer's Cost Report, dated July 31, 2002, as amended and supplemented from time to time (collectively, with all such amendments and supplements, the "Engineers Report"); and

**WHEREAS**, the District received correspondence dated May 4, 2016 ("Initial Request") from counsel for U.S. Bank National Association in its capacity as trustee (the "Trustee") under a certain Master Trust Indenture dated March 1, 2002 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture dated August 1, 2002, and the Third Supplemental Trust Indenture dated March 1, 2005, as both may have been amended and further supplemented from time to time (collectively with the "Master Indenture", the "Indentures") which govern the District's \$54,145,000 Special Assessment Bonds, Series 2002A ("Series 2002A Bonds") and \$18,880,000 Special Assessment Bonds, Series 2005 ("Series 2005 Bonds"); and

**WHEREAS**, the Initial Request identified parcels of land within the District that were claimed by Trustee's Counsel to have benefitted from the Capital Improvement Plan and Master Improvements yet were currently unassessed by the District; and

**WHEREAS**, pursuant to Section 9.03 of the Master Indenture, a special assessment must be levied by the District against any property benefitting from the improvements funded from proceeds of the Series 2002A and Series 2005 Bonds; and

**WHEREAS**, the District engaged in an investigation of the parcels identified in the Initial Request, and through subsequent investigation, due diligence and discussion with the Trustee's and the Landowner's (as defined below) counsel, identified certain of the parcels identified in the Initial Report as well as other parcels which the District determined are currently unassessed and which have benefitted from the Master Improvements (the "Unassessed Property"), more specifically identified in the preliminary assessment roll of the Assessment Methodology for Reunion East Community Development District, dated March 14, 2019 attached hereto as Exhibit "A" and incorporated by reference (the "Assessment Report"); and

**WHEREAS**, the District and Trustee attempted negotiations with the landowner of the Unassessed Property (the "Landowner") and, to date, have been unable to arrive at a mutually acceptable assessment terms; and

**WHEREAS**, the Board of Supervisors of the District ("Board") has determined that the District shall defray the cost of the Master Improvements by the levy of non-ad valorem special assessments pursuant on the Unassessed Property within District in pursuant to Chapter 190, *Florida Statutes* ("Assessments"); and

**WHEREAS**, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits have and will accrue to the Unassessed Property improved, the amount of those benefits, and that special assessments have and will be made in proportion to the benefits received as set forth in the Assessment Report and on file at 135 West Central Boulevard, Suite 320, Orlando, Florida 32801("District Records Office"); and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT IN THE OSCEOLA COUNTY, FLORIDA:**

1. Assessments shall be levied to defray the cost of the Master Improvements.
2. The general nature of the Master Improvements is more specifically described in the Engineer's Report and in certain plans and specifications on file at the District Records Office.
3. The general location of the Master Improvements is shown in the Engineer's Report and in plans and specifications on file at the District Records Office.
4. The Assessments will defray approximately \$\_\_\_\_\_ for the Master Improvements.

5. The manner in which the Assessments shall be made is contained within the Assessment Report, which is attached hereto as Exhibit "A" and is also available at the District Records Office.

6. The Assessments shall be levied on the Unassessed Property and all other lots and lands within the District which are specifically benefitted by the Master Improvements.

7. There is on file at the District Records Office, showing the area to be assessed, together with plans and specifications describing the Master Improvements, which shall be open to inspection by the public.

8. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit "A" hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

9. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in accordance with the Assessment Report, but in no event in more than thirty annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, *Florida Statutes*; provided, however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Chapter 197, *Florida Statutes*, the Assessments may be collected as is otherwise permitted by law.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Master Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Osceola County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

13. Any capitalized terms used herein and not defined, shall have the meanings set forth in the Assessment Report.

[SIGNATURE ON FOLLOWING PAGE]



**PASSED AND ADOPTED** this 14<sup>th</sup> day of March, 2019

**ATTEST:**

**REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT**, a Florida  
community development district

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

Name: \_\_\_\_\_  
Secretary / Assistant Secretary

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

Name: \_\_\_\_\_  
Chairman / Vice Chairman

**Exhibit "A"**

Methodology for Reunion East Community Development District  
dated March 14, 2019

# SECTION C

## **RESOLUTION 2019-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON \_\_\_\_\_, 2019 AT \_\_\_\_\_ A.M./P.M. AT THE HERITAGE CROSSING COMMUNITY CENTER, 7715 HERITAGE CROSSING WAY, REUNION, FLORIDA, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 197, 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Reunion East Community Development District (the "District") is a local unit of special-purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"); and

**WHEREAS**, the District has previously adopted Resolution 2019-02, entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with Resolution No. 2019-02, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapter 170, 197 and 190, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 135 West Central Boulevard, Suite 320, Orlando, Florida 32801 (the "District Records Office").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF REUNION EAST COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution.

2. **DECLARATION OF PUBLIC HEARING.** The District hereby declares a public hearing to be held at \_\_\_\_\_, 2019, at \_\_\_\_\_ A.M./P.M. at the HERITAGE CROSSING COMMUNITY CENTER, 7715 HERITAGE CROSSING WAY, REUNION, FLORIDA for the purpose of hearing comment and objection to the proposed special assessment program for community improvements as identified in the Assessment Methodology dated March 14, 2019 (the "Assessment Report") attached hereto as **Exhibit "A"** and the preliminary assessment roll, available at the District Records Office. Affected parties may appear at the hearing or submit their comments in writing prior to the meeting to the attention of the District Manager at the District Records Office.

3. **ADVERTISING OF PUBLIC HEARING.** Notice of said hearing shall be advertised in accordance with Chapter 170, 190, and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Orange County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

4. **SEVERABILITY.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

5. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

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

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

**SIGNATURE PAGE FOR RESOLUTION 2019-03**

**ADOPTED** this 14<sup>th</sup> day of March, 2019.

**REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT**

---

Chairperson or Vice Chairperson,  
Board of Supervisors

Attest:

---

Its: Secretary

**EXHIBIT “A”**

**ASSESSMENT REPORT**

**Assessment Methodology for Reunion East Community Development District**  
(dated March 14, 2019)

*[ATTACHED ON FOLLOWING PAGES]*

## SECTION VI



# 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	Negotiations with New Resort Owners to Take Place Over the Course of 60-90 Days
4	8/9/18	Evaluation of Installation of a Transponder System for Reunion Property Owners Ease of Gate Access	Scheerer/Cruz		Complete	
5	8/9/18	Implementing Policies/Guidelines Regulating Number of Guests at CDD Property	Flint/d'Adesky		Complete	
6	10/11/18	Evaluation of Speed Limit Signs	Cruz		In Process	Recommendations to be Provided at March Meeting
7	12/13/18	Installation of Signage in Advance of Reunion Blvd. Intersection at 532	Boyd		Complete	The County to Conduct Site Visit and Provide Costs. Chairman Delegated Authority to Sign off on Sign Verbiage.
8	12/13/18	Repainting of Signs Throughout Community	Scheerer		In Process	Proposal from Heritage Service Solutions Approved at January Meeting
9	2/21/19	Evaluate Traffic Lanes for Sinclair Road Gate	Boyd/Scheerer		In Process	

**Reunion West**

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	1/11/18	Installation of Neighborhood Monuments	Scheerer		In Process	Plans Complete. Easement Agreements in Process
2	2/21/19	Cost to Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd		In Process	

**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 growr	21-Mar	Yellowstone	Landscaping needs to be replaced in serval areas		On Hold

## SECTION 2

# Reunion East

## Community Development District

### Summary of Check Register

February 1, 2019 to February 28, 2019

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>		<b>Amount</b>
General Fund	2/5/19	4173-4175	\$	13,825.66
	2/7/19	4176	\$	7,824.98
	2/12/19	4177-4183	\$	10,669.15
	2/17/19	4184-4185	\$	113,343.89
	2/19/19	4186-4187	\$	961.10
	2/26/19	4188-4194	\$	16,510.37
			\$	163,135.15
Replacement & Maintenance	2/14/19	66-68	\$	28,230.16
	2/26/19	69	\$	8,100.00
			\$	36,330.16
Payroll	<b><u>February 2019</u></b>			
	Donald Harding	50465	\$	184.70
	John Dryburgh	50466	\$	184.70
	Mark Greenstein	50467	\$	184.70
	Steven Goldstein	50468	\$	184.70
	Trudy Hobbs	50469	\$	184.70
			\$	923.50
			<b>\$</b>	<b>200,388.81</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/05/19	00074	1/31/19 175134	201901 320-53800-47000		*	72.24	
		1/31/19 175134	201901 300-13100-10100		*	56.76	
			AQUATIC PLANT MGMT JAN19				
			AQUATIC PLANT MGMT JAN19				
			APPLIED AQUATIC MANAGEMENT, INC.				129.00 004173
2/05/19	00129	1/28/19 4434	201901 320-53800-53000		*	523.60	
			RMV ASPHALT/RPLC/FILL				
		1/28/19 4434	201901 300-13100-10100		*	411.40	
			RMV ASPHALT/RPLC/FILL				
		1/28/19 4436	201901 320-53800-47700		*	352.80	
			RPR ROOF LEAK-SEVEN EAGLE				
		1/28/19 4436	201901 300-13100-10100		*	277.20	
			RPR ROOF LEAK-SEVEN EAGLE				
		1/28/19 4438	201901 320-53800-53200		*	260.40	
			RELOCATE/CHNG SPEED SIGN				
		1/28/19 4438	201901 300-13100-10100		*	204.60	
			RELOACTE/CHNG SPEED SIGN				
			BERRY CONSTRUCTION INC.				2,030.00 004174
2/05/19	00054	2/05/19 2019FEB	201902 320-53800-34500		*	6,533.33	
			SECURITY SERVICES FEB19				
		2/05/19 2019FEB	201902 300-13100-10100		*	5,133.33	
			SECURITY SERVICES FEB19				
			REUNION RESORT & CLUB MASTER ASSOC.				11,666.66 004175
2/07/19	00049	2/01/19 454	201902 310-51300-34000		*	3,689.58	
			MANAGEMENT FEES-FEB19				
		2/01/19 454	201902 310-51300-35100		*	183.33	
			INFORMATION TECH-FEB19				
		2/01/19 454	201902 310-51300-31300		*	416.67	
			DISSEMINATION-FEB19				
		2/01/19 454	201902 310-51300-51000		*	16.02	
			OFFICE SUPPLIES				
		2/01/19 454	201902 310-51300-42000		*	19.42	
			POSTAGE				
		2/01/19 454	201902 310-51300-42500		*	140.70	
			COPIES				
		2/01/19 454	201902 310-51300-41000		*	38.34	
			TELEPHONE				
		2/01/19 455	201902 320-53800-12000		*	3,320.92	
			FIELD MANAGEMENT-FEB19				
			GOVERNMENTAL MANAGEMENT SERVICES				7,824.98 004176
2/12/19	00095	1/31/19 S106679	201901 320-53800-57400		*	107.57	
			RPLC INPUT WIRES/BELT				

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/03/19  
 \*\*\* CHECK DATES 02/01/2019 - 02/28/2019 \*\*\* REUNION EAST-GENERAL FUND  
 BANK A REUNION EAST CDD

PAGE 2

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/31/19	S106679	201901	300-13100-10100			RPLC INPUT WIRES/BELT	*	84.52		
ACCESS CONTROL TECHNOLOGIES, INC.									192.09	004177
2/12/19	00129	1/31/19	4448	201901 320-53800-47700		RPLC TOILET SEAT/VALVE	*	103.60		
1/31/19	4448	201901	300-13100-10100			RPLC TOILET SEAT/VALVE	*	81.40		
BERRY CONSTRUCTION INC.									185.00	004178
2/12/19	00134	2/08/19	2160	201901 310-51300-31100		REV.SFWMD CERT/CDD MTG	*	815.88		
BOYD CIVIL ENGINEERING									815.88	004179
2/12/19	00160	2/02/19	11177	201902 320-53800-12200		FACILITIES BLDG RENT FEB	*	1,906.97		
2/02/19	11177	201902	300-13100-10100			FACILITIES BLDG RENT FEB	*	1,498.33		
CITICOMMUNITIES LLC									3,405.30	004180
2/12/19	00060	1/16/19	332153	201901 320-53800-46200		RPLC VALVE/BASIN CP POOL	*	274.85		
1/16/19	332153	201901	300-13100-10100			RPLC VALVE/BASIN CP POOL	*	215.95		
1/17/19	332169	201901	320-53800-46200			RPLC 1.5HP MOTOR/SEAL/PMP	*	318.05		
1/17/19	332169	201901	300-13100-10100			RPLC 1.5HP MOTOR/SEAL/PMP	*	249.90		
1/22/19	332220	201901	320-53800-46200			RPR FOUNTAIN JET-TERRACE	*	126.53		
1/22/19	332220	201901	300-13100-10100			RPR FOUNTAIN JET-TERRACE	*	99.42		
1/22/19	332221	201901	320-53800-46200			RPLC 20-19"GRIDS/MANIFOLD	*	350.56		
1/22/19	332221	201901	300-13100-10100			RPLC 20-19"GRIDS/MANIFOLD	*	275.44		
SPIES POOL LLC									1,910.70	004181
2/12/19	00154	2/05/19	7503	201902 320-53800-48000		LANDSCAPE CONSULTING FEB	*	1,820.00		
2/05/19	7503	201902	300-13100-10100			LANDSCAPE CONSULTING FEB	*	1,430.00		
SUNSCAPE CONSULTING									3,250.00	004182
2/12/19	00030	1/31/19	248136	201901 320-53800-46500		IRRIGATION REPAIRS JAN19	*	509.70		

REUE REUNION EAST TWISCARRA



AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/03/19  
 \*\*\* CHECK DATES 02/01/2019 - 02/28/2019 \*\*\* REUNION EAST-GENERAL FUND  
 BANK A REUNION EAST CDD

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/31/19 248136	201901 300-13100-10100	IRRIGATION REPAIRS JAN19	*	400.48	
				YELLOWSTONE LANDSCAPE			910.18 004183
2/17/19 00103		2/17/19 02172019	201902 300-20700-10000	FY19 DEBT SERV SER2015A	*	112,184.02	
				REUNION EAST CDD C/O USBANK			112,184.02 004184
2/17/19 00103		2/17/19 02172019	201902 300-20700-10500	FY19 DEBT SERV SER2015-1	*	1,159.87	
				REUNION EAST CDD C/O USBANK			1,159.87 004185
2/19/19 00095		2/13/19 S107318	201902 320-53800-57400	INST.ACT/17 GATE ARM/FUSE	*	389.56	
		2/13/19 S107318	201902 300-13100-10100	INST.ACT/17 GATE ARM/FUSE	*	306.09	
				ACCESS CONTROL TECHNOLOGIES, INC.			695.65 004186
2/19/19 00060		1/18/19 332383	201901 320-53800-46200	RPLC TIMER/JUNCTION BOX	*	148.65	
		1/18/19 332383	201901 300-13100-10100	RPLC TIMER/JUNCTION BOX	*	116.80	
				SPIES POOL LLC			265.45 004187
2/26/19 00129		1/04/19 4419	201901 320-53800-53200	RPLC STOP SIGNS-MOLONA ST	*	355.60	
		1/04/19 4419	201901 300-13100-10100	RPLC STOP SIGNS-MOLONA ST	*	279.40	
		2/19/19 4454	201902 320-53800-53000	RPR POT HOLES-DESRT/GATHR	*	210.00	
		2/19/19 4454	201902 300-13100-10100	RPR POT HOLES-DESRT/GATHR	*	165.00	
		2/19/19 4456	201902 320-53800-53200	INST.SPEED SIGN-RE BLVD.	*	137.20	
		2/19/19 4456	201902 300-13100-10100	INST.SPEED SIGN-RE BLVD.	*	107.80	
		2/19/19 4457	201902 320-53800-57400	INST.DOOR HANDLE/ADJ.DOOR	*	103.60	
		2/19/19 4457	201902 300-13100-10100	INST.DOOR HANDLE/ADJ.DOOR	*	81.40	
		2/19/19 4458	201902 320-53800-53200	RPR SIGN/2"ALUM.SLEEVE	*	215.60	
		2/19/19 4458	201902 300-13100-10100	RPR SIGN/2"ALUM.SLEEVE	*	169.40	
				BERRY CONSTRUCTION INC.			1,825.00 004188
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/26/19	00166	2/13/19 274129ES	201901 320-53800-43200		*	847.84	
			GAS CHARGE 01/08-02/06/19				
		2/13/19 274129ES	201901 300-13100-10100		*	666.16	
			GAS CHARGE 01/08-02/06/19				
			FLORIDA NATURAL GAS				1,514.00 004189
2/26/19	00161	2/20/19 1021	201902 320-53800-47700		*	227.01	
			INST.FLANGE/WAX RING/BULB				
		2/20/19 1021	201902 300-13100-10100		*	178.36	
			INST.FLANGE/WAX RING/BULB				
			HERITAGE SERVICE SOLUTIONS LLC				405.37 004190
2/26/19	00119	2/21/19 84447	201901 310-51300-31500		*	3,989.34	
			REV.AGND/LRA/TRUSTEE/MSA				
			LATHAM,SHUKER,EDEN & BEAUDINE,LLP				3,989.34 004191
2/26/19	00092	1/31/19 013119	201901 320-53800-41000		*	31.75	
			HC PHONE LINE 4574 JAN19				
		1/31/19 013119	201901 300-13100-10100		*	24.94	
			HC PHONE LINE 4574 JAN19				
		1/31/19 013119	201901 330-53800-41000		*	56.69	
			HC PHONE LINE 9758 JAN19				
		1/31/19 013119	201901 330-53800-41000		*	56.69	
			HC PHONE LINE 9867 JAN19				
		1/31/19 013119A	201901 330-53800-43300		*	875.00	
			BALLROOM CLEANING JAN19				
			REUNION RESORT				1,045.07 004192
2/26/19	00060	2/02/19 332831	201902 320-53800-46200		*	165.17	
			TRBLSHT HEATR/PILOT ASSY.				
		2/02/19 332831	201902 300-13100-10100		*	129.78	
			TRBLSHT HEATR/PILOT ASSY.				
		2/05/19 332848	201902 320-53800-46200		*	333.65	
			RPLC 2 6"VALVES/PMP BASKT				
		2/05/19 332848	201902 300-13100-10100		*	262.15	
			RPLC 2 6"VALVES/PMP BASKT				
		2/07/19 332881	201902 320-53800-46200		*	164.56	
			TRBLSHT HEATR/RPLC BURNER				
		2/07/19 332881	201902 300-13100-10100		*	129.29	
			TRBLSHT HEATR/RPLC BURNER				
		2/07/19 332882	201902 320-53800-46200		*	120.40	
			INSPECT HEATER/ADJ.BYPASS				
		2/07/19 332882	201902 300-13100-10100		*	94.60	
			INSPECT HEATER/ADJ.BYPASS				
		2/12/19 332942	201902 320-53800-46200		*	501.20	
			RPLC 32 19" FILTER GRIDS				

REUE REUNION EAST TVISCARRA

\*\*\* CHECK DATES 02/01/2019 - 02/28/2019 \*\*\*

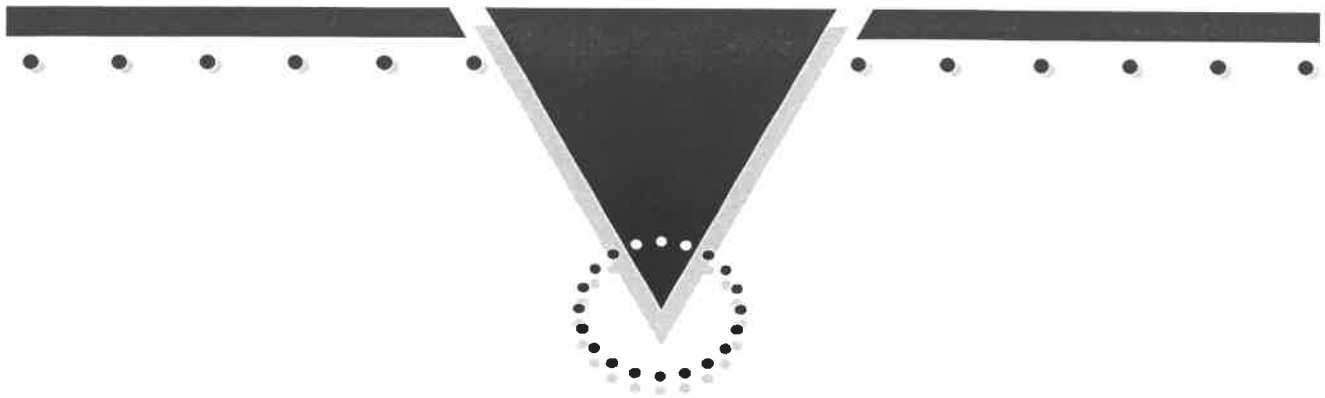
REUNION EAST-GENERAL FUND  
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		2/12/19 332942	201902 300-13100-10100		*	393.80	
		RPLC 32 19"	FILTER GRIDS				
				SPIES POOL LLC			2,294.60 004193
2/26/19 00092		1/31/19 DUKE-DUK 201812	320-53800-43000		*	214.60	
		DUKE ENERGY #54512	29301				
		1/31/19 DUKE-DUK 201812	320-53800-43000		*	496.67	
		DUKE ENERGY #64321	-61161				
		1/31/19 DUKE-DUK 201901	320-53800-43000		*	289.34	
		DUKE ENERGY #54512	29301				
		1/31/19 DUKE-DUK 201901	320-53800-43000		*	607.76	
		DUKE ENERGY #64321	-61161				
		1/31/19 RECDDREE 201901	320-53800-46200		*	1,848.00	
		POOL CLEANING SERVS-JAN19					
		1/31/19 RECDDREE 201901	300-13100-10100		*	1,452.00	
		POOL CLEANING SERVS-JAN19					
		1/31/19 TOHO-TOH 201812	320-53800-43100		*	358.55	
		TOHO METER#49005514	DEC18				
		1/31/19 013119B 201901	320-53800-41000		*	31.75	
		CP PHONE LINE 2365	JAN19				
		1/31/19 013119B 201901	300-13100-10100		*	24.94	
		CP PHONE LINE 2365	JAN19				
		1/31/19 013119B 201901	320-53800-41000		*	31.75	
		HS PHONE LINE 9325	JAN19				
		1/31/19 013119B 201901	300-13100-10100		*	24.94	
		HS PHONE LINE 9325	JAN19				
		1/31/19 013119B 201901	320-53800-41000		*	31.75	
		HS PHONE LINE 9385	JAN19				
		1/31/19 013119B 201901	300-13100-10100		*	24.94	
		HS PHONE LINE 9385	JAN19				
				REUNION RESORT			5,436.99 004194
				TOTAL FOR BANK A		163,135.15	
				TOTAL FOR REGISTER		163,135.15	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/14/19	00006	1/21/19 332324	201901 320-53800-64000	INST.C-R406A-EN-C HEATER	*	2,325.12	
		1/21/19 332324	201901 300-13100-10100	INST.C-R406A-EN-C HEATER	*	1,826.88	
SPIES POOL, LLC							4,152.00 000066
2/14/19	00016	10/19/18 4	201810 300-13100-10100	TRAFFIC SIGNAL APP#4	*	20,571.20	
TRAFFIC CONTROL DEVICES, INC.							20,571.20 000067
2/14/19	00017	2/05/19 22139	201902 320-53800-53200	11"RADAR SIGN/MNTING/DATA	*	1,963.90	
		2/05/19 22139	201902 300-13100-10100	11"RADAR SIGN/MNTING/DATA	*	1,543.06	
UNIVERSAL SIGNS & ACCESSORIES, INC.							3,506.96 000068
2/26/19	00001	2/19/19 4455	201902 320-53800-53000	INST.20 ADA MATS-TRAVERSE	*	4,536.00	
		2/19/19 4455	201902 300-13100-10100	INST.20 ADA MATS-TRAVERSE	*	3,564.00	
BERRY CONSTRUCTION INC.							8,100.00 000069
TOTAL FOR BANK C						36,330.16	
TOTAL FOR REGISTER						36,330.16	

## SECTION 3



**Reunion East**  
**Community Development District**

**Unaudited Financial Reporting**

**January 31, 2019**



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**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
**January 31, 2019**

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2019
<b>ASSETS:</b>					
CASH	\$1,623,839	\$271,203	---	---	\$1,895,041
CUSTODY ACCOUNT	\$462,009	---	---	---	\$462,009
STATE BOARD OF ADMINISTRATION	---	\$2,607,716	---	---	\$2,607,716
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$103,106	---	\$103,106
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$218,158	---	\$218,158
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$1,986,077	---	\$1,986,077
Prepayment	---	---	\$23	---	\$23
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$424,417	---	\$424,417
SERIES 2015-2					
Reserve	---	---	\$372,930	---	\$372,930
Revenue	---	---	\$378,346	---	\$378,346
SERIES 2015-3					
Revenue	---	---	\$168,796	---	\$168,796
DUE FROM REUNION WEST	\$118,216	\$22,266	---	---	\$140,481
DUE FROM GENERAL FUND	---	---	\$5,000	---	\$5,000
<b>TOTAL ASSETS</b>	<b>\$2,204,063</b>	<b>\$2,901,185</b>	<b>\$4,177,134</b>	<b>\$10</b>	<b>\$9,282,392</b>
<b>LIABILITIES:</b>					
ACCOUNTS PAYABLE	\$19,100	\$24,723	---	---	\$43,823
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO OTHER	\$7,500	---	---	---	\$7,500
DUE TO REUNION WEST	\$24,809	---	---	---	\$24,809
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
<b>FUND EQUITY:</b>					
FUND BALANCES:					
ASSIGNED	\$242,752	\$2,876,462	---	---	\$3,119,214
UNASSIGNED	\$1,903,580	---	---	---	\$1,903,580
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$3,924,072)	---	(\$3,924,072)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$2,760,358)	---	(\$2,760,358)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$2,166,100	---	\$2,166,100
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$769,692	---	\$769,692
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$751,276	---	\$751,276
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$168,796	---	\$168,796
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$2,204,063</b>	<b>\$2,901,185</b>	<b>\$4,177,134</b>	<b>\$10</b>	<b>\$9,282,392</b>



**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**  
**Statement of Revenues & Expenditures**  
For The Period Ending January 31, 2019

**REVENUES:**

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/19	ACTUAL THRU 1/31/19	VARIANCE
Special Assessments - Tax Collector	\$1,092,735	\$764,228	\$764,228	\$0
Special Assessments - Direct	\$922,677	\$462,262	\$456,772	(\$5,490)
Interest	\$250	\$83	\$463	\$380
Miscellaneous Income	\$4,771	\$1,590	\$7,898	\$6,307
<b>TOTAL REVENUES</b>	<b>\$2,020,433</b>	<b>\$1,228,164</b>	<b>\$1,229,361</b>	<b>\$1,197</b>

**EXPENDITURES:**

**ADMINISTRATIVE:**

Supervisor Fees	\$12,000	\$4,000	\$4,000	\$0
FICA	\$918	\$306	\$306	\$0
Engineering	\$15,000	\$5,000	\$3,256	\$1,744
Attorney	\$35,000	\$11,667	\$10,561	\$1,105
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	\$1,667	\$1,717	(\$50)
Property Appraiser Fee	\$1,000	\$1,000	\$669	\$331
Property Taxes	\$400	\$400	\$400	\$360
Annual Audit	\$5,200	\$0	\$0	\$0
District Management Fees	\$44,275	\$14,758	\$14,758	\$0
Information Technology	\$2,200	\$733	\$733	\$0
Telephone	\$300	\$100	\$53	\$47
Postage	\$3,500	\$1,167	\$141	\$1,025
Printing & Binding	\$2,500	\$833	\$205	\$628
Insurance	\$14,800	\$14,800	\$13,453	\$1,347
Legal Advertising	\$1,500	\$500	\$0	\$500
Other Current Charges	\$600	\$200	\$0	\$200
Office Supplies	\$500	\$167	\$84	\$83
Travel Per Diem	\$500	\$167	\$0	\$167
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$171,468</b>	<b>\$62,639</b>	<b>\$55,151</b>	<b>\$7,488</b>

**MAINTENANCE-SHARED EXPENSES:**

Field Management	\$39,851	\$13,284	\$13,284	\$0
Facility Lease Agreement	\$22,884	\$7,628	\$7,628	\$0
Telephone	\$4,760	\$1,587	\$1,816	(\$230)
Electric	\$330,400	\$110,133	\$139,221	(\$29,088)
Water & Sewer	\$44,800	\$14,933	\$14,553	\$380
Gas	\$43,120	\$14,373	\$8,947	\$5,426
Pool & Fountain Maintenance	\$98,000	\$32,667	\$35,839	(\$3,173)
Environmental	\$5,600	\$1,867	\$1,217	\$650
Property Insurance	\$25,620	\$25,620	\$23,253	\$2,367
Irrigation Repairs	\$8,400	\$2,800	\$3,192	(\$392)
Landscape Contract	\$434,722	\$144,907	\$159,567	(\$14,660)
Landscape Contingency	\$21,742	\$7,247	\$26,557	(\$19,310)
Landscape Consulting	\$21,840	\$7,280	\$11,656	(\$4,376)
Gate and Gatehouse Expenses	\$17,920	\$5,973	\$3,669	\$2,304
Roadways/Sidewalks	\$28,000	\$9,333	\$3,466	\$5,867
Lighting	\$5,600	\$1,867	\$0	\$1,867
MSA Building Repairs	\$22,400	\$7,467	\$2,742	\$4,725
Pressure Washing	\$11,200	\$3,733	\$3,584	\$149
Maintenance (Inspections)	\$980	\$327	\$36	\$290
Repairs & Maintenance	\$11,200	\$3,733	\$0	\$3,733
Pest Control	\$406	\$135	\$0	\$135
Signage	\$2,240	\$747	\$3,220	(\$2,473)
Security	\$78,400	\$26,133	\$26,133	\$0

**COMMUNITY CENTER:**

Landscape	\$16,000	\$5,333	\$4,745	\$588
Telephone	\$1,500	\$500	\$436	\$64
Electric	\$25,000	\$8,333	\$7,410	\$924
Water & Sewer	\$2,500	\$833	\$771	\$62
Gas	\$350	\$117	\$99	\$18
Contract Cleaning	\$10,000	\$3,333	\$3,150	\$183
Maintenance (Inspections)	\$1,250	\$417	\$1,183	(\$766)

**MAINTENANCE-DIRECT EXPENSES:**

Irrigation System Operations	\$100,000	\$33,333	\$0	\$33,333
Contingency	\$0	\$0	\$0	\$0
Transfer Out	\$412,280	\$0	\$0	\$0

**TOTAL MAINTENANCE**

<b>\$1,848,965</b>	<b>\$495,975</b>	<b>\$507,375</b>	<b>(\$11,400)</b>
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**TOTAL EXPENDITURES**

<b>\$2,020,433</b>	<b>\$558,614</b>	<b>\$562,526</b>	<b>(\$3,911)</b>
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**EXCESS REVENUES (EXPENDITURES)**

<b>\$0</b>	<b>\$666,835</b>
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**FUND BALANCE - Beginning**

<b>\$0</b>	<b>\$1,479,497</b>
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**FUND BALANCE - Ending**

<b>\$0</b>	<b>\$2,146,332</b>
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**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**REPLACEMENT & MAINTENANCE FUND**

Statement of Revenues & Expenditures

For The Period Ending January 31, 2019

	ADOPTED BUDGET	PRORATED THRU 1/31/19	ACTUAL THRU 1/31/19	VARIANCE
<b>REVENUES:</b>				
Transfer In	\$412,280	\$0	\$0	\$0
Interest	\$10,000	\$3,333	\$21,999	\$18,666
<b>TOTAL REVENUES</b>	<b>\$422,280</b>	<b>\$3,333</b>	<b>\$21,999</b>	<b>\$18,666</b>
<b>EXPENDITURES:</b>				
Building Improvements	\$100,800	\$33,600	\$15,455	\$18,145
Fountain Improvements	\$14,000	\$4,667	\$0	\$4,667
Gate/Gatehouse Improvements	\$0	\$0	\$3,244	(\$3,244)
Landscape Improvements	\$75,600	\$25,200	\$28,157	(\$2,957)
Lighting Improvements	\$4,480	\$1,493	\$0	\$1,493
Monument Improvements	\$14,000	\$4,667	\$0	\$4,667
Pool Furniture	\$6,720	\$2,240	\$7,918	(\$5,678)
Pool Repair & Replacements	\$22,400	\$7,467	\$4,650	\$2,816
Roadways/Sidewalks Improvement	\$5,600	\$1,867	\$0	\$1,867
Signage	\$36,400	\$12,133	\$0	\$12,133
Signalization	\$0	\$0	\$85,624	(\$85,624)
<b>TOTAL EXPENDITURES</b>	<b>\$280,000</b>	<b>\$93,333</b>	<b>\$145,048</b>	<b>(\$51,715)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$142,280</b>		<b>(\$123,049)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$2,909,272</b>		<b>\$2,999,511</b>	
<b>FUND BALANCE - Ending</b>	<b>\$3,051,552</b>		<b>\$2,876,462</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2002A-2**  
**Statement of Revenues & Expenditures**  
For The Period Ending January 31, 2019

	ADOPTED BUDGET	PRORATED THRU 1/31/19	ACTUAL THRU 1/31/19	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$683	\$683
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$683</b>	<b>\$683</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$12,253)	(\$12,253)
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$12,253)</b>	<b>(\$12,253)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$11,570)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>(\$3,912,502)</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>(\$3,924,072)</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2005**  
Statement of Revenues & Expenditures  
For The Period Ending January 31, 2019

	ADOPTED BUDGET	PRORATED THRU 1/31/19	ACTUAL THRU 1/31/19	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$1,301	\$1,301
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,301</b>	<b>\$1,301</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$1,301</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>(\$2,761,659)</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>(\$2,760,358)</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2015A**  
**Statement of Revenues & Expenditures**  
For The Period Ending January 31, 2019

	ADOPTED BUDGET	PRORATED THRU 1/31/19	ACTUAL THRU 1/31/19	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Collector	\$2,568,595	\$1,793,082	\$1,793,082	\$0
Interest	\$100	\$33	\$3,937	\$3,903
<b>TOTAL REVENUES</b>	<b>\$2,568,695</b>	<b>\$1,793,115</b>	<b>\$1,797,019</b>	<b>\$3,903</b>
<b>EXPENDITURES:</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$2,597,650</b>	<b>\$666,325</b>	<b>\$666,325</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$28,955)</b>		<b>\$1,130,694</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$841,825</b>		<b>\$1,035,406</b>	
<b>FUND BALANCE - Ending</b>	<b>\$812,870</b>		<b>\$2,166,100</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2015-1**  
**Statement of Revenues & Expenditures**  
For The Period Ending January 31, 2019

	ADOPTED BUDGET	PRORATED THRU 1/31/19	ACTUAL THRU 1/31/19	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Collector	\$22,855	\$18,539	\$18,539	\$0
Special Assessments - Direct Billed	\$656,310	\$330,682	\$327,863	(\$2,819)
Interest	\$0	\$0	\$3,092	\$3,092
<b>TOTAL REVENUES</b>	<b>\$679,165</b>	<b>\$349,221</b>	<b>\$349,494</b>	<b>\$273</b>
<b>EXPENDITURES:</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$685,370</b>	<b>\$212,685</b>	<b>\$212,685</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$6,205)</b>		<b>\$136,809</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$285,892</b>		<b>\$632,883</b>	
<b>FUND BALANCE - Ending</b>	<b>\$279,687</b>		<b>\$769,692</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2015-2**  
**Statement of Revenues & Expenditures**  
For The Period Ending January 31, 2019

	ADOPTED BUDGET	PRORATED THRU 1/31/19	ACTUAL THRU 1/31/19	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Direct Billed	\$745,860	\$372,930	\$369,702	(\$3,227)
Interest	\$100	\$33	\$2,993	\$2,960
<b>TOTAL REVENUES</b>	<b>\$745,960</b>	<b>\$372,963</b>	<b>\$372,695</b>	<b>(\$268)</b>
<b>EXPENDITURES:</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$751,780</b>	<b>\$258,390</b>	<b>\$263,390</b>	<b>(\$5,000)</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$5,820)</b>		<b>\$109,305</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$266,544</b>		<b>\$641,970</b>	
<b>FUND BALANCE - Ending</b>	<b>\$260,724</b>		<b>\$751,276</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2015-3**  
**Statement of Revenues & Expenditures**  
For The Period Ending January 31, 2019

	ADOPTED BUDGET	PRORATED THRU 1/31/19	ACTUAL THRU 1/31/19	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Direct Billed	\$336,265	\$167,631	\$166,179	(\$1,452)
Interest	\$0	\$0	\$319	\$319
<b>TOTAL REVENUES</b>	<b>\$336,265</b>	<b>\$167,631</b>	<b>\$166,498</b>	<b>(\$1,133)</b>
<b>EXPENDITURES:</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$339,550</b>	<b>\$104,775</b>	<b>\$104,775</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$3,285)</b>		<b>\$61,723</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$106,792</b>		<b>\$107,073</b>	
<b>FUND BALANCE - Ending</b>	<b>\$103,507</b>		<b>\$168,796</b>	



**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Capital Projects 2005**  
Statement of Revenues & Expenditures  
For The Period Ending January 31, 2019

	ADOPTED BUDGET	PRORATED THRU 1/31/19	ACTUAL THRU 1/31/19	VARIANCE
<b>REVENUES:</b>				
Interest	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXPENDITURES:</b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$10</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$10</b>	

**Reunion East CDD**

**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues</b>													
Special Assessments - Tax Collector	\$0	\$147,278	\$578,826	\$38,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$764,228
Special Assessments - Direct	\$0	\$1,848	\$0	\$454,924	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$456,772
Interest	\$114	\$118	\$114	\$118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$463
Miscellaneous Income	\$398	\$0	\$0	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,898
<b>Total Revenues</b>	<b>\$511</b>	<b>\$149,243</b>	<b>\$578,939</b>	<b>\$500,667</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,229,361</b>
<b>Expenditures</b>													
<b>Administrative</b>													
Supervisor Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
FICA	\$77	\$77	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$306
Engineering	\$1,201	\$769	\$470	\$816	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,256
Attorney	\$2,189	\$1,422	\$2,961	\$3,989	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,561
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	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,717
Property Appraiser Fee	\$0	\$0	\$0	\$669	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$669
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	\$3,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,758
Information Technology	\$183	\$183	\$183	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$733
Telephone	\$0	\$33	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53
Postage	\$100	\$14	\$23	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141
Printing & Binding	\$92	\$25	\$39	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$205
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	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84
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
	<b>\$27,647</b>	<b>\$7,689</b>	<b>\$8,899</b>	<b>\$10,915</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$55,151</b>

**Reunion East CDD**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Maintenance</b>													
Field Management	\$3,321	\$3,321	\$3,321	\$3,321	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,284
Facility Lease Agreement	\$1,907	\$1,907	\$1,907	\$1,907	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,628
Telephone	\$458	\$459	\$440	\$459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,816
Electric	\$33,450	\$35,410	\$35,689	\$34,673	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,221
Water & Sewer	\$3,156	\$3,631	\$3,732	\$4,034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,553
Gas	\$415	\$1,982	\$2,089	\$4,462	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,947
Pool & Fountain Maintenance	\$6,898	\$9,238	\$11,557	\$8,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,839
Environmental	\$778	\$146	\$146	\$146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,217
Property Insurance	\$23,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,253
Irrigation	\$1,927	\$477	\$279	\$510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,192
Landscape Contract	\$30,285	\$60,018	\$38,917	\$30,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,567
Landscape Contingency	\$24,789	\$1,331	\$322	\$115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,557
Landscape Consulting	\$1,820	\$4,225	\$3,791	\$1,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,656
Gatehouse and Gatehouse Expenses	\$856	\$1,750	\$772	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,669
Roadways/Sidewalks	\$588	\$2,145	\$0	\$734	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,466
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MSA Building Repairs	\$2,173	\$113	\$0	\$456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,742
Pressure Washing	\$3,248	\$0	\$0	\$336	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,584
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	\$616	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,220
Security	\$6,533	\$6,533	\$6,533	\$6,533	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,133
<b>Community Center</b>													
Landscape	\$991	\$1,743	\$1,130	\$881	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,745
Telephone	\$113	\$113	\$96	\$113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$436
Electric	\$2,491	\$2,232	\$1,564	\$1,123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,410
Water & Sewer	\$158	\$283	\$165	\$165	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$771
Gas	\$25	\$25	\$25	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99
Contract Cleaning	\$825	\$750	\$700	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,150
Maintenance (Inspections)	\$0	\$0	\$1,183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,183
<b>Maintenance-Direct</b>													
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
	<b>\$151,614</b>	<b>\$138,372</b>	<b>\$115,300</b>	<b>\$102,088</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$507,375</b>
<b>Total Expenditures</b>	<b>\$179,262</b>	<b>\$146,061</b>	<b>\$124,199</b>	<b>\$113,004</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$562,526</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$178,750)</b>	<b>\$3,182</b>	<b>\$454,740</b>	<b>\$387,663</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$666,835</b>

						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
								2015A	2015-1	
Date Received	Dlst.	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	\$ 12,508.21	\$ 129.33	\$ 17,970.09
1/11/19	ACH	\$ -	\$ -	\$ -	\$ 326.67	\$ 326.67	\$ 96.92	\$ 227.40	\$ 2.35	\$ 326.67
2/13/19	ACH	\$ 3,037.48	\$ 61.49	\$ 59.53	\$ -	\$ 2,916.46	\$ 865.28	\$ 2,030.19	\$ 20.99	\$ 2,916.46
2/13/19	ACH	\$ 165,036.39	\$ 3,565.70	\$ 3,229.40	\$ -	\$ 158,241.29	\$ 46,948.58	\$ 110,153.83	\$ 1,138.88	\$ 158,241.29
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals		\$ 2,903,969.27	\$ 111,438.65	\$ 55,850.61	\$ 326.67	\$ 2,737,006.68	\$ 812,042.02	\$ 1,905,266.07	\$ 19,698.59	\$ 2,737,006.68

OFF ROLL ASSESSMENTS

Citicommunities

			\$25,974.00		\$10,982.00		\$5,636.00	\$6,455.00	\$2,901.00
			100%		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	
2/21/19	11/1/18	30939	\$ 12,986.00	\$ 12,987.00	\$ 5,491.00	\$ 2,818.00	\$ 3,227.50	\$ 1,450.50	
2/21/19	2/1/19	30939	\$ 6,494.00	\$ 6,494.00	\$ 2,745.71	\$ 1,409.11	\$ 1,613.87	\$ 725.31	
	5/1/19		\$ 6,494.00	\$ -	\$ -	\$ -	\$ -	\$ -	
			\$ 25,974.00	\$ 19,481.00	\$ 8,236.71	\$ 4,227.11	\$ 4,841.37	\$ 2,175.81	

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

			\$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

			\$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	11/1/18	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	\$ 465,008.49	\$ 332,090.50	\$ 374,543.75	\$ 168,355.25
VARIANCE	\$ (457,668.51)	\$ (324,219.50)	\$ (371,316.25)	\$ (166,904.75)

## 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					Nov	\$5,491	\$7,496	\$12,987	paid 2/25/19	
35-25-27-4885-PRCL-OC30					Feb	\$2,746	\$3,748	\$6,494	Paid 2/25/19	
		\$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		\$1,848	\$5,053	\$6,901		O & M	Debt	Total	Paid	
35-25-27-4885-PRCL-OC30 4 MF					Nov	\$924	\$2,527	\$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						O & M	Debt	Total	Paid	
11-1-15 Interest										
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-OXX0		<u>\$32,667.00</u>		<u>\$32,667</u>	September	<u>\$29,883</u>	<u>\$0</u>	<u>\$29,883</u>	
		<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		\$202,932	\$0	\$202,932					
22-25-27-4923-0001-00B0					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>	