

*Reunion East Community  
Development District*

*Agenda*

*August 10, 2017*

# AGENDA

7

# *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

August 3, 2017

Board of Supervisors  
Reunion East Community  
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion East Community Development District will be held **Thursday, August 10, 2017 at 2:30 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 July 13, 2017 Meeting
4. Public Hearing
  - A. Consideration of Resolution 2017-04 Adopting the Fiscal Year 2018 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2017-05 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Proposals for Pressure Washing Sidewalks & Curbs
6. Consideration of Proposals to Resurface Carriage Point Pool
7. Consideration of Enhancement Proposal from Yellowstone Landscape to Upgrade Linear Park Landscaping
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Action Items List
    - ii. Approval of Check Register
    - iii. Balance Sheet and Income Statement
    - iv. Status of Direct Bill Assessments
    - v. Presentation of Arbitrage Rebate Calculation Reports
    - vi. Approval of Fiscal Year 2018 Meeting Schedule
9. Other Business
10. Supervisor's Requests
11. Next Meeting Date
12. 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 July 13, 2017 meeting. The minutes are enclosed for your review.

The fourth order of business opens the Public Hearing to adopt the Fiscal Year 2018 budget and assessments. Section A is the consideration of Resolution 2017-04 adopting the Fiscal Year 2018 budget and relating to the annual appropriations. A copy of the Resolution and budget are enclosed for your review. Section B is the consideration of Resolution 2017-05 imposing special assessments and certifying an assessment roll. A copy of the Resolution is enclosed for your review and a copy of the assessment roll will be available at the meeting for review.

The fifth order of business is the consideration of proposals for pressure washing sidewalks and curbs. Copies of the proposals are enclosed for your review.

The sixth order of business is the consideration of proposals for resurfacing of Carriage Point pool. Copies of the proposals are enclosed for your review.

The seventh order of business is the consideration of the enhancement proposal from Yellowstone Landscape to upgrade the landscaping at Linear Park. A copy of the proposal is enclosed for your review.

The eighth order of business is Staff Reports. Section 1 of the District Manager's Report is the presentation and discussion of the action items list. A copy of the list is enclosed for your review. Section 2 is the check register for approval and Section 3 is the balance sheet and income statement. Both items will be provided under separate cover. Section 4 is the discussion of the status of the direct bill assessment collections. A table with the direct bill information is enclosed for your review. Section 5 is the presentation of the Series 2015-1, 2015-2 and 2015-3 arbitrage rebate calculation reports. Section 6 is the approval of the Fiscal Year 2018 meeting schedule. A sample meeting notice 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 on Thursday, July 13, 2017 at 2:30 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Carlton Grant  
Mark Greenstein  
Steven Goldstein  
John Dryburgh  
Don Harding

Chairman  
Vice Chairman by phone  
Assistant Treasurer  
Assistant Secretary  
Assistant Secretary

Also present were:

George Flint  
Jan Carpenter  
Andrew d'Adesky  
Steve Boyd  
Alan Scheerer  
Rob Stultz  
Daniel Baker

District Manager  
District Counsel by phone  
District Counsel  
District Engineer  
Field Manager  
Yellowstone Landscape  
ACP Communities by phone

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There not being any, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the June 8,  
2017 Meeting**

Mr. Flint: Are there any additions, deletions, or corrections to those minutes? Not hearing any, we need a motion to approve.

On MOTION by Mr. Harding, seconded by Mr. Dryburgh, with all in favor, the minutes of the June 8, 2017 meeting were approved.
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#### **FOURTH ORDER OF BUSINESS**

#### **Discussion and Consideration of CDD Signage**

Mr. Flint: Next is the discussion of signage on CDD property. I printed out and also emailed copies of some information from the Resort. Rob, do you want to present that?

Mr. Stultz: Sure, obviously in accordance with the signage policy that the CDD and the community has adopted we removed a lot of directional signage. We particularly removed a lot of signs informing people of the restaurant options on the Resort and their locations. Subsequently, we have seen a decline in customers in the restaurants. Folks are going off the property because they don't know those options are available. The Resort is requesting approval to, in accordance with the sign policy, reinstall some signage in some proposed locations in the packet. It would inform guests of the available restaurants and give them the option of staying on the property. We proposed a couple of locations using the existing signage. It would be the large standing size like we have in place today. Again, it is very simple, directional, and informational signage.

Mr. Flint: David is also here, he is representing the Property Owner's Association. He has been working with Carlton and the CDD to come up with a standard sign design. I think everyone is comfortable with the concept and design. The issue for the Board is determining whether the proposed signage is directional in nature. The policy requires that it be directional signage. We are bringing this to you for discussion and consideration to make sure you are comfortable with the proposal and the locations.

Mr. Goldstein: I think it qualifies as directional.

Mr. Dryburgh: The design of it is excellent. What do you guys think about the locations?

Mr. Harding: I think it is accurate from either direction you're coming in.

Mr. Dryburgh: Okay.

Mr. Harding: What is this other sign in here? It's not a directional sign.

Mr. Scheerer: No, it is not.

Mr. Flint: Normally if you have model homes where you get featured builders you have signage for that. You can choose to have that or not have that. I believe there is a history of having that.

Mr. Scheerer: In other communities that have new homes or are building new homes, they typically have directions to where the sales center is or where the model homes are. That's pretty typical.

Mr. Harding: So, all the signs will be on the stanchions, and have the metal sign correct?

Mr. Stultz: Yes, that is exactly right. What you see here is the exact measurements of the directional signage that is currently in place by OnSight Signs, who is the vendor that provided the specs. There are currently 4 or 5 signs in place. These are primarily located near the main entry areas.

Mr. Harding: The sign you just put at the back gate, which is operating really well, it is metal.

Mr. Stultz: It's not all metal.

Mr. Harding: Will it weather okay?

Mr. Stultz: Yes.

Mr. Flint: Who is bearing the cost of the signage?

Mr. Grant: The Resort.

Mr. Flint: Carlton, I will mention that one of your signs is in West. They don't have a sign policy adopted.

On MOTION by Mr. Harding, seconded by Mr. Dryburgh, with all in favor, the CDD Signage was approved.
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#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Proposal(s) to Replace Speaker System at Seven Eagles Pool**

Mr. Flint: The next order of business is the consideration to replace the speaker system at Seven Eagles Pool.

Mr. Harding: Do we only have the one bid?

Mr. Grant: We did go out and get a second bid from High Security Alarm Systems Inc., who does similar work. Essentially, it's a replacement for the in-ground wiring conduit speakers. They are deteriorated from irrigation water.

Mr. Dryburgh: Are you going to have a wiring system?



Mr. Boyd: It was planned to rewire it.

Mr. Scheerer: So, it's not an upgrade.

Mr. Grant: There is a small upgrade, some things are waterproof at certain locations. We're not getting a bid for wireless. I'm guessing a bid for wireless would be double the cost.

Mr. Flint: It's not as reliable. Was the price of the second bid consistent?

Mr. Grant: It was about \$3,000 higher. I have a copy I can show you George.

Mr. Flint: There's no legal obligation to get more than one bid at this dollar amount, however Carlton did provide a second bid that shows the first bid is competitive.

Mr. Greenstein: What is the dollar amount?

Mr. Flint: \$10,701.

Mr. Greenstein: How was the wiring buried?

Mr. Scheerer: Mark, most of it is buried in pebbles.

Mr. Dryburgh: I don't know much about this stuff, but is that a reasonable price?

Mr. Harding: I would say so, and with all the wiring. Do you know what kind of speaker system is going in?

Mr. Scheerer: Most of the in-ground speakers are similar to what is in place now.

Mr. Greenstein: Will you figure out the brand and the model that they are going to put in?

Mr. Flint: Let's bring it back next month with some additional information. You have a couple options. You could set a not to exceed and authorize a Board member to sign off on it. You could also delegate the authority to one Board member so we aren't waiting another 30 days.

On MOTION by Mr. Goldstein, seconded by Mr. Harding, with all in favor, the Delegation of Authority over the Proposal to Replace Speaker System at Seven Eagles Pool was approved.

## **SIXTH ORDER OF BUSINESS**

### **Discussion of CDD Property Landscape Conditions and Need for Improvements**

Mr. Flint: We put this one here at the request of Supervisor Harding. Prior to this meeting we drove through those areas that were of concern. Don, you can address the rest because I don't want to speak for you.

Mr. Harding: I had some misunderstanding about what was CDD property and what wasn't. Yellowstone is involved with all the landscaping and from what I understand from conversations and emails with some Yellowstone employees, they are taking appropriate action to rectify any of the problems we have identified. I know some of the homeowners are of some concern, so it is good that Yellowstone is taking action.

Mr. Flint: I don't think there is any action the Board needs to take at this point. We will continue to monitor and stay on top of that issue. Next month, if there continues to be concerns, we can put it back on the agenda.

Mr. Greenstein: I want to add that I am hoping they will highlight the potential situation with the oak trees. I think the jury is out about whether or not we have a problem with Spanish moss, mold, mistletoe, and other things. I'm hoping they can address that so we know what scope of work it is.

#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Extension to Landscape/Grounds Maintenance Agreement with Yellowstone Landscape, Inc.**

Mr. Flint: The Board entered into a one-year contract that started on April 1, 2016 and went through May 30, 2017. It allowed for two additional one-year extensions. We have put a simple extension on here. I will mention that prior to this meeting Reunion West, in an effort to get the contracts lined up with our fiscal year, voted to extend the contract through September 30, 2018. If the Board is amenable, we can make that same change.

On MOTION by Mr. Dryburgh, seconded by Mr. Harding, with all in favor, the Extension to Landscape/Grounds Maintenance Agreement with Yellowstone Landscape, Inc. was approved.

#### **EIGHTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Mr. Flint: Next is Staff Reports.

Mr. d'Adesky: Yes, I'll give you a little more narrative than I gave on West. Jan, who is on the phone, met with Dave Tomac and they had a conversation regarding the 532. The County

said they are willing to contact the individual property owners and send a letter. They have more authority than we do so a letter coming from them has a better chance of getting a response. They might all say that they don't want to contribute but we are working with them to get that letter sent. Additionally, and both the County and our office need to do some more research, there may be other options for additional possibilities of cost savings and cost sharing with the County. We have to see what is legal, practical, and feasible. We did have this initial conversation with Dave and it was very productive. They were very helpful so we are positive about this.

Mr. Goldstein: What is the letter going to say?

Mr. d'Adesky: It is going to tell them the fact, which is that Reunion East CDD provides landscaping for all of these properties including their properties. If they don't, that will potentially be withdrawn from their property and they will no longer benefit from such improvements. They are also being asked by the County and the District to contribute.

Mr. Goldstein: Are you going to tell them what their allocated costs might be?

Mr. d'Adesky: We have already come up with some numbers, we can either send those out in the initial letter or we can say contact us and we will tell you what your numbers are. The other issue that I brought up in the other meeting, was regarding the Poinciana. Do we want to fight it or do we want to try to negotiate a price? Steve mentioned in the other meeting, there still might be a third option that comes and mitigates some of our issues. It is something that we have to mull over as a Board.

Mr. Harding: What does your experience suggest that we go with?

Mr. d'Adesky: Typically, the most profitable is to negotiate, because paying a lawyer hourly is quite expensive. You might end up fighting it, then you have to pay them hourly to fight it and you could end up losing it anyways. That being said, if the impacts are great and it is something that the Board does not want to live with, then perhaps that is an investment that is worth it. At this point, they are not that fixated on one option versus another so it is not at the point yet where we can start fighting it.

Mr. Goldstein: Do you see them leaning one way or another soon?

Mr. Boyd: I wasn't able to attend the workshop myself, but I had an engineer from my office attend. We didn't get a sense that they were definitely leaning one way versus the other. They said they were working on another option, it is a change to option 2A or option 3. 2A is the option that comes around the north and east side of Reunion. Option 3 is on 532.

Mr. Flint: I was at the meeting as well as Daniel Baker on behalf of the Resort. Mark Greenstein was there on behalf of this Board. All the feedback we provided pushed them toward the 429 connection, and away from the 532 option. When I asked about timing, they weren't very clear. I don't know how far out this is going to be, but they couldn't even tell us when this is going to happen. I think looking at the options the 429 makes the most sense.

Mr. Goldstein: So, there's no sense in getting lawyers yet if we don't know where they are at.

Mr. Scheerer: Until you're asking them to oppose something, it won't cost anything. Talking to them doesn't cost us. From what I'm hearing, there's no action necessary and based on all these facts we can wait.

Mr. Greenstein: Have the members of the Board received the summary of the meeting that was held by the consulting firm?

Mr. Scheerer: Yes, Steve passed them out.

Mr. Greenstein: Good, because that summarized one of the points we're making.

**B. Engineer**

Mr. Flint: Steve, do you have anything?

Mr. Boyd: An update on the signal, I talked to the County Engineer, who is in charge of the review, about two weeks ago. I have since then not been able to get in touch with her to find out what the status is. But I am trying to pursue that. Other than that, I don't have any news.

Mr. Greenstein: Can you get any feedback?

Mr. Boyd: Mark, I'll give you an update. If I can't get in touch with her by the end of this week I will let you know. You can make a call to the Commission on behalf of the Board.

**C. District Manager's Report**

**i. Action Items List**

Mr. Flint: Daniel is on the phone, he has a report for the Board on this issue.

Mr. Scheerer: Do you want to report on the irrigation turnover?

Mr. Baker: Yes, the update is really pertaining to South Florida Water Management District on our renewal of the Reunion East permit. We have been in the process, for the last 6+ months, with the Water Management District. The District has completed the review on our application and they have informed us of their intention to issue a permit. The permit is not going to contain what we requested. The permit is primarily based on the South Florida Water Management District accepting Toho Water Authority proposition to expand, modify, and

enhance the reclaimed water delivery system. They would do that at their expense without any surcharge to Reunion. They will offer a discounted rate schedule for the life of the permit. That would start from the first year they are able to deliver the full irrigation demand, they would discount their rate by 90%. Toho has committed to the Water Management District that they could accomplish the enhancement to their system within two years. Therefore, the Water Management District contemplated for Reunion East the continued use of ground water as the sole and singular source of irrigation until October 2019. In November 2019, Toho would deliver all the water necessary. We are reviewing the action and may elect to appeal it because it is a significant cost to both the Resort and Reunion property owners to absorb the rate at that proposed charge. It's not the outcome that we had hoped for.

Mr. Scheerer: Thanks Daniel.

Mr. Flint: So, it looks like they're maybe 2 or 3 years away from actually being able to provide it. Once they have the capacity to provide it we will pay 10% of what the published reclaim rate is. Next year it will go from 20 to 30 and so on and after 10 years we will be at 100%.

Mr. Harding: What's the alternative?

Mr. Flint: We don't have one.

Mr. Harding: Does this affect West?

Mr. Flint: West is a separate permit and they reissued West's permit already. Daniel, is there a particular reason as to why West was renewed without it?

Mr. Baker: Yes, one because the Toho Reclaimed Water Delivery System is different for the west side of I4 versus the east side of I4. The remaining infrastructure to connect and deliver the irrigation water, there's no one who is willing to pay for it.

Mr. Harding: Do we have any cost projections for each person?

Mr. Flint: We went through that exercise before when we initially started negotiating this, but we will have to go back and look. We are a few years from having a financial impact, but we will revise those projections. When we thought this was coming down the road, we included some expenses and some revenue associated with operating a reclaimed system. We projected those as offsetting each other. It's not something that is going to impact next year's budget or the year after.

Mr. Harding: Okay, that was my main question.

Mr. Flint: Daniel, do you see Toho actually operating their reclaimed system or are they just going to provide the water and we are going to continue to operate the internal system the way it is operated now?

Mr. Baker: Yes, we would continue to operate it.

Mr. Flint: So, we have to figure out how we internally bill out for what Toho is billing the District. Signalization was already addressed. Concerning the horse stable options and resident use of Heritage Crossing, after the meeting with the consultant on the extension of Poinciana Parkway Mark and I met with Daniel to discuss this issue. He indicated that he would get with his folks internally and we will need to have a follow meeting with that.

Mr. Greenstein: It's a work in progress. We've had the initial discussion, now the Resort just has to start digging into the details.

Mr. Flint: The sign has been installed on Excitement Drive entrance as well.

Mr. Harding: Were you guys going to reach out to the highway folks regarding proper signage off the 429 exits to indicate that Reunion is off exit 1?

Mr. Flint: Steve, I think that was on your list.

Mr. Boyd: I apologize, I will check on that.

**ii. Approval of Check Register**

Mr. Flint: You have the Check Register, I believe I also emailed everyone a copy.

Mr. Harding: I have a couple of questions. What is the directional sign installation for \$1,100?

Mr. Scheerer: That's for the Reunion sign on Excitement Drive. It was split between East and West.

Mr. Harding: The other thing I was curious about, what are the two dining tables?

Mr. Scheerer: Those are for the swimming pools, we purchased some additional tables and chairs for the Homestead pool.

On MOTION by Mr. Harding, seconded by Mr. Dryburgh, with all in favor, the Check Register for the month of June was approved.
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**iii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial statements through May 31<sup>st</sup>.

**iv. Status of Direct Bill Assessments**

Mr. Flint: I may have misspoken during the West meeting, I think there is one outstanding. Reunion East is fully paid though. Are there any questions about the financials?

**NINTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Any other business?

Mr. Goldstein: Were we going to get some more pressure washing done?

Mr. Scheerer: Yes, we are. That is on hold for the August agenda. George is going to provide me with a third quote. We have around \$38,000 in the budget for pressure cleaning all the sidewalks.

Mr. Goldstein: What about the light on the sign in the back?

Mr. Scheerer: That's correct, that is going up next week. I was out last week and I'm playing catch up this week. We will get that done.

Mr. Flint: Maybe check on the air conditioning unit in here, it is very muggy.

Mr. Scheerer: Okay.

**TENTH ORDER OF BUSINESS**

**Supervisor's Request**

There not being any, the next item as followed.

**ELEVENTH ORDER OF BUSINESS**

**Next Meeting Date**

This item was not discussed.

**TWELTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Grant, seconded by Mr. Greenstein, with all in favor, the meeting was adjourned.
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## **SECTION IV**



A

## **RESOLUTION 2017-04**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2017, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Reunion East Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 10, 2017, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF REUNION EAST COMMUNITY DEVELOPMENT DISTRICT;**

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2017 and/or revised projections for Fiscal Year 2018.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for Reunion East Community Development District for the Fiscal Year Ending September 30, 2018", as adopted by the Board of Supervisors on August 10, 2017.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Reunion East Community Development District, for the fiscal year beginning October 1, 2017, and ending September 30, 2018, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND – 2015A	\$ _____
TOTAL DEBT SERVICE FUND – 2015-1	\$ _____
TOTAL DEBT SERVICE FUND – 2015-2	\$ _____
TOTAL DEBT SERVICE FUND – 2015-3	\$ _____
TOTAL ALL FUNDS	\$ _____

## **Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.

- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

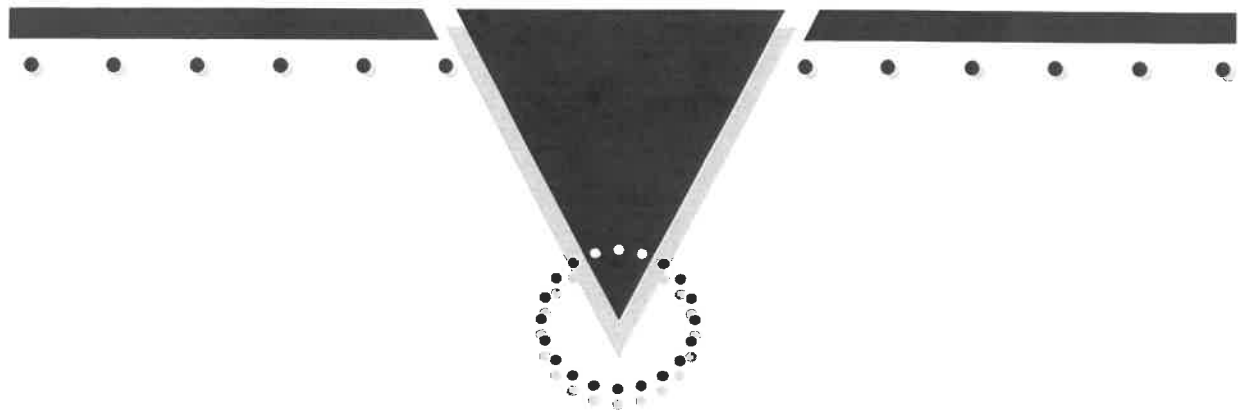
ATTEST:

**BOARD OF SUPERVISORS OF  
THE REUNION EAST  
COMMUNIT DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

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

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



**Reunion East**  
**Community Development District**  
**Proposed Budget**  
**FY 2018**



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**Reunion East**  
**Community Development District**  
**Proposed Budget**  
**General Fund**  
**Fiscal Year 2018**

Description	Adopted Budget FY2017	Actual thru 6/30/17	Projected Next 3 Months	Total thru 9/30/17	Proposed Budget FY2018
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**Revenues**

Special Assessments - Tax Collector	\$1,092,735	\$1,074,422	\$37,270	\$1,111,691	\$1,092,735
Special Assessments - Direct	\$932,027	\$922,677	\$0	\$922,677	\$922,677
Interest	\$250	\$475	\$225	\$700	\$250
Miscellaneous Income	\$5,964	\$4,026	\$1,342	\$5,368	\$5,368
Rental Income - Base	\$47,925	\$11,475	\$36,450	\$47,925	\$12,150
Rental Income - Operating Expenses/CAM	\$42,338	\$9,267	\$33,071	\$42,338	\$10,585
<b>Total Revenues</b>	<b>\$2,121,239</b>	<b>\$2,022,341</b>	<b>\$108,357</b>	<b>\$2,130,698</b>	<b>\$2,043,765</b>

**Expenditures**

**Administrative**

Supervisor Pay	\$12,000	\$9,000	\$3,000	\$12,000	\$12,000
FICA	\$918	\$689	\$230	\$918	\$918
Engineering	\$6,000	\$10,884	\$4,116	\$15,000	\$15,000
Attorney	\$35,000	\$27,687	\$7,313	\$35,000	\$35,000
Trustee Fees	\$22,000	\$0	\$17,500	\$17,500	\$17,500
Arbitrage	\$3,600	\$600	\$3,000	\$3,600	\$3,600
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$5,000	\$3,750	\$1,250	\$5,000	\$5,000
Property Appraiser Fee	\$1,000	\$783	\$0	\$783	\$1,000
Property Taxes	\$400	\$42	\$0	\$42	\$400
Annual Audit	\$5,400	\$5,000	\$0	\$5,000	\$5,100
District Management Fees	\$42,985	\$32,239	\$10,746	\$42,985	\$42,985
Information Technology	\$2,200	\$1,650	\$550	\$2,200	\$2,200
Telephone	\$300	\$156	\$94	\$250	\$300
Postage	\$3,500	\$2,421	\$579	\$3,000	\$3,600
Printing & Binding	\$2,500	\$741	\$509	\$1,250	\$2,500
General Liability Insurance	\$14,600	\$13,453	\$0	\$13,453	\$14,800
Legal Advertising	\$1,500	\$917	\$583	\$1,500	\$1,500
Other Current Charges	\$600	\$0	\$50	\$50	\$600
Office Supplies	\$500	\$189	\$61	\$250	\$500
Travel Per Diem	\$500	\$0	\$0	\$0	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenses</b>	<b>\$165,678</b>	<b>\$115,375</b>	<b>\$49,581</b>	<b>\$164,956</b>	<b>\$170,078</b>

**Maintenance - Shared Expenses**

Field Maintenance	\$48,363	\$36,272	\$12,091	\$48,363	\$41,454 <sup>1</sup>
Management Services Agreement	\$0	\$0	\$0	\$0	\$0 <sup>2</sup>
Facility Lease Agreement	\$36,823	\$0	\$0	\$0	\$31,562 <sup>3</sup>
Telephone	\$5,600	\$3,919	\$1,194	\$5,113	\$4,800 <sup>4</sup>
Electric	\$406,000	\$297,348	\$75,000	\$372,348	\$348,000 <sup>5</sup>
Water & Sewer	\$43,400	\$37,452	\$10,500	\$47,952	\$45,000 <sup>6</sup>
Gas	\$63,000	\$29,922	\$3,600	\$33,522	\$46,200 <sup>7</sup>
Pool & Fountain Maintenance	\$122,500	\$80,306	\$24,000	\$104,306	\$105,000 <sup>8</sup>
Environmental	\$7,000	\$2,917	\$486	\$3,403	\$6,000 <sup>9</sup>
Property Insurance	\$30,100	\$28,944	\$0	\$28,944	\$26,100 <sup>10</sup>
Irrigation Repairs & Maintenance	\$8,750	\$5,668	\$1,890	\$7,558	\$7,500 <sup>11</sup>
Landscape Contract	\$543,403	\$335,663	\$128,819	\$464,482	\$465,774 <sup>12</sup>
Landscape Contingency	\$27,178	\$7,797	\$5,100	\$12,897	\$23,295 <sup>13</sup>
Landscape Consulting	\$27,300	\$22,126	\$6,143	\$28,269	\$23,400 <sup>14</sup>
Gate and Gatehouse Expenses	\$22,400	\$10,011	\$0	\$10,011	\$19,200 <sup>15</sup>
Roadways/Sidewalks/Bridge	\$32,480	\$18,500	\$0	\$18,500	\$27,840 <sup>16</sup>
Lighting	\$5,600	\$3,293	\$840	\$4,133	\$4,800 <sup>17</sup>
Building Repairs & Maintenance	\$28,000	\$8,720	\$0	\$8,720	\$24,000 <sup>18</sup>
Pressure Washing	\$28,000	\$378	\$0	\$378	\$24,000 <sup>19</sup>
Maintenance (Inspections)	\$1,225	\$806	\$464	\$1,270	\$1,050 <sup>20</sup>
Pest Control	\$508	\$0	\$0	\$0	\$435 <sup>21</sup>
Signage	\$0	\$1,164	\$0	\$1,164	\$2,400 <sup>22</sup>
Security	\$98,000	\$66,150	\$22,050	\$88,200	\$84,000 <sup>23</sup>
<b>Total Maintenance Shared</b>	<b>\$1,585,629</b>	<b>\$997,356</b>	<b>\$292,176</b>	<b>\$1,289,532</b>	<b>\$1,361,810</b>

**Reunion East**  
**Community Development District**  
**Proposed Budget**  
**General Fund**  
**Fiscal Year 2018**

Description	Adopted Budget FY2017	Actual thru 6/30/17	Projected Next 3 Months	Total Thru 9/30/17	Proposed Budget FY2018
<u>Heritage Crossing Community Center</u>					
Landscape Maintenance	\$16,000	\$8,663	\$3,324	\$11,987	\$16,000
Telephone	\$1,500	\$994	\$331	\$1,325	\$1,500
Electric	\$33,000	\$14,405	\$5,760	\$20,165	\$33,000
Water & Sewer	\$4,200	\$1,771	\$675	\$2,446	\$4,200
Gas	\$500	\$186	\$75	\$261	\$500
Maintenance (Inspections)	\$1,250	\$1,100	\$450	\$1,550	\$1,250
Pest Control	\$0	\$0	\$0	\$0	\$0
<b>Total HC Community Center Shared</b>	<b>\$56,450</b>	<b>\$27,119</b>	<b>\$10,615</b>	<b>\$37,735</b>	<b>\$56,450</b>
<u>Maintenance - Direct Expenses</u>					
Irrigation System Operations	\$100,000	\$0	\$0	\$0	\$100,000
Reserve for Direct Bills	\$0	\$0	\$0	\$0	\$0
Operating Reserves	\$100,000	\$0	\$0	\$0	\$0
First Quarter Operating	\$0	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$113,482	\$113,482	\$0	\$113,482	\$355,427
<b>Total Maintenance Expenses</b>	<b>\$313,482</b>	<b>\$113,482</b>	<b>\$0</b>	<b>\$113,482</b>	<b>\$455,427</b>
<b>Total Expenses</b>	<b>\$2,121,239</b>	<b>\$1,253,333</b>	<b>\$352,372</b>	<b>\$1,605,705</b>	<b>\$2,043,765</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>	<b>\$769,008</b>	<b>(\$244,014)</b>	<b>\$524,994</b>	<b>\$0</b>

Net Assessments \$2,024,761  
Add: Discounts & Collections \$129,240  
Gross Assessments \$2,154,001

**Notes:**

(1 thru 23) were adopted in FY17 with 70% of the shared costs with the remaining 30% allocated to Reunion West. Subsequent to budget adoption, Board revised allocation to 60% of the shared costs with the remaining 40% allocated to Reunion West.

	Shared Costs				
	FY 2017 Budget	FY 2017 Projections	Total Prop 2018 Budget	Reunion East 60%	Reunion West 40%
1 Field Maintenance	\$69,090	\$69,090	\$69,090	\$41,454	\$27,636
2 Management Services Agreement	\$0	\$0	\$0	\$0	\$0
3 Facility Lease Agreement	\$52,604	\$0	\$52,604	\$31,562	\$21,042
4 Telephone	\$8,000	\$7,690	\$8,000	\$4,800	\$3,200
5 Electric	\$580,000	\$545,871	\$580,000	\$348,000	\$232,000
6 Water & Sewer	\$62,000	\$70,780	\$75,000	\$45,000	\$30,000
7 Gas	\$90,000	\$50,068	\$77,000	\$46,200	\$30,800
8 Pool & Fountain Maintenance	\$175,000	\$166,095	\$175,000	\$105,000	\$70,000
9 Environmental	\$10,000	\$5,401	\$10,000	\$6,000	\$4,000
10 Property Insurance	\$43,000	\$41,348	\$43,500	\$26,100	\$17,400
11 Irrigation Repairs & Maintenance	\$12,500	\$13,291	\$12,500	\$7,500	\$5,000
12 Landscape Contract	\$776,290	\$737,273	\$776,290	\$465,774	\$310,516
13 Landscape Contingency	\$38,825	\$19,175	\$38,825	\$23,295	\$15,530
14 Landscape Consulting	\$39,000	\$44,871	\$39,000	\$23,400	\$15,600
15 Gate and Gatehouse Expenses	\$32,000	\$15,891	\$32,000	\$19,200	\$12,800
16 Roadways/Sidewalks/Bridge	\$46,400	\$29,365	\$46,400	\$27,840	\$18,560
17 Lighting	\$8,000	\$5,932	\$8,000	\$4,800	\$3,200
18 Building Repairs & Maintenance	\$40,000	\$13,821	\$40,000	\$24,000	\$16,000
19 Pressure Washing	\$40,000	\$600	\$40,000	\$24,000	\$16,000
20 Maintenance (Inspections)	\$1,750	\$2,018	\$1,750	\$1,050	\$700
21 Pest Control	\$725	\$0	\$725	\$435	\$290
22 Signage	\$0	\$1,848	\$4,000	\$2,400	\$1,600
23 Security	\$140,000	\$140,000	\$140,000	\$84,000	\$56,000
	<b>\$2,265,184</b>	<b>\$1,980,430</b>	<b>\$2,269,684</b>	<b>\$1,361,810</b>	<b>\$907,874</b>



**FISCAL YEAR 2018****Reunion East Projected EAU Administrative & Maintenance Calculation**

<b>Product Type</b>	<b>EAU</b>	<b>Units</b>	<b>Total EAU</b>	<b>% of EAU</b>	<b>Total Assessments</b>	<b>Per Unit Gross Assessments</b>
Commercial	1.00	404	404.00	6.15%	\$132,364	\$327.63
Hotel/Condo	1.00	404	404.00	6.15%	\$132,364	\$327.63
Multi-Family	1.50	2809	4213.50	64.09%	\$1,380,488	\$491.45
Single-Family	2.00	775	1550.00	23.58%	\$507,834	\$655.27
Golf	1.00	2.90	2.90	0.04%	\$950	\$327.63
		<b>4,395</b>	<b>6574.40</b>	<b>100.00%</b>	<b>\$2,154,001</b>	

**FISCAL YEAR 2017****Reunion East Projected EAU Administrative & Maintenance Calculation**

<b>Product Type</b>	<b>EAU</b>	<b>Units</b>	<b>Total EAU</b>	<b>% of EAU</b>	<b>Total Assessments</b>	<b>Per Unit Gross Assessments</b>
Commercial	1.00	404	404.00	6.15%	\$132,364	\$327.63
Hotel/Condo	1.00	404	404.00	6.15%	\$132,364	\$327.63
Multi-Family	1.50	2809	4213.50	64.09%	\$1,380,488	\$491.45
Single-Family	2.00	775	1550.00	23.58%	\$507,834	\$655.27
Golf	1.00	2.90	2.90	0.04%	\$950	\$327.63
		<b>4,395</b>	<b>6574.40</b>	<b>100.00%</b>	<b>\$2,154,001</b>	

**GROSS PER UNIT ASSESSMENT COMPARISON CHART**

<b>Product Type</b>	<b>FY2014 Gross Per Unit Assessments</b>	<b>FY2015 Gross Per Unit Assessments</b>	<b>FY2016 Gross Per Unit Assessments</b>	<b>FY2017 Gross Per Unit Assessments</b>	<b>FY2018 Gross Per Unit Assessments</b>	<b>Increase/ (Decrease)</b>
Commercial	\$438.45	\$438.45	\$327.63	\$327.63	\$327.63	\$0.00
Hotel/Condo	\$438.45	\$438.45	\$327.63	\$327.63	\$327.63	\$0.00
Multi-Family	\$657.67	\$657.67	\$491.45	\$491.45	\$491.45	\$0.00
Single-Family	\$876.90	\$876.90	\$655.27	\$655.27	\$655.27	\$0.00
Golf	\$438.45	\$438.45	\$327.63	\$327.63	\$327.63	\$0.00

**Reunion East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2018

**REVENUES:**

**Special Assessments – Tax Collector**

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. These assessments are billed on tax bills.

**Special Assessments – Direct**

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. The District levies these assessments directly to the property owners.

**Interest**

The District generates funds off of invested funds.

**Miscellaneous Income**

Any additional funds generated by the District.

**Rental Income – Base**

Represents base rent received per the Lease Agreement between the District and EHOE Reunion, LLC for Heritage Crossing Community Center.

**Rental Income – Operating Expenses/CAM**

Represents estimated operating and maintenance costs received per the Lease Agreement between the District and EHOE Reunion, LLC for Heritage Crossing Community Center.

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**EXPENDITURES:**

**Administrative:**

**Supervisor Pay**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. Amount is based on attendance of 5 Supervisors at 12 monthly Board meetings.

**FICA Expenses**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

**Reunion East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2018

**Engineering**

The District's engineer, Boyd Civil Engineering, will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, preparation of contract specifications and bid documents, and various projects assigned by the Board of Supervisors and District Manager.

**Attorney**

The District's legal counsel, Latham, Shuker, Eden & Beaudine, will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, reviewing operating and maintenance contracts, etc.

**Trustee Fees**

The District issued Special Assessment Refunding Bonds, which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

**Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's Special Assessment Refunding Bonds. The District has contracted with Grau & Associates to calculate the rebate liability and submit a report to the District.

**Collection Agent**

These are expenses related to administering the Annual Assessments on the tax roll with the Osceola County Tax Collector.

**Dissemination**

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, LLC, the District's bond underwriter, to provide this service.

**Property Appraiser Fee**

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

**Property Taxes**

Represents estimated fees charged by the Osceola County Tax Collector's Office for all assessable property within the District.

**Reunion East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2018

**Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired McDirmit, Davis & Co. to audit the financials records.

**District Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. (“Manager”) These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting and assisting with annual audits.

**Information Technology**

Represents costs related to the District’s accounting and information systems, District’s website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

**Telephone**

Telephone and fax machine costs incurred by Manager.

**Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc. costs incurred by Manager.

**Printing & Binding**

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

**General Liability Insurance**

The District’s general liability and public officials’ liability insurance coverage is provided by Florida Insurance Alliance (FIA) who specializes in providing insurance coverage to governmental agencies. FIA specializes in providing insurance coverage to governmental agencies.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

**Other Current Charges**

Bank charges, County Assessment Fees and any other miscellaneous expenses that are incurred during the year.

**Reunion East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2018

**Office Supplies**

Miscellaneous office supplies.

**Travel Per Diem**

Costs for Board Members attendance at meetings.

**Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Economic Opportunity of \$175. This is the only expense under this category for the District.

**Maintenance:**

63% of the maintenance costs are allocated to Reunion East and 37% are allocated to Reunion West during Fiscal Year 2017. The District is proposing an allocation of 60% of the maintenance costs to Reunion East and 40% to Reunion West for Fiscal Year 2018. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

**Field Management**

The District currently has a contract with Governmental Management Services-CF, LLC to provide field management services.

**Management Service Agreement**

Management Service Agreement between the District and The Reunion Club of Orlando, LLC for management and operations of certain District facilities. Per executed agreement, fees for 2016 calendar year are eliminated.

**Facility Lease Agreement**

The District has entered into a multi-party agreement, Reunion Landscaping and Maintenance Facility Lease Agreement, with Citicommunities, LLC and Reunion West CDD. The District will be responsible for a percentage of the approximately 28% allocated to Reunion East and Reunion West per the agreement.

**Telephone**

This is for service for the pool buildings' and horse stable phone lines.

**Electric**

The District has electrical accounts with Duke Energy and OUC for the recreation facilities, streetlights and other District areas.

**Reunion East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2018

**Water & Sewer**

The District has accounts with Toho Water Authority for water and wastewater services to the pools, pool buildings, guardhouses, horse stables and other District areas.

**Gas**

This item represents utility service costs for gas service at the community pools. The District has accounts with TECO and Infinite Energy for this service.

**Pool & Fountain Maintenance**

Scheduled maintenance consists of regular cleaning and treatments of pools and fountains, cleaning of pool buildings and emergency phones. Pools are maintained in accordance to Osceola County Health Department codes.

**Environmental**

The District currently has a contract with Applied Aquatic Management Inc., which provides lake maintenance to all the lakes inside the Reunion East and West CDDs. These services include monthly inspections and treatment of aquatic weeds and algae, herbicide spraying, and algae control and removal. The amount also includes unscheduled maintenance. In addition, there are budgeted cost for the future treatment and maintenance of Conservation Areas Easements including Wetland Preservation, Upland Preservation, and Upland Buffers of approximately 294 acres.

**Property Insurance**

Represents the District's share of the annual coverage of property insurance. Coverage is provided by Florida Insurance Alliance.

**Irrigation Repairs & Maintenance**

Represents the District expense for maintenance of the irrigation system.

**Landscape Contract**

The District currently has a contract with Yellowstone Landscape for scheduled maintenance consisting of mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer and pest and disease control and chemicals.

**Landscape Contingency**

Represents estimated costs for any additional landscape maintenance not covered/outlined in the contract with Yellowstone Landscape.

**Reunion East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2018

**Landscape Consulting**

Represents costs to provide consulting services that would include managing all aspects of the landscape program. Amount based on proposal by SunScape Consulting, Inc.

**Gate & Gatehouse Expenses**

Amounts based upon estimated expenditures for any repairs and maintenance to entry gates and gatehouse.

**Roadways/Sidewalks/Bridge**

Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge. A portion of amount is based on proposal from Don Bo, Inc. for sidewalk grinding and replacement.

**Lighting**

Represents costs for lighting repair scheduled during the fiscal year.

**Building Repairs & Maintenance**

Repairs for properties covered under the Management Services Agreement.

**Pressure Washing**

Estimated cost to pressure wash certain buildings and guardhouses owned by the District. Amount is based on a proposal by AB Pressure Washing.

**Maintenance (Inspections)**

Represents quarterly sprinkler inspections, annual fire backflow and domestic backflow inspections and any unforeseen repairs at the Horse Stables.

**Pest Control**

Represents monthly and quarterly pest services as well as quarterly termite services for the Horse Stables.

**Security**

Security services throughout the District facilities. Costs are based upon the actual security agreements with the District.

**Reunion East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2018

**Heritage Crossing Community Center**

**Landscape Maintenance**

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer and pest and disease control and chemicals.

**Telephone**

This item represents utility service for the Community Center's fire alarm phone lines and the emergency phone lines. Centurylink provides this service.

**Electric**

This item represents utility service for electric service to the Community Center. The District has an electrical account with Duke Energy for this service.

**Water & Sewer**

This item represents utility service for water and waste water provided by Toho Water Authority.

**Gas**

This item represents utility service costs for gas service for the Community Center by TECO.

**Maintenance (Inspections)**

Represents quarterly sprinkler inspections and annual fire backflow and domestic backflow inspections at the Community Center.

**Pest Control**

Represents monthly and quarterly pest services as well as quarterly termite services for the Community Center.

**Maintenance – Direct Expenses**

**Irrigation System Operations**

Represents estimated net operating expenses for irrigation system serving CDD and POA common areas and Golf Course.

**Transfer Out – R&M Fund**

Represents proposed amount to transfer to Replacement & Maintenance Fund.



**Reunion East**  
**Community Development District**  
**Proposed Budget**  
**Replacement & Maintenance Fund**  
**Fiscal Year 2018**

Description	Proposed Budget FY2017	Actual thru 6/30/17	Projected Next 3 Months	Total thru 9/30/17	Proposed Budget FY2018
<b>Revenues</b>					
Transfer In	\$113,482	\$113,482	\$0	\$113,482	\$355,427
Interest	\$5,000	\$18,923	\$6,077	\$25,000	\$10,000
<b>Total Revenues</b>	<b>\$118,482</b>	<b>\$132,405</b>	<b>\$6,077</b>	<b>\$138,482</b>	<b>\$365,427</b>
<b>Expenditures</b>					
Building Improvements	\$84,700	\$3,182	\$0	\$3,182	\$60,000 <sup>1</sup>
Fountain Improvements	\$0	\$0	\$0	\$0	\$0 <sup>2</sup>
Pool Furniture	\$7,700	\$6,961	\$0	\$6,961	\$7,200 <sup>3</sup>
Pool Repair & Replacements	\$24,500	\$8,039	\$0	\$8,039	\$31,800 <sup>4</sup>
Lighting Improvements	\$0	\$0	\$0	\$0	\$0 <sup>5</sup>
Landscape Improvements	\$49,000	\$82,611	\$0	\$82,611	\$75,000 <sup>6</sup>
Signage	\$0	\$14,175	\$0	\$14,175	\$6,000 <sup>7</sup>
Signalization	\$0	\$0	\$0	\$0	\$90,000 <sup>8</sup>
<b>Total Expenditures</b>	<b>\$165,900</b>	<b>\$114,967</b>	<b>\$0</b>	<b>\$114,967</b>	<b>\$270,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$47,418)</b>	<b>\$17,437</b>	<b>\$6,077</b>	<b>\$23,515</b>	<b>\$95,427</b>
<b>Fund Balance - Beginning</b>	<b>\$3,309,032</b>	<b>\$2,818,938</b>	<b>\$0</b>	<b>\$2,818,938</b>	<b>\$2,842,453</b>
<b>Fund Balance - Ending</b>	<b>\$3,261,614</b>	<b>\$2,836,375</b>	<b>\$6,077</b>	<b>\$2,842,453</b>	<b>\$2,937,880</b>

**Notes:**

(1 thru 8) were adopted in FY17 with 70% of the shared costs with the remaining 30% allocated to Reunion West. Subsequent to budget adoption, Board revised allocation to 60% of the shared costs with the remaining 40% allocated to Reunion West.

	Shared Costs				
	FY 2017 Budget	FY 2017 Projections	Total Prop 2018 Budget	Reunion East 60%	Reunion West 40%
1 Building Improvements	\$121,000	\$5,050	\$100,000	\$60,000	\$40,000
2 Fountain Improvements	\$0	\$0	\$0	\$0	\$0
3 Pool Furniture	\$11,000	\$11,049	\$12,000	\$7,200	\$4,800
4 Pool Repair & Replacements	\$35,000	\$12,760	\$53,000	\$31,800	\$21,200
5 Lighting Improvements	\$0	\$0	\$0	\$0	\$0
6 Landscape Improvements	\$70,000	\$131,129	\$125,000	\$75,000	\$50,000
7 Signage	\$0	\$22,500	\$10,000	\$6,000	\$4,000
8 Signalization	\$0	\$0	\$150,000	\$90,000	\$60,000
	\$237,000	\$182,488	\$450,000	\$270,000	\$180,000

**Reunion East**  
Community Development District  
**Proposed Budget**  
**Series 2015A Debt Service**  
Fiscal Year 2018

Description	Adopted Budget FY2017	Actual thru 6/30/17	Projected Next 3 Months	Total thru 9/30/17	Proposed Budget FY2018
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**Revenues**

Special Assessments	\$2,568,595	\$2,523,388	\$87,531	\$2,610,920	\$2,568,595
Interest Income	\$100	\$2,054	\$446	\$2,500	\$100
Carry Forward Surplus	\$776,940	\$797,516	\$0	\$797,516	\$807,010

<b>Total Revenue</b>	<b>\$3,345,635</b>	<b>\$3,322,958</b>	<b>\$87,977</b>	<b>\$3,410,935</b>	<b>\$3,375,705</b>
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**Expenditures**

Special Call 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest Expense 11/01	\$714,525	\$714,525	\$0	\$714,525	\$691,000
Principal Expense 05/01	\$1,170,000	\$1,170,000	\$0	\$1,170,000	\$1,215,000
Interest Expense 05/01	\$714,525	\$714,400	\$0	\$714,400	\$691,000

<b>Total Expenses</b>	<b>2,599,050</b>	<b>2,603,925</b>	<b>0</b>	<b>2,603,925</b>	<b>2,597,000</b>
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<b>EXCESS REVENUES</b>	<b>746,585</b>	<b>719,033</b>	<b>87,977</b>	<b>807,010</b>	<b>778,705</b>
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11/1/18      \$666,700

Net Assessments	\$2,568,595
Add: Discounts & Collections	\$163,953
Gross Assessments	<u>\$2,732,548</u>

**Reunion East**  
**Community Development District**  
Series 2015A Special Assessment Refunding Bonds  
Debt Service Schedule (Term Bonds Due Combined)

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/17	\$29,570,000.00	\$1,170,000	\$ 714,400.00	
11/01/17	\$28,400,000.00	\$0	\$ 691,000.00	\$ 2,575,400.00
05/01/18	\$28,400,000.00	\$1,215,000	\$ 691,000.00	
11/01/18	\$27,185,000.00	\$0	\$ 666,700.00	\$ 2,572,700.00
05/01/19	\$27,185,000.00	\$1,265,000	\$ 666,700.00	
11/01/19	\$25,920,000.00	\$0	\$ 641,400.00	\$ 2,573,100.00
05/01/20	\$25,920,000.00	\$1,320,000	\$ 641,400.00	
11/01/20	\$24,600,000.00	\$0	\$ 615,000.00	\$ 2,576,400.00
05/01/21	\$24,600,000.00	\$1,375,000	\$ 615,000.00	
11/01/21	\$23,225,000.00	\$0	\$ 580,625.00	\$ 2,570,625.00
05/01/22	\$23,225,000.00	\$1,450,000	\$ 580,625.00	
11/01/22	\$21,775,000.00	\$0	\$ 544,375.00	\$ 2,575,000.00
05/01/23	\$21,775,000.00	\$1,525,000	\$ 544,375.00	
11/01/23	\$20,250,000.00	\$0	\$ 506,250.00	\$ 2,575,625.00
05/01/24	\$20,250,000.00	\$1,600,000	\$ 506,250.00	
11/01/24	\$18,650,000.00	\$0	\$ 466,250.00	\$ 2,572,500.00
05/01/25	\$18,650,000.00	\$1,685,000	\$ 466,250.00	
11/01/25	\$16,965,000.00	\$0	\$ 424,125.00	\$ 2,575,375.00
05/01/26	\$16,965,000.00	\$1,770,000	\$ 424,125.00	
11/01/26	\$15,195,000.00	\$0	\$ 379,875.00	\$ 2,574,000.00
05/01/27	\$15,195,000.00	\$1,860,000	\$ 379,875.00	
11/01/27	\$13,335,000.00	\$0	\$ 333,375.00	\$ 2,573,250.00
05/01/28	\$13,335,000.00	\$1,955,000	\$ 333,375.00	
11/01/28	\$11,380,000.00	\$0	\$ 284,500.00	\$ 2,572,875.00
05/01/29	\$11,380,000.00	\$2,055,000	\$ 284,500.00	
11/01/29	\$9,325,000.00	\$0	\$ 233,125.00	\$ 2,572,625.00
05/01/30	\$9,325,000.00	\$2,160,000	\$ 233,125.00	
11/01/30	\$7,165,000.00	\$0	\$ 179,125.00	\$ 2,572,250.00
05/01/31	\$7,165,000.00	\$2,270,000	\$ 179,125.00	
11/01/31	\$4,895,000.00	\$0	\$ 122,375.00	\$ 2,571,500.00
05/01/32	\$4,895,000.00	\$2,385,000	\$ 122,375.00	
11/01/32	\$2,510,000.00	\$0	\$ 62,750.00	\$ 2,570,125.00
05/01/33	\$2,510,000.00	\$2,510,000	\$ 62,750.00	\$ 2,572,750.00
		<b>\$29,570,000</b>	<b>\$ 14,176,100.00</b>	<b>\$ 43,746,100.00</b>

**Reunion East**  
Community Development District  
**Proposed Budget**  
**Series 2015-1 Debt Service**  
Fiscal Year 2018

Description	Adopted Budget FY2017	Actual thru 6/30/17	Projected Next 3 Months	Total thru 9/30/17	Proposed Budget FY2018
<b><u>Revenues</u></b>					
Special Assessments	\$690,550	\$682,374	\$904	\$683,278	\$679,165
Interest	\$0	\$794	\$7	\$801	\$0
Carry Forward Surplus	\$294,746	\$291,510	\$0	\$291,510	\$283,704
<b>Total Revenue</b>	<b>\$985,296</b>	<b>\$974,678</b>	<b>\$911</b>	<b>\$975,589</b>	<b>\$962,869</b>
<b><u>Expenditures</u></b>					
Special Call 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest Expense 11/01	\$228,525	\$228,525	\$0	\$228,525	\$220,770
Principal Expense 05/01	\$230,000	\$230,000	\$0	\$230,000	\$245,000
Interest Expense 05/01	\$228,525	\$228,360	\$0	\$228,360	\$220,770
<b>Total Expenses</b>	<b>\$687,050</b>	<b>\$691,885</b>	<b>\$0</b>	<b>\$691,885</b>	<b>\$686,540</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$298,246</b>	<b>\$282,793</b>	<b>\$911</b>	<b>\$283,704</b>	<b>\$276,329</b>
				11/1/18	\$212,685

**Reunion East**  
**Community Development District**  
 Series 2015-1 Special Assessment Refunding Bonds  
 Debt Service Schedule  
**AMORTIZATION SCHEDULE**

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/17	\$6,920,000.00	6.600%	\$230,000.00	\$228,360.00	
11/01/17	\$6,690,000.00	6.600%	\$0.00	\$220,770.00	\$679,130.00
05/01/18	\$6,690,000.00	6.600%	\$245,000.00	\$220,770.00	
11/01/18	\$6,445,000.00	6.600%	\$0.00	\$212,685.00	\$678,455.00
05/01/19	\$6,445,000.00	6.600%	\$260,000.00	\$212,685.00	
11/01/19	\$6,185,000.00	6.600%	\$0.00	\$204,105.00	\$676,790.00
05/01/20	\$6,185,000.00	6.600%	\$280,000.00	\$204,105.00	
11/01/20	\$5,905,000.00	6.600%	\$0.00	\$194,865.00	\$678,970.00
05/01/21	\$5,905,000.00	6.600%	\$295,000.00	\$194,865.00	
11/01/21	\$5,610,000.00	6.600%	\$0.00	\$185,130.00	\$674,995.00
05/01/22	\$5,610,000.00	6.600%	\$315,000.00	\$185,130.00	
11/01/22	\$5,295,000.00	6.600%	\$0.00	\$174,735.00	\$674,865.00
05/01/23	\$5,295,000.00	6.600%	\$340,000.00	\$174,735.00	
11/01/23	\$4,955,000.00	6.600%	\$0.00	\$163,515.00	\$678,250.00
05/01/24	\$4,955,000.00	6.600%	\$360,000.00	\$163,515.00	
11/01/24	\$4,595,000.00	6.600%	\$0.00	\$151,635.00	\$675,150.00
05/01/25	\$4,595,000.00	6.600%	\$385,000.00	\$151,635.00	
11/01/25	\$4,210,000.00	6.600%	\$0.00	\$138,930.00	\$675,565.00
05/01/26	\$4,210,000.00	6.600%	\$415,000.00	\$138,930.00	
11/01/26	\$3,795,000.00	6.600%	\$0.00	\$125,235.00	\$679,165.00
05/01/27	\$3,795,000.00	6.600%	\$440,000.00	\$125,235.00	
11/01/27	\$3,355,000.00	6.600%	\$0.00	\$110,715.00	\$675,950.00
05/01/28	\$3,355,000.00	6.600%	\$470,000.00	\$110,715.00	
11/01/28	\$2,885,000.00	6.600%	\$0.00	\$95,205.00	\$675,920.00
05/01/29	\$2,885,000.00	6.600%	\$505,000.00	\$95,205.00	
11/01/29	\$2,380,000.00	6.600%	\$0.00	\$78,540.00	\$678,745.00
05/01/30	\$2,380,000.00	6.600%	\$535,000.00	\$78,540.00	
11/01/30	\$1,845,000.00	6.600%	\$0.00	\$60,885.00	\$674,425.00
05/01/31	\$1,845,000.00	6.600%	\$575,000.00	\$60,885.00	
11/01/31	\$1,270,000.00	6.600%	\$0.00	\$41,910.00	\$677,795.00
05/01/32	\$1,270,000.00	6.600%	\$615,000.00	\$41,910.00	
11/01/32	\$655,000.00	6.600%	\$0.00	\$21,615.00	\$678,525.00
05/01/33	\$655,000.00	6.600%	\$655,000.00	\$21,615.00	\$676,615.00
			<b>\$6,920,000.00</b>	<b>\$4,589,310.00</b>	<b>\$11,509,310.00</b>

**Reunion East**  
Community Development District  
**Proposed Budget**  
**Series 2015-2 Debt Service**  
Fiscal Year 2018

Description	Adopted Budget FY2017	Actual thru 6/30/17	Projected Next 3 Months	Total thru 9/30/17	Proposed Budget FY2018
<b><u>Revenues</u></b>					
Special Assessments	\$748,025	\$739,884	\$0	\$739,884	\$745,860
Interest	\$0	\$784	\$216	\$1,000	\$100
Carry Forward Surplus	\$276,696	\$275,807	\$0	\$275,807	\$266,862
<b>Total Revenue</b>	<b>\$1,024,721</b>	<b>\$1,016,476</b>	<b>\$216</b>	<b>\$1,016,692</b>	<b>\$1,012,822</b>
<b><u>Expenditures</u></b>					
Interest Expense 11/01	\$272,415	\$272,415	\$0	\$272,415	\$265,650
Principal Expense 05/01	\$205,000	\$205,000	\$0	\$205,000	\$220,000
Interest Expense 05/01	\$272,415	\$272,415	\$0	\$272,415	\$265,650
<b>Total Expenses</b>	<b>\$749,830</b>	<b>\$749,830</b>	<b>\$0</b>	<b>\$749,830</b>	<b>\$751,300</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$274,891</b>	<b>\$266,646</b>	<b>\$216</b>	<b>\$266,862</b>	<b>\$261,522</b>
				11/1/18	\$258,390

**Reunion East**  
**Community Development District**  
 Series 2015-2 Special Assessment Refunding Bonds  
 Debt Service Schedule  
**AMORTIZATION SCHEDULE**

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/17	\$8,255,000.00	6.600%	\$205,000.00	\$272,415.00	
11/01/17	\$8,050,000.00	6.600%	\$0.00	\$265,650.00	\$743,065.00
05/01/18	\$8,050,000.00	6.600%	\$220,000.00	\$265,650.00	
11/01/18	\$7,830,000.00	6.600%	\$0.00	\$258,390.00	\$744,040.00
05/01/19	\$7,830,000.00	6.600%	\$235,000.00	\$258,390.00	
11/01/19	\$7,595,000.00	6.600%	\$0.00	\$250,635.00	\$744,025.00
05/01/20	\$7,595,000.00	6.600%	\$250,000.00	\$250,635.00	
11/01/20	\$7,345,000.00	6.600%	\$0.00	\$242,385.00	\$743,020.00
05/01/21	\$7,345,000.00	6.600%	\$270,000.00	\$242,385.00	
11/01/21	\$7,075,000.00	6.600%	\$0.00	\$233,475.00	\$745,860.00
05/01/22	\$7,075,000.00	6.600%	\$285,000.00	\$233,475.00	
11/01/22	\$6,790,000.00	6.600%	\$0.00	\$224,070.00	\$742,545.00
05/01/23	\$6,790,000.00	6.600%	\$305,000.00	\$224,070.00	
11/01/23	\$6,485,000.00	6.600%	\$0.00	\$214,005.00	\$743,075.00
05/01/24	\$6,485,000.00	6.600%	\$325,000.00	\$214,005.00	
11/01/24	\$6,160,000.00	6.600%	\$0.00	\$203,280.00	\$742,285.00
05/01/25	\$6,160,000.00	6.600%	\$350,000.00	\$203,280.00	
11/01/25	\$5,810,000.00	6.600%	\$0.00	\$191,730.00	\$745,010.00
05/01/26	\$5,810,000.00	6.600%	\$370,000.00	\$191,730.00	
11/01/26	\$5,440,000.00	6.600%	\$0.00	\$179,520.00	\$741,250.00
05/01/27	\$5,440,000.00	6.600%	\$395,000.00	\$179,520.00	
11/01/27	\$5,045,000.00	6.600%	\$0.00	\$166,485.00	\$741,005.00
05/01/28	\$5,045,000.00	6.600%	\$425,000.00	\$166,485.00	
11/01/28	\$4,620,000.00	6.600%	\$0.00	\$152,460.00	\$743,945.00
05/01/29	\$4,620,000.00	6.600%	\$455,000.00	\$152,460.00	
11/01/29	\$4,165,000.00	6.600%	\$0.00	\$137,445.00	\$744,905.00
05/01/30	\$4,165,000.00	6.600%	\$485,000.00	\$137,445.00	
11/01/30	\$3,680,000.00	6.600%	\$0.00	\$121,440.00	\$743,885.00
05/01/31	\$3,680,000.00	6.600%	\$515,000.00	\$121,440.00	
11/01/31	\$3,165,000.00	6.600%	\$0.00	\$104,445.00	\$740,885.00
05/01/32	\$3,165,000.00	6.600%	\$550,000.00	\$104,445.00	
11/01/32	\$2,615,000.00	6.600%	\$0.00	\$86,295.00	\$740,740.00
05/01/33	\$2,615,000.00	6.600%	\$590,000.00	\$86,295.00	
11/01/33	\$2,025,000.00	6.600%	\$0.00	\$66,825.00	\$743,120.00
05/01/34	\$2,025,000.00	6.600%	\$630,000.00	\$66,825.00	
11/01/34	\$1,395,000.00	6.600%	\$0.00	\$46,035.00	\$742,860.00
05/01/35	\$1,395,000.00	6.600%	\$675,000.00	\$46,035.00	
11/01/35	\$720,000.00	6.600%	\$0.00	\$23,760.00	\$744,795.00
05/01/36	\$720,000.00	6.600%	\$720,000.00	\$23,760.00	\$743,760.00
			<b>\$8,255,000.00</b>	<b>\$6,609,075.00</b>	<b>\$14,864,075.00</b>

**Reunion East**  
Community Development District  
**Proposed Budget**  
**Series 2015-3 Debt Service**  
Fiscal Year 2018

Description	Adopted Budget FY2017	Actual thru 6/30/17	Projected Next 3 Months	Total thru 9/30/17	Proposed Budget FY2018
<b>Revenues</b>					
Special Assessments	\$336,265	\$332,606	\$0	\$332,606	\$336,265
Interest	\$0	\$146	\$54	\$200	\$0
Carry Forward Surplus	\$115,275	\$115,668	\$0	\$115,668	\$108,414
<b>Total Revenue</b>	<b>\$451,540</b>	<b>\$448,420</b>	<b>\$54</b>	<b>\$448,474</b>	<b>\$444,679</b>
<b>Expenditures</b>					
Interest Expense 11/01	\$112,530	\$112,530	\$0	\$112,530	\$108,735
Principal Expense 05/01	\$115,000	\$115,000	\$0	\$115,000	\$120,000
Interest Expense 05/01	\$112,530	\$112,530	\$0	\$112,530	\$108,735
<b>Total Expenses</b>	<b>\$340,060</b>	<b>\$340,060</b>	<b>\$0</b>	<b>\$340,060</b>	<b>\$337,470</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$111,480</b>	<b>\$108,360</b>	<b>\$54</b>	<b>\$108,414</b>	<b>\$107,209</b>
				11/1/18	\$104,775



**Reunion East**  
**Community Development District**  
Series 2015-3 Special Assessment Refunding Bonds  
Debt Service Schedule

**AMORTIZATION SCHEDULE**

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/17	\$3,410,000.00	6.600%	\$115,000.00	\$112,530.00	
11/01/17	\$3,295,000.00	6.600%	\$0.00	\$108,735.00	\$336,265.00
05/01/18	\$3,295,000.00	6.600%	\$120,000.00	\$108,735.00	
11/01/18	\$3,175,000.00	6.600%	\$0.00	\$104,775.00	\$333,510.00
05/01/19	\$3,175,000.00	6.600%	\$130,000.00	\$104,775.00	
11/01/19	\$3,045,000.00	6.600%	\$0.00	\$100,485.00	\$335,260.00
05/01/20	\$3,045,000.00	6.600%	\$135,000.00	\$100,485.00	
11/01/20	\$2,910,000.00	6.600%	\$0.00	\$96,030.00	\$331,515.00
05/01/21	\$2,910,000.00	6.600%	\$145,000.00	\$96,030.00	
11/01/21	\$2,765,000.00	6.600%	\$0.00	\$91,245.00	\$332,275.00
05/01/22	\$2,765,000.00	6.600%	\$155,000.00	\$91,245.00	
11/01/22	\$2,610,000.00	6.600%	\$0.00	\$86,130.00	\$332,375.00
05/01/23	\$2,610,000.00	6.600%	\$165,000.00	\$86,130.00	
11/01/23	\$2,445,000.00	6.600%	\$0.00	\$80,685.00	\$331,815.00
05/01/24	\$2,445,000.00	6.600%	\$180,000.00	\$80,685.00	
11/01/24	\$2,265,000.00	6.600%	\$0.00	\$74,745.00	\$335,430.00
05/01/25	\$2,265,000.00	6.600%	\$190,000.00	\$74,745.00	
11/01/25	\$2,075,000.00	6.600%	\$0.00	\$68,475.00	\$333,220.00
05/01/26	\$2,075,000.00	6.600%	\$205,000.00	\$68,475.00	
11/01/26	\$1,870,000.00	6.600%	\$0.00	\$61,710.00	\$335,185.00
05/01/27	\$1,870,000.00	6.600%	\$215,000.00	\$61,710.00	
11/01/27	\$1,655,000.00	6.600%	\$0.00	\$54,615.00	\$331,325.00
05/01/28	\$1,655,000.00	6.600%	\$230,000.00	\$54,615.00	
11/01/28	\$1,425,000.00	6.600%	\$0.00	\$47,025.00	\$331,640.00
05/01/29	\$1,425,000.00	6.600%	\$250,000.00	\$47,025.00	
11/01/29	\$1,175,000.00	6.600%	\$0.00	\$38,775.00	\$335,800.00
05/01/30	\$1,175,000.00	6.600%	\$265,000.00	\$38,775.00	
11/01/30	\$910,000.00	6.600%	\$0.00	\$30,030.00	\$333,805.00
05/01/31	\$910,000.00	6.600%	\$285,000.00	\$30,030.00	
11/01/31	\$625,000.00	6.600%	\$0.00	\$20,625.00	\$335,655.00
05/01/32	\$625,000.00	6.600%	\$300,000.00	\$20,625.00	
11/01/32	\$325,000.00	6.600%	\$0.00	\$10,725.00	\$331,350.00
05/01/33	\$325,000.00	6.600%	\$325,000.00	\$10,725.00	\$335,725.00
			<b>\$3,410,000.00</b>	<b>\$2,262,150.00</b>	<b>\$5,672,150.00</b>

B

## **RESOLUTION 2017-05**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Reunion East Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Osceola County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2017-2018 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2017-2018; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, The District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots as set forth in the budget; and

**WHEREAS**, the District desires to levy and directly collect on the unplatted lands special assessments reflecting their portion of the District's operations and maintenance budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Reunion East Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2017, 25% due no later than February 1, 2018 and 25% due no later than May 1, 2018. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment

payments due for Fiscal Year 2018 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Reunion East Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

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

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Reunion East Community Development District.

**PASSED AND ADOPTED** this 10<sup>th</sup> day of August, 2017.

ATTEST:

**REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

## SECTION V

# Pressure Wash This Inc.

Pressure Wash This Inc.

1902 Lee Wood Court

St. Cloud, Florida 34772

(407) 709-4536 Moblie

Bid for: ALAN SCHEERER

REUNION EAST CDD

## DISCRIPTION OF SERVICE

---

PRESSURE WASH ALL COMMON AREAS IN REUNION PER OUR DISCUSSION WHICH INCLUDES  
SIDEWALKS, CURBS, STORM DRAINS, PERIMETER BARRICADES, BRIDGES ETC.

REUNION BLVD TO TRAFFIC CIRCLE 60,124 SQ FT \$4809.92

TRAFFIC CIRCLE TO I-4 BRIDGE INCLUDING BRIDGE 47,109 SQ FT 3768.72

GATHERING DRIVE TO SPARKLING COURT 62,614 SQ FT \$5009.12

SPARKLING COURT TO ANNIKAS 9365 SQ FT \$749.20

WATSON COURT 5065 SQ FT \$405.20

SEVEN EAGLES LINEAR PARK 19,039 SQ FT \$1523.72

EXCITEMENT DRIVE TO OLD LAKE WILSON ROAD 48,005 SQ FT \$3840.40

TERRACES POOL 9175 SQ FT \$730.80

HOMESTEAD POOL 6330 SQ FT \$506.40

PATRIOTS LANDING POND 7338 SQ FT \$587.04

SPINE ROAD 39,473 SQ FT \$3157.84

I-4 BRIDGE/TRADITION BLVD TO SINCLAIR ROAD 84,891 SQ FT \$6791.28

GRANDE TRAVERSE PKWY 39,903 SQ FT \$3192.24

DESERT MOUNTAIN COURT 663 SQ FT \$52.04

TWIN EAGLES LOOP 4072 SQ FT \$325.76

Scrubzoni, LLC  
17 Sandpiper Ct  
Palm Coast, FL 32137  
dyoungjr1@gmail.com  
www.scrubzoni.com



## ESTIMATE

### ADDRESS

Alan Scheerer  
Reunion CDD

ESTIMATE # 1009

DATE 07/31/2017

ACTIVITY	QTY	RATE	AMOUNT
Pressure Washing Reunion Blvd to Traffic Circle	1	1,500.00	1,500.00
Pressure Washing Traffic Circle to I-4 Bridge Including Bridge	1	875.00	875.00
Pressure Washing Traffic Circle to Gathering Drive	1	575.00	575.00
Pressure Washing Gathering Drive to Sparkling Court	1	575.00	575.00
Pressure Washing Sparkling Court to Annikas	1	475.00	475.00
Pressure Washing Watson Court	1	475.00	475.00
Pressure Washing Seven Eagles Linear Park	1	675.00	675.00
Pressure Washing Excitement Drive to Old Wilson Road	1	3,000.00	3,000.00
Pressure Washing Terraces Pool	1	475.00	475.00
Pressure Washing Homestead Pool	1	475.00	475.00
Pressure Washing Patriots Landing Pond	1	675.00	675.00
Pressure Washing Spine Road	1	875.00	875.00
Pressure Washing I-4 Bridge/Tradition Blvd to Sinclair Road	1	875.00	875.00
Pressure Washing Grand Traverse Pkwy	1	1,500.00	1,500.00
Pressure Washing Desert Mountain Court	1	575.00	575.00



ACTIVITY	QTY	RATE	AMOUNT
Pressure Washing Twin Eagles Loop	1	675.00	675.00
Reunion CDD Curb and Sidewalk Cleaning Project	TOTAL		<b>\$14,275.00</b>

Accepted By

Accepted Date

The Pool Supply Company, Inc. dba  
 AB Pressure Washing  
 546 Cascading Creek Ln  
 Winter Garden, FL 34787  
 (407) 334-4430  
 rachel@abpressurewash.com  
 www.pressurewashorlando.com

## Estimate 1128

### ADDRESS

Reunion CDD  
 135 W. Central Blvd South  
 Ste. 320  
 Orlando, FL 32801

DATE  
 07/27/2017

TOTAL  
 \$38,887.00

ACTIVITY	QTY	RATE	AMOUNT
Pressure Washing in Reunion East			
Labor	1	3,300.00	3,300.00
Pressure Wash Reunion Blvd to traffic circle			
Labor	1	3,600.00	3,600.00
PW - Traffic circle - Gathering Drive to Sparkling Ct.			
Labor	1	1,260.00	1,260.00
PW Sparkling Ct. to Annikas, including island			
Labor	1	250.00	250.00
PW Watson Ct.			
Labor	1	5,460.00	5,460.00
PW - Traffic circle (Traditions Blvd) to I-4 bridge			
Labor	1	3,000.00	3,000.00
PW Spine Rd.			
Labor	1	3,637.00	3,637.00
PW Excitement Dr. to Old Lake Wilson Rd.			
Labor	1	1,200.00	1,200.00
PW Terraces pool area			
Labor	1	1,300.00	1,300.00
PW Seven Eagle Linear Park			
Labor	1	600.00	600.00
PW Homestead Pool			
Labor	1	375.00	375.00
PW Linkside Loop and Fairway (Patriots Landing) pond			
Pressure Washing in Reunion West			
Labor	1	6,300.00	6,300.00
PW Traditions Blvd to Sinclair Rd. gate house			
Labor	1	4,730.00	4,730.00
PW Grand Traverse Pkwy			
Labor	1	50.00	50.00
PW Desert Mountain Ct.			

ACTIVITY	QTY	RATE	AMOUNT
Labor	1	125.00	125.00
PW Twin Eagles Loop			
Labor	1	3,700.00	3,700.00
Pressure Wash all bridges including barricades			

We look forward to working with you.

TOTAL	\$38,887.00
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THANK YOU.

Accepted By

Accepted Date

## SECTION VI

**Robert's Pool Service**

19315 Old Picket Road  
Orlando, FL 32820  
407-948-5810  
CPC 041419  
[jp.robertspool@aol.com](mailto:jp.robertspool@aol.com)

**QUOTE****Date** July 31, 2017

NO. 19132

Quote is good until October 31, 2017

**BILL TO:** REUNION CDD  
CARRIAGE POINTE

We propose to furnish labor and materials as follows for the resurfacing of the Carriage Pointe Pool per provided scope of work:

SCOPE OF WORK	AMOUNT
Resurface Pool. Safely drain and prepare the existing surface around all tile, lights, return line fittings and suction outlets. Replace suction outlet cover with a new approved frame and grate. Clean surface and apply bonding agent and resurface pool with quartz finish.	
<b>FOR THE SUM OF:</b>	\$18,000.00
<u>Option:</u> Install new Pentair Intellibrite LED fixtures on the pool	\$2,500.00

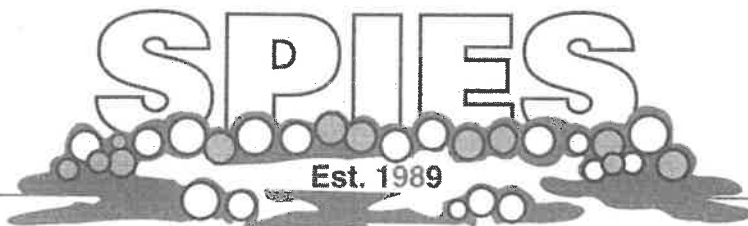
**Authorization for Commencement**

Payments to be made as follows 75% upon commencement of work, 25% upon completion of work unless other approved arrangements are made. Any alterations or deviations from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above estimate. There is a one year warranty on material, parts, and labor. Price includes all applicable sales tax. Work to take 4 wks. Per provided scope of work.

Accepted by \_\_\_\_\_

*Signature of Owner or Representative & Date***Respectfully submitted: JP Buchanan**

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

REUNION CDD  
CARRIAGE POINTE  
7585 ASSEMBLY CT.  
REUNION, FL.

07/25/17

ATTN: ALAN

THIS QUOTE IS PER MY DETAILED INSPECTION OF THE POOL AND DECK AREA. RESURFACE POOL WITH EXPOSED QUARTZ FINISH.

**POOL RESURFACING SCOPE OF WORK:**

- DRAIN POOL
- CHIP OFF LOOSE AND DELAMINATED MATERIAL UP TO 100 SQ. FT.
- DIAMOND SAW CUT AND BEVEL EXISTING FINISH APPROXIMATELY 1 ½'-2" WIDE, AROUND ALL WALL PENETRATIONS, (INCLUDING LIGHTS, MAIN DRAINS AND RETURN LINE FITTINGS, VACUUM LINES) AND NEXT TO TILE TO PROVIDE FULL DEPTH AND FLUSH INSTALLATION OF THE NEW FINISH
- CHIP OUT AND REMOVE NECESSARY MATERIAL FROM GUTTER TO ACHIEVE 2" PITCH FROM THE FRONT TO THE BACK OF THE GUTTER (**PER STATE CODE 64E-9**)
- 4,000 PSI PRESSURE WASH ENTIRE POOL SURFACE
- ACID WASH
- INSTALL NEW CONTRASTING SKID RESISTANT STEP TILE ON STEPS (**PER STATE CODE 64E-9**)
- INSTALL 1 NEW 12" MAIN DRAIN FRAME AND GRATE PER VGBA
- APPLY BOND KOTE TO PREPARE OLD SURFACE (COVERING FLOOR, WALLS, AND GUTTER)
- RESURFACE POOL WITH SMOOTH, MONOLITHIC LAYER OF EXPOSED QUARTZ FINISH (3/8" TO ½" THICK)
- REMOVE ALL WASTE FROM JOB
- REFILL POOL WITH YOUR WATER, COMPLETELY BALANCE THE WATER CHEMISTRY USING YOUR CHEMICALS, START UP SYSTEM, INSTRUCT YOUR OPERATOR IN THE PROPER TECHNIQUE OF CARING FOR THE NEW FINISH

801 Sawdust Trail  
Kissimmee, FL 34744



[www.spiespool.com](http://www.spiespool.com)

407-847-2771  
Fax 407-847-8242

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

#### POOL RESURFACING

- LIMITED 5YR. MANUFACTURER WARRANTY (POOL FINISH ONLY) ALL OTHER MATERIALS AND LABOR 1 YEAR WARRANTY

\$15,992.00

#### LED OPTION:

- INSTALL 3 NEW LED FIXTURES IN EXISTING NICHE. MANUFACTURER STATES AN 86% ENERGY SAVINGS.

\$1,755.00

**\*\*NOTE: THIS PROPOSAL INCLUDES NO TILE WORK ON THE WATERLINE, INSIDE BEAM, AND TOP OF THE BEAM MARKER TILE.**

**\*\*NOTE: ANY PVC FITTINGS WHICH WE FIND CANNOT BE REUSED WILL BE BILLED FOR SEPARATELY.**

THE POOL DECK AREA WILL NEED TO BE CLOSED WHILE THE REFINISHING IS BEING DONE. THE WORK WILL TAKE 7-10 WORKING DAYS DEPENDING UPON WEATHER AND GROUNDWATER CONDITIONS PERMITTING. WE DO REQUIRE A PAYMENT SCHEDULE WITH A 50% DEPOSIT DUE UPON RECEIVING A COPY OF THE SIGNED CONTRACT AND THE REMAINING 50% DUE UPON COMPLETION AND SUBMITTAL OF OUR FINAL INVOICE. PLEASE HAVE AN AUTHORIZED PERSON SIGN THE QUOTE; RETURN AN EXECUTED SET TO US FOR CONVENIENT SCHEDULING OF THE WORK. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME.

AGREED AND ACCEPTED:

REGARDS,

NAME \_\_\_\_\_

TITLE \_\_\_\_\_

DATE \_\_\_\_\_

LED OPTION: \_\_\_\_\_

DEREK SCHWAN  
PROJECT MANAGER  
SPIES POOL LLC  
CP C043205

801 Sawdust Trail  
Kissimmee, FL 34744



[www.spiespool.com](http://www.spiespool.com)

407-847-2771  
Fax 407-847-8242

## SECTION VII





## Enhancement Proposal

Job Name:	Linear Park Landscape Upgrade	Proposal #	
Property Name:	Linear Park-Reunion	Date:	May 1, 2017
Client:	Reunion CDD c/o GMS Central Florida attn Alan Scheerer		
Address:	135 W. Central Blvd. Suite 320		
City/State/Zip:	Orlando , Florida		
Phone:	0		

Yellowstone Landscape will complete the work described below:

### Description

Upgrade landscape at Linear Park at Seven Eagles.  
Contracted mulch will be used for landscape areas and is not included in this proposal.

Agapanthus. 1 gallon to be placed per landscape plans.	192	\$ 12.50	\$ 2,400.00
Arbicola Trinette. 3 gallon to be placed per landscape plans.	556	\$ 12.50	\$ 6,950.00
Fashion Azalea. 3 gallon to be placed per landscape plans.	241	\$ 12.50	\$ 3,012.50
Super Blue Liriope. 1 gallon to be placed per landscape plans.	104	\$ 5.50	\$ 572.00
Japenese Boxwood. 7 gallon to be placed per plans.	25	\$ 19.00	\$ 475.00
Hawilan Ti. 3 gallon to be placed per landscape plans.	60	\$ 12.50	\$ 750.00
Green Island Ficus. 3 gallon to be placed per landscape plans.	232	\$ 12.50	\$ 2,900.00
Podocarpus Pringles. 3 gallon to be placed per landscape plans.	208	\$ 12.50	\$ 2,600.00
Knockout Roses. 3 gallon to be placed per landscape plans.	136	\$ 18.00	\$ 2,448.00
Zoysia. To fill in bed lines.	1,600	\$ 1.35	\$ 2,160.00
Misc. parts. to modify irrigation.	1	\$ 600.00	\$ 600.00
Labor to prep for installation.	40	\$ 32.00	\$ 1,280.00
Labor to modify irrigation.	16	\$ 35.00	\$ 560.00
<b>TOTAL PRICE</b>			<b>\$ 26,707.00</b>

### ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:

Prepared by:

*Chris Bower*

Date:

Date: May 1, 2017

Internal Use Only	
Project Number:	District: Davenport
PO Reference:	Date Work Completed:

## SECTION VIII



1

1

## Reunion East and West CDDs Action Items

### Reunion East

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	3/14/11	Irrigation Turnover	Developer		In Process	
2	2/12/15	Research Signalization of Reunion Entrance	Boyd		In Process	Plans Submitted to County. Awaiting Comments.
3	8/13/15	Horse Stable Options Evaluation	Flint/Carpenter		On Hold	Pending discussions with Resort re: MSA.
4	2/9/17	Resident Use of Heritage Crossing Community Center	Flint		On Hold	Pending discussions with Resort re: MSA.
5	3/16/17	Allocation of 532 Costs	Scheerer/d'Adesky		In Process	
6	6/8/17	Improved Signage for Reunion	Boyd/Scheerer		In Process	

### Reunion West

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	8/11/16	Research Signalization of Reunion Entrance	Boyd		In Process	Plans Submitted to County. Awaiting Comments.

1

2

# Reunion East

## Community Development District

### Summary of Check Register

July 1, 2017 to July 31, 2017

Fund	Date	Check No.'s		Amount
General Fund	7/7/17	3687	\$	165.87
	7/10/17	3688-3692	\$	20,172.82
	7/11/17	3693	\$	8,996.50
	7/14/17	3694-3699	\$	83,022.40
	7/21/17	3700-3702	\$	2,190.97
	7/22/17	3703-3704	\$	88,435.37
	7/28/17	3705-3708	\$	5,450.35
			\$	208,434.28
Replacement & Maintenance	7/5/17	26	\$	15,000.00
			\$	15,000.00
Payroll	<u>July 2017</u>			
	Carlton Grant III	50372	\$	184.70
	Donald Harding	50373	\$	184.70
	John Dryburgh	50374	\$	184.70
	Mark Greenstein	50375	\$	184.70
	Stven Goldstein	50376	\$	184.70
			\$	923.50
				\$

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/04/17  
 \*\*\* CHECK DATES 07/01/2017 - 07/31/2017 \*\*\* REUNION EAST-GENERAL FUND  
 BANK A REUNION EAST CDD

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/07/17	00092	6/30/17 063017	201706 320-53800-41000		*	34.83	
			HC PHONE LINE 4574 JUN17				
		6/30/17 063017	201706 300-13100-10100		*	20.46	
			HC PHONE LINE 4574 JUN17				
		6/30/17 063017	201706 330-53800-41000		*	55.29	
			HC PHONE LINE 9758 JUN17				
		6/30/17 063017	201706 330-53800-41000		*	55.29	
			HC PHONE LINE 9867 JUN17				
			REUNION RESORT				165.87 003687
7/10/17	00074	6/30/17 162849	201706 320-53800-47000		*	81.27	
			AQUATIC PLANT MGMT JUN17				
		6/30/17 162849	201706 300-13100-10100		*	47.73	
			AQUATIC PLANT MGMT JUN17				
			APPLIED AQUATIC MANAGEMENT, INC.				129.00 003688
7/10/17	00054	1/13/17 2017JUL	201707 320-53800-34500		*	7,350.00	
			SECURITY SERVICES JUL17				
		1/13/17 2017JUL	201707 300-13100-10100		*	4,316.66	
			SECURITY SERVICES JUL17				
			REUNION RESORT & CLUB MASTER ASSOC.				11,666.66 003689
7/10/17	00092	6/30/17 DUKE-DUK	201705 320-53800-43000		*	365.06	
			DUKE ENERGY #54512 29301				
		6/30/17 DUKE-DUK	201705 320-53800-43000		*	707.50	
			DUKE ENERGY #64321-61161				
		6/30/17 RECDDREE	201706 320-53800-46200		*	2,079.00	
			POOL CLEANING SERVS-JUN17				
		6/30/17 RECDDREE	201706 300-13100-10100		*	1,221.00	
			POOL CLEANING SERVS-JUN17				
		6/30/17 TOHO-TOH	201705 320-53800-43100		*	93.73	
			TOHO METER#49005514 MAY17				
		6/30/17 063017A	201706 320-53800-41000		*	34.83	
			CP PHONE LINE 2365 JUN17				
		6/30/17 063017A	201706 300-13100-10100		*	20.46	
			CP PHONE LINE 2365 JUN17				
		6/30/17 063017A	201706 320-53800-41000		*	34.83	
			HS PHONE LINE 9325 JUN17				
		6/30/17 063017A	201706 300-13100-10100		*	20.46	
			HS PHONE LINE 9325 JUN17				
		6/30/17 063017A	201706 320-53800-41000		*	34.83	
			HS PHONE LINE 9385 JUN17				
		6/30/17 063017A	201706 300-13100-10100		*	20.46	
			HS PHONE LINE 9385 JUN17				
			REUNION RESORT				4,632.16 003690
			REUE REUNION EAST TVISCARRA				



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
7/10/17	00154	7/01/17 6054	201707 320-53800-48000			*	2,047.50		
			LANDSCAPE CONSULTING JUL						
		7/01/17 6054	201707 300-13100-10100			*	1,202.50		
			LANDSCAPE CONSULTING JUL						
			SUNSCAPE CONSULTING					3,250.00	003691
7/10/17	00142	7/05/17 28173	201706 320-53800-47800			*	59.85		
			STBL ANNUAL SPRNKLR INSPC						
		7/05/17 28173	201706 300-13100-10100			*	35.15		
			STBL ANNUAL SPRNKLR INSPC						
		7/05/17 28174	201706 330-53800-47800			*	95.00		
			HC ANNUAL SPRINKLER INSPC						
		7/05/17 28175	201706 320-53800-47800			*	66.15		
			STBL ANNL.FIRE ALARM INSP						
		7/05/17 28175	201706 300-13100-10100			*	38.85		
			STBL ANNL.FIRE ALARM INSP						
		7/05/17 28176	201706 330-53800-47800			*	200.00		
			HC ANNUAL FIRE ALARM INSP						
			UNITED FIRE PROTECTION, INC.					495.00	003692
7/11/17	00049	7/03/17 410	201707 310-51300-34000			*	3,582.08		
			MANAGEMENT FEES JUL17						
		7/03/17 410	201707 310-51300-35100			*	183.33		
			INFO TECHNOLOGY JUL17						
		7/03/17 410	201707 310-51300-31300			*	416.67		
			DISSEMINATION FEES JUL17						
		7/03/17 410	201707 310-51300-51000			*	21.02		
			OFFICE SUPPLIES						
		7/03/17 410	201707 310-51300-42000			*	15.98		
			POSTAGE						
		7/03/17 410	201707 310-51300-42500			*	182.55		
			COPIES						
		7/03/17 410	201707 310-51300-41000			*	11.48		
			TELEPHONE						
		7/03/17 411	201707 320-53800-12000			*	4,030.25		
			FIELD MANAGEMENT JUL17						
		7/03/17 411	201707 320-53800-46200			*	553.14		
			TIME CLOCK-CARRIAGE POINT						
			GOVERNMENTAL MANAGEMENT SERVICES					8,996.50	003693
7/14/17	00095	6/30/17 S-94515	201706 320-53800-57400			*	353.05		
			TRBLSHT/INST.ARM CTRL BRD						
		6/30/17 S-94515	201706 300-13100-10100			*	207.34		
			TRBLSHT/INST.ARM CTRL BRD						
		7/06/17 S-94601	201707 320-53800-57400			*	99.05		
			REPLACE BROKEN SHEAR PIN						

REUE REUNION EAST TVISCARRA

\*\*\* CHECK DATES 07/01/2017 - 07/31/2017 \*\*\*

REUNION EAST-GENERAL FUND  
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		7/06/17	S-94601 201707 300-13100-10100		*	58.17	
			REPLACE BROKEN SHEAR PIN				
		7/14/17	S-94798 201707 320-53800-57400		*	212.45	
			INST.SHEARPIN/ADJUST CAM				
		7/14/17	S-94798 201707 300-13100-10100		*	124.77	
			INST.SHEARPIN/ADJUST CAM				
				ACCESS CONTROL TECHNOLOGIES, INC.			1,054.83 003694
7/14/17 00129		7/06/17	4073 201707 320-53800-46200		*	185.85	
			RMV/RPLC SHOWER VALVE TER				
		7/06/17	4073 201707 300-13100-10100		*	109.15	
			RMV/RPLC SHOWER VALVE TER				
		7/06/17	4074 201707 320-53800-53000		*	166.95	
			PAINT OVR GRAFFITI I-4 BG				
		7/06/17	4074 201707 300-13100-10100		*	98.05	
			PAINT OVR GRAFFITI I-4 BG				
		7/11/17	4075 201707 320-53800-53000		*	5,670.00	
			RMV 6 SEC/TREE ROOT/REGRD				
		7/11/17	4075 201707 300-13100-10100		*	3,330.00	
			RMV 6 SEC/TREE ROOT/REGRD				
		7/11/17	4076 201707 320-53800-53000		*	4,441.50	
			GROUND DOWN SIDEWALK				
		7/11/17	4076 201707 300-13100-10100		*	2,608.50	
			GROUND DOWN SIDEWALK				
				BERRY CONSTRUCTION INC.			16,610.00 003695
7/14/17 00134		7/07/17	1585 201706 310-51300-31100		*	3,138.84	
			CFX PRESENTN PREP/CDD MTG				
				BOYD CIVIL ENGINEERING			3,138.84 003696
7/14/17 00144		6/23/17	16531-10 201706 320-53800-57400		*	98.28	
			UNPLUG DRAIN WETVAC/WATER				
		6/23/17	16531-10 201706 300-13100-10100		*	57.72	
			UNPLUG DRAIN WETVAC/WATER				
				FRANK'S AIR CONDITIONING, INC.			156.00 003697
7/14/17 00060		6/03/17	308417 201706 320-53800-46200		*	207.87	
			RPR LEAK/INST.PILOT ASBLY				
		6/03/17	308417 201706 300-13100-10100		*	122.08	
			RPR LEAK/INST.PILOT ASBLY				
		6/12/17	308342 201706 320-53800-46200		*	307.93	
			RPLC CRTDG/AUTOFILL VALVE				
		6/12/17	308342 201706 300-13100-10100		*	180.85	
			RPLC CRTDG/AUTOFILL VALVE				
				SPIES POOL LLC			818.73 003698
				REUE REUNION EAST TVISCARRA			

\*\*\* CHECK DATES 07/01/2017 - 07/31/2017 \*\*\*

REUNION EAST-GENERAL FUND  
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/14/17	00030	7/01/17 171269	201707 320-53800-47300	LANDSCAPE CONTRACT-JUL17	*	34,140.24	
7/01/17		171269	201707 300-13100-10100	LANDSCAPE CONTRACT-JUL17	*	20,050.61	
7/01/17		171269	201707 330-53800-47300	LANDSCAPE CONTRACT-JUL17	*	881.15	
7/01/17		171319	201707 320-53800-46200	AQUATIC SERVICES-JUL17	*	3,888.36	
7/01/17		171319	201707 300-13100-10100	AQUATIC SERVICES-JUL17	*	2,283.64	
YELLOWSTONE LANDSCAPE						61,244.00	003699
7/21/17	00129	7/10/17 4080	201707 320-53800-53000	RMV PAVER/RSTRT SHWR/GATE	*	302.40	
		7/10/17 4080	201707 300-13100-10100	RMV PAVER/RSTRT SHWR/GATE	*	177.60	
BERRY CONSTRUCTION INC.						480.00	003700
7/21/17	00119	7/18/17 77338	201707 310-51300-31500	CDD MTG/PRP MEMO/ROW CORD	*	974.86	
LATHAM, SHUKER, EDEN & BEAUDINE, LLP						974.86	003701
7/21/17	00142	7/17/17 28753	201707 320-53800-47800	ANNUAL FIRE EXT. INSPECTN	*	463.75	
		7/17/17 28753	201707 300-13100-10100	ANNUAL FIRE EXT. INSPECTN	*	272.36	
UNITED FIRE PROTECTION, INC.						736.11	003702
7/22/17	00103	7/22/17 07222017	201707 300-20700-10000	FY17 DEBT SERV SER2015A	*	87,531.28	
REUNION EAST CDD C/O USBANK						87,531.28	003703
7/22/17	00103	7/22/17 07222017	201707 300-20700-10500	FY17 DEBT SERV SER2015-1	*	904.09	
REUNION EAST CDD C/O USBANK						904.09	003704
7/28/17	00010	7/07/17 5-868-51	201707 310-51300-42000	DELIVERY 07/07/17	*	232.42	
FEDEX						232.42	003705
7/28/17	00011	7/25/17 15938	201707 310-51300-31400	ARBITRAGE SERIES 2015-1	*	600.00	
		7/25/17 15938	201707 310-51300-31400	ARBITRAGE SERIES 2015-2	*	600.00	
		7/25/17 15938	201707 310-51300-31400	ARBITRAGE SERIES 2015-3	*	600.00	
GRAU & ASSOCIATES						1,800.00	003706
REUE REUNION EAST TVISCARRA							

\*\*\* CHECK DATES 07/01/2017 - 07/31/2017 \*\*\*

REUNION EAST-GENERAL FUND  
BANK A REUNION EAST CDD

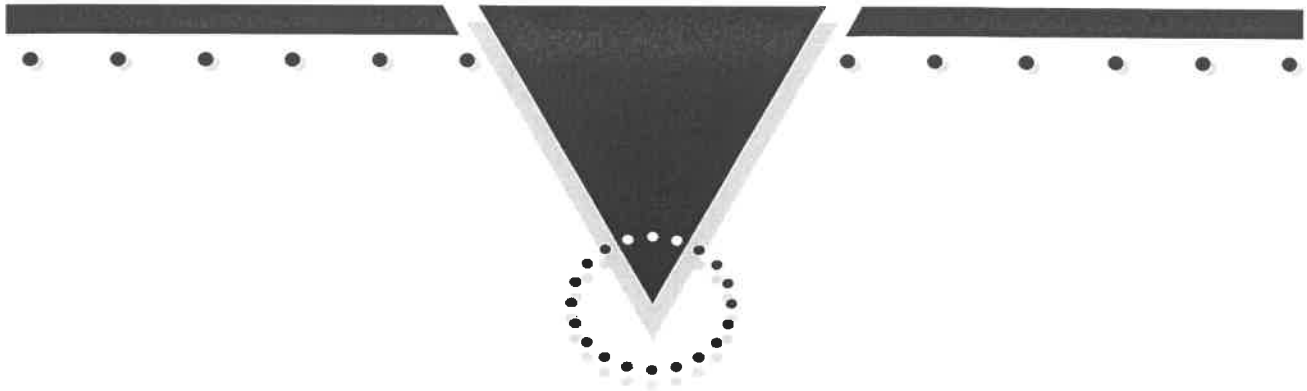
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/28/17	00060	7/10/17 309414	201707 320-53800-46200	INST.MOTOR/SHFT SEAL/PUMP	*	334.78	
		7/10/17 309414	201707 300-13100-10100	INST.MOTOR/SHFT SEAL/PUMP	*	196.62	
		7/13/17 309472	201707 320-53800-46200	RPLC MOTR/SHFT SEAL/ORING	*	315.28	
		7/13/17 309472	201707 300-13100-10100	RPLC MOTR/SHFT SEAL/ORING	*	185.17	
		7/13/17 309473	201707 320-53800-46200	INST.GRND FAULT GFCI BRKR	*	217.35	
		7/13/17 309473	201707 300-13100-10100	INST.GRND FAULT GFCI BRKR	*	127.65	
		7/14/17 309478	201707 320-53800-46200	PATCH STRUCT.LEAK CP SPA	*	171.33	
		7/14/17 309478	201707 300-13100-10100	PATCH STRUCT.LEAK CP SPA	*	100.62	
		7/14/17 309479	201707 320-53800-46200	RPLC MOTOR/SHFT SL/BREAKR	*	510.27	
		7/14/17 309479	201707 300-13100-10100	RPLC MOTOR/SHFT SL/BREAKR	*	299.68	
				SPIES POOL LLC			2,458.75 003707
7/28/17	00030	7/31/17 171787	201706 320-53800-46500	58 NOZZ/16 ROTR/39 RN BRD	*	604.28	
		7/31/17 171787	201706 300-13100-10100	58 NOZZ/16 ROTR/39 RN BRD	*	354.90	
				YELLOWSTONE LANDSCAPE			959.18 003708
TOTAL FOR BANK A						208,434.28	
TOTAL FOR REGISTER						208,434.28	

REUE REUNION EAST TVISCARRA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/04/17 PAGE 1  
\*\*\* CHECK DATES 07/01/2017 - 07/31/2017 \*\*\* REUNION EAST-R&M  
BANK C REUNION EAST R&M

REUE REUNION EAST TVISCARRA





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

**Unaudited Financial Reporting**

**June 30, 2017**



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**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
June 30, 2017

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2017
<b>ASSETS:</b>					
CASH	\$1,268,956	\$315,561	---	---	\$1,584,517
CUSTODY ACCOUNT	\$460,258	---	---	---	\$460,258
STATE BOARD OF ADMINISTRATION	---	\$2,528,679	---	---	\$2,528,679
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$155,700	---	\$155,700
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$223,956	---	\$223,956
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$714,033	---	\$714,033
Prepayment	---	---	\$0	---	\$0
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$282,793	---	\$282,793
SERIES 2015-2					
Reserve	---	---	\$374,013	---	\$374,013
Revenue	---	---	\$263,340	---	\$263,340
Prepayment	---	---	\$3,305	---	\$3,305
SERIES 2015-3					
Revenue	---	---	\$108,360	---	\$108,360
DUE FROM DEVELOPER	\$14,364	---	---	---	\$14,364
DUE FROM REUNION WEST	\$101,883	\$7,135	---	---	\$109,017
DUE FROM GENERAL FUND	---	---	\$5,000	---	\$5,000
DUE FROM OTHER	\$3,353	---	---	---	\$3,353
<b>TOTAL ASSETS</b>	<b>\$1,848,813</b>	<b>\$2,851,375</b>	<b>\$2,650,782</b>	<b>\$10</b>	<b>\$7,350,980</b>
<b>LIABILITIES:</b>					
ACCOUNTS PAYABLE	\$11,055	\$15,000	---	---	\$26,055
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
CUSTOMER DEPOSIT	\$15,000	---	---	---	\$15,000
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO REUNION WEST	\$25,549	---	---	---	\$25,549
ACCRUED INTEREST PAYABLE 2002A-2	---	---	\$1,468,196	---	\$1,468,196
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	\$1,685,000	---	\$1,685,000
ACCRUED INTEREST PAYABLE 2005	---	---	\$1,015,000	---	\$1,015,000
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$1,160,000	---	\$1,160,000
<b>FUND EQUITY:</b>					
FUND BALANCES:					
ASSIGNED	---	\$2,836,375	---	---	\$2,836,375
UNASSIGNED	\$1,790,886	---	---	---	\$1,790,886
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$2,997,493)	---	(\$2,997,493)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$1,951,040)	---	(\$1,951,040)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$894,033	---	\$894,033
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$628,068	---	\$628,068
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$640,658	---	\$640,658
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$108,360	---	\$108,360
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$1,848,813</b>	<b>\$2,851,375</b>	<b>\$2,650,782</b>	<b>\$10</b>	<b>\$7,350,980</b>

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

**GENERAL FUND**

Statement of Revenues & Expenditures  
For The Period Ending June 30, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/17	ACTUAL THRU 6/30/17	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments - Tax Collector	\$1,092,735	\$1,092,735	\$1,074,422	(\$18,313)
Special Assessments - Direct	\$932,027	\$932,027	\$922,677	(\$9,350)
Interest	\$250	\$188	\$475	\$287
Miscellaneous Income	\$5,964	\$4,473	\$4,026	(\$447)
Rental Income - Base	\$47,925	\$35,944	\$11,475	(\$24,469)
Rental Income - Operating Expenses/CAM	\$42,338	\$31,754	\$9,267	(\$22,487)
<b>TOTAL REVENUES</b>	<b>\$2,121,239</b>	<b>\$2,097,120</b>	<b>\$2,022,341</b>	<b>(\$74,779)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisor Fees	\$12,000	\$9,000	\$9,000	\$0
FICA	\$918	\$689	\$689	\$0
Engineering	\$6,000	\$4,500	\$10,884	(\$6,384)
Attorney	\$35,000	\$26,250	\$27,687	(\$1,437)
Trustee Fees	\$22,000	\$0	\$0	\$0
Arbitrage	\$3,600	\$600	\$600	\$0
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$5,000	\$3,750	\$3,750	(\$0)
Property Appraiser Fee	\$1,000	\$1,000	\$783	\$217
Property Taxes	\$400	\$400	\$42	\$358
Annual Audit	\$5,400	\$5,400	\$5,000	\$400
District Management Fees	\$42,985	\$32,239	\$32,239	\$0
Information Technology	\$2,200	\$1,650	\$1,650	\$0
Telephone	\$300	\$225	\$156	\$69
Postage	\$3,500	\$2,625	\$2,421	\$204
Printing & Binding	\$2,500	\$1,875	\$741	\$1,134
Insurance	\$14,600	\$14,600	\$13,453	\$1,147
Legal Advertising	\$1,500	\$1,125	\$917	\$208
Other Current Charges	\$600	\$450	\$0	\$450
Office Supplies	\$500	\$375	\$189	\$186
Travel Per Diem	\$500	\$375	\$0	\$375
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$165,677</b>	<b>\$112,302</b>	<b>\$115,375</b>	<b>(\$3,074)</b>
<b><u>MAINTENANCE-SHARED EXPENSES:</u></b>				
Field Management	\$48,363	\$36,272	\$36,272	\$0
Facility Lease Agreement	\$36,823	\$27,617	\$0	\$27,617
Telephone	\$5,600	\$4,200	\$3,919	\$281
Electric	\$406,000	\$304,500	\$297,348	\$7,152
Water & Sewer	\$43,400	\$32,550	\$37,452	(\$4,902)
Gas	\$63,000	\$47,250	\$29,922	\$17,328
Pool & Fountain Maintenance	\$122,500	\$91,875	\$80,306	\$11,569
Environmental	\$7,000	\$5,250	\$2,917	\$2,333
Property Insurance	\$30,100	\$30,100	\$28,944	\$1,156
Irrigation Repairs	\$8,750	\$6,563	\$5,668	\$895
Landscape Contract	\$543,403	\$407,552	\$335,663	\$71,889
Landscape Contingency	\$27,178	\$20,384	\$7,797	\$12,587
Landscape Consulting	\$27,300	\$20,475	\$22,126	(\$1,651)
Gate and Gatehouse Expenses	\$22,400	\$16,800	\$10,011	\$6,789
Roadways/Sidewalks	\$32,480	\$24,360	\$18,500	\$5,860
Lighting	\$5,600	\$4,200	\$3,293	\$907
MSA Building Repairs	\$28,000	\$21,000	\$8,720	\$12,280
Pressure Washing	\$28,000	\$21,000	\$378	\$20,622
Maintenance (Inspections)	\$1,225	\$919	\$806	\$112
Pest Control	\$508	\$381	\$0	\$381
Signage	\$0	\$0	\$1,164	(\$1,164)
Security	\$98,000	\$73,500	\$66,150	\$7,350
<b><u>COMMUNITY CENTER:</u></b>				
Landscape	\$16,000	\$12,000	\$8,663	\$3,337
Telephone	\$1,500	\$1,125	\$994	\$131
Electric	\$33,000	\$24,750	\$14,405	\$10,345
Water & Sewer	\$4,200	\$3,150	\$1,771	\$1,379
Gas	\$500	\$375	\$186	\$189
Maintenance (Inspections)	\$1,250	\$938	\$1,100	(\$163)
<b><u>MAINTENANCE-DIRECT EXPENSES:</u></b>				
Irrigation System Operations	\$100,000	\$75,000	\$0	\$75,000
Operating Reserves	\$100,000	\$75,000	\$0	\$75,000
Transfer Out	\$113,482	\$113,482	\$113,482	\$0
<b>TOTAL MAINTENANCE</b>	<b>\$1,955,562</b>	<b>\$1,502,567</b>	<b>\$1,137,958</b>	<b>\$364,609</b>
<b>TOTAL EXPENDITURES</b>	<b>\$2,121,239</b>	<b>\$1,614,869</b>	<b>\$1,253,333</b>	<b>\$361,536</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$769,008</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$1,021,878</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$1,790,886</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**REPLACEMENT & MAINTENANCE FUND**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2017

**REVENUES:**

Transfer In	\$113,482	\$113,482	\$113,482	\$0
Interest	\$5,000	\$3,750	\$18,923	\$15,173

<b>TOTAL REVENUES</b>	<b>\$118,482</b>	<b>\$117,232</b>	<b>\$132,405</b>	<b>\$15,173</b>
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**EXPENDITURES:**

Building Improvements	\$84,700	\$63,525	\$3,182	\$60,344
Signage	\$0	\$0	\$14,175	(\$14,175)
Pool Furniture	\$7,700	\$5,775	\$6,961	(\$1,186)
Pool Repair & Replacements	\$24,500	\$18,375	\$8,039	\$10,336
Landscape Improvements	\$49,000	\$36,750	\$82,611	(\$45,861)

<b>TOTAL EXPENDITURES</b>	<b>\$165,900</b>	<b>\$124,425</b>	<b>\$114,967</b>	<b>\$9,458</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$47,418)</b>		<b>\$17,437</b>	
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<b>FUND BALANCE - Beginning</b>	<b>\$3,309,032</b>		<b>\$2,818,938</b>	
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<b>FUND BALANCE - Ending</b>	<b>\$3,261,614</b>		<b>\$2,836,375</b>	
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**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2002A-2**  
**Statement of Revenues & Expenditures**  
For The Period Ending June 30, 2017

	ADOPTED BUDGET	PRORATED THRU 6/30/17	ACTUAL THRU 6/30/17	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$373	\$373
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$373</b>	<b>\$373</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	(\$14,697)	(\$14,697)
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$14,697)</b>	<b>(\$14,697)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$14,324)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>(\$2,983,169)</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>(\$2,997,493)</b>	

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

**Debt Service 2005**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2017

	ADOPTED BUDGET	PRORATED THRU 6/30/17	ACTUAL THRU 6/30/17	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$506	\$506
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$506</b>	<b>\$506</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>\$506</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>(\$1,951,546)</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>(\$1,951,040)</b>	

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

**Debt Service 2015A**  
**Statement of Revenues & Expenditures**  
For The Period Ending June 30, 2017

**REVENUES:**

Special Assessments - Tax Collector	\$2,568,595	\$2,568,595	\$2,523,388	(\$45,207)
Interest	\$100	\$75	\$2,054	\$1,979

<b>TOTAL REVENUES</b>	<b>\$2,568,695</b>	<b>\$2,568,670</b>	<b>\$2,525,442</b>	<b>(\$43,228)</b>
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**EXPENDITURES:**

Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest Expense 11/01	\$714,525	\$714,525	\$714,525	\$0
Principal Expense 05/01	\$1,170,000	\$1,170,000	\$1,170,000	\$0
Interest Expense 05/01	\$714,525	\$714,525	\$714,400	\$125

<b>TOTAL EXPENDITURES</b>	<b>\$2,599,050</b>	<b>\$2,599,050</b>	<b>\$2,603,925</b>	<b>(\$4,875)</b>
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**OTHER FINANCING SOURCES (USES)**

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>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$30,355)</b>	<b>(\$78,483)</b>		
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<b>FUND BALANCE - Beginning</b>	<b>\$776,940</b>	<b>\$972,516</b>		
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<b>FUND BALANCE - Ending</b>	<b>\$746,585</b>	<b>\$894,033</b>		
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**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2015-1**  
**Statement of Revenues & Expenditures**  
For The Period Ending June 30, 2017

**REVENUES:**

Special Assessments - Tax Collector	\$26,531	\$26,531	\$26,064	(\$467)
Special Assessments - Direct Billed	\$664,019	\$664,019	\$656,310	(\$7,709)
Interest	\$0	\$0	\$794	\$794

<b>TOTAL REVENUES</b>	<b>\$690,550</b>	<b>\$690,550</b>	<b>\$683,169</b>	<b>(\$7,381)</b>
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**EXPENDITURES:**

Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest Expense 11/01	\$228,525	\$228,525	\$228,525	\$0
Principal Expense 05/01	\$230,000	\$230,000	\$230,000	\$0
Interest Expense 05/01	\$228,525	\$228,525	\$228,360	\$165

<b>TOTAL EXPENDITURES</b>	<b>\$687,050</b>	<b>\$687,050</b>	<b>\$691,885</b>	<b>(\$4,835)</b>
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**OTHER FINANCING SOURCES (USES)**

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>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$3,500</b>		<b>(\$8,716)</b>	
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<b>FUND BALANCE - Beginning</b>	<b>\$294,746</b>		<b>\$636,785</b>	
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<b>FUND BALANCE - Ending</b>	<b>\$298,246</b>		<b>\$628,068</b>	
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**Reunion East**  
COMMUNITY DEVELOPMENT DISTRICT

**Debt Service 2015-2**

Statement of Revenues & Expenditures

For The Period Ending June 30, 2017

**REVENUES:**

Special Assessments - Direct Billed	\$748,025	\$748,025	\$739,884	(\$8,141)
Interest	\$0	\$0	\$784	\$784

**TOTAL REVENUES**

\$748,025	\$748,025	\$740,668	(\$7,357)
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**EXPENDITURES:**

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

**TOTAL EXPENDITURES**

\$749,830	\$749,830	\$749,830	\$0
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**OTHER FINANCING SOURCES (USES)**

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

**TOTAL OTHER**

\$0	\$0	\$0	\$0
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**EXCESS REVENUES (EXPENDITURES)**

(\$1,805)		(\$9,162)	
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**FUND BALANCE - Beginning**

\$276,696		\$649,820	
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**FUND BALANCE - Ending**

\$274,891		\$640,658	
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**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2015-3**

Statement of Revenues & Expenditures

For The Period Ending June 30, 2017

**REVENUES:**

Special Assessments - Direct Billed	\$336,265	\$336,265	\$332,606	(\$3,659)
Interest	\$0	\$0	\$146	\$146

<b>TOTAL REVENUES</b>	<b>\$336,265</b>	<b>\$336,265</b>	<b>\$332,752</b>	<b>(\$3,513)</b>
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**EXPENDITURES:**

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

<b>TOTAL EXPENDITURES</b>	<b>\$340,060</b>	<b>\$340,060</b>	<b>\$340,060</b>	<b>\$0</b>
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**OTHER FINANCING SOURCES (USES)**

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>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$3,795)</b>	<b>(\$7,308)</b>		
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<b>FUND BALANCE - Beginning</b>	<b>\$115,275</b>	<b>\$115,668</b>		
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<b>FUND BALANCE - Ending</b>	<b>\$111,480</b>	<b>\$108,360</b>		
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**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Capital Projects 2005**  
**Statement of Revenues & Expenditures**  
**For The Period Ending June 30, 2017**

	ADOPTED BUDGET	PRORATED THRU 6/30/17	ACTUAL THRU 6/30/17	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	June	July	Aug	Sept	Total
<b>Revenues</b>													
Special Assessments - Tax Collector	\$0	\$134,029	\$606,732	\$47,227	\$49,922	\$36,329	\$81,646	\$22,128	\$96,408	\$0	\$0	\$0	\$1,074,422
Special Assessments - Direct	\$1,848	\$0	\$0	\$465,905	\$0	\$227,462	\$0	\$0	\$227,462	\$0	\$0	\$0	\$922,677
Interest	\$38	\$39	\$38	\$39	\$57	\$53	\$59	\$74	\$78	\$0	\$0	\$0	\$475
Miscellaneous Income	\$0	\$895	\$447	\$0	\$0	\$0	\$0	\$2,237	\$447	\$0	\$0	\$0	\$4,026
Rental Income - Base	\$3,825	\$3,825	\$3,825	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,475
Rental Income - Operating Expenses/CAM	\$3,089	\$3,089	\$3,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,267
<b>Total Revenues</b>	<b>\$8,890</b>	<b>\$141,877</b>	<b>\$614,131</b>	<b>\$513,171</b>	<b>\$49,980</b>	<b>\$263,844</b>	<b>\$81,705</b>	<b>\$24,439</b>	<b>\$324,396</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,022,341</b>
<b>Expenditures</b>													
<b>Administrative</b>													
Supervisor Fees	\$1,000	\$1,000	\$600	\$1,400	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$9,000
FICA	\$77	\$77	\$46	\$107	\$77	\$77	\$77	\$77	\$77	\$0	\$0	\$0	\$689
Engineering	\$549	\$399	\$150	\$324	\$474	\$4,303	\$624	\$924	\$3,139	\$0	\$0	\$0	\$10,884
Attorney	\$4,193	\$13,829	\$2,608	\$503	\$790	\$2,277	\$1,934	\$1,554	\$0	\$0	\$0	\$0	\$27,687
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$0	\$0	\$0	\$3,750
Property Appraiser Fee	\$0	\$0	\$783	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$783
Property Taxes	\$0	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
District Management Fees	\$3,582	\$3,582	\$3,582	\$3,582	\$3,582	\$3,582	\$3,582	\$3,582	\$3,582	\$0	\$0	\$0	\$32,239
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$0	\$0	\$1,650
Telephone	\$0	\$36	\$42	\$32	\$0	\$0	\$29	\$16	\$0	\$0	\$0	\$0	\$156
Postage	\$298	\$226	\$209	\$274	\$258	\$276	\$246	\$232	\$400	\$0	\$0	\$0	\$2,421
Printing & Binding	\$213	\$104	\$71	\$54	\$48	\$48	\$81	\$47	\$75	\$0	\$0	\$0	\$741
Insurance	\$13,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,453
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$475	\$442	\$0	\$0	\$0	\$0	\$0	\$917
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$0	\$0	\$0	\$189
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>Total Expenditures</b>	<b>\$29,160</b>	<b>\$19,916</b>	<b>\$8,712</b>	<b>\$6,896</b>	<b>\$6,850</b>	<b>\$17,659</b>	<b>\$9,235</b>	<b>\$8,053</b>	<b>\$8,894</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$115,375</b>

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

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
<b>Maintenance</b>													
Field Management	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$0	\$0	\$0	\$36,272
Facility Lease Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$426	\$426	\$426	\$426	\$426	\$426	\$447	\$458	\$458	\$0	\$0	\$0	\$3,919
Electric	\$31,299	\$31,822	\$34,567	\$33,526	\$32,118	\$31,566	\$33,815	\$35,001	\$33,635	\$0	\$0	\$0	\$297,348
Water & Sewer	\$4,125	\$3,935	\$4,798	\$4,295	\$4,211	\$4,209	\$4,073	\$4,159	\$3,648	\$0	\$0	\$0	\$37,452
Gas	\$417	\$4,341	\$6,236	\$2,513	\$4,749	\$3,476	\$2,804	\$1,962	\$3,424	\$0	\$0	\$0	\$29,922
Pool & Fountain Maintenance	\$8,639	\$7,272	\$7,615	\$14,231	\$6,991	\$11,966	\$7,600	\$8,901	\$7,092	\$0	\$0	\$0	\$80,306
Environmental	\$162	\$904	\$162	\$162	\$162	\$162	\$164	\$875	\$164	\$0	\$0	\$0	\$2,917
Property Insurance	\$28,944	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,944
Irrigation	\$965	\$0	\$628	\$629	\$0	\$620	\$1,357	\$865	\$604	\$0	\$0	\$0	\$5,668
Landscape Contract	\$34,140	\$34,140	\$43,781	\$34,140	\$34,140	\$43,259	\$34,140	\$38,224	\$39,697	\$0	\$0	\$0	\$335,663
Landscape Contingency	\$0	\$0	\$0	\$315	\$5,355	\$0	\$0	\$2,127	\$0	\$0	\$0	\$0	\$7,797
Landscape Consulting	\$2,048	\$2,048	\$5,746	\$2,048	\$2,048	\$2,048	\$2,048	\$2,048	\$2,048	\$0	\$0	\$0	\$22,126
Gatehouse and Gatehouse Expenses	\$6,657	\$760	\$99	\$956	\$0	\$99	\$0	\$754	\$686	\$0	\$0	\$0	\$10,011
Roadways/Sidewalks	\$0	\$167	\$3,078	\$5,670	\$3,761	\$394	\$3,512	\$539	\$1,380	\$0	\$0	\$0	\$18,500
Lighting	\$2,130	\$94	\$0	\$0	\$0	\$1,069	\$0	\$0	\$0	\$0	\$0	\$0	\$3,293
MSA Building Repairs	\$2,593	\$255	\$149	\$0	\$273	\$131	\$1,862	\$2,087	\$1,370	\$0	\$0	\$0	\$8,720
Pressure Washing	\$0	\$378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$378
Maintenance (Inspections)	\$0	\$0	\$41	\$0	\$0	\$450	\$0	\$0	\$315	\$0	\$0	\$0	\$806
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,164	\$0	\$0	\$0	\$1,164
Security	\$7,350	\$7,350	\$7,350	\$7,350	\$7,350	\$7,350	\$7,350	\$7,350	\$7,350	\$0	\$0	\$0	\$66,150
<b>Community Center</b>													
Landscape	\$881	\$881	\$1,130	\$881	\$881	\$1,117	\$881	\$987	\$1,025	\$0	\$0	\$0	\$8,663
Telephone	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$111	\$111	\$0	\$0	\$0	\$994
Electric	\$2,600	\$2,143	\$1,524	\$1,159	\$1,053	\$1,001	\$1,180	\$1,820	\$1,925	\$0	\$0	\$0	\$14,405
Water & Sewer	\$146	\$258	\$220	\$212	\$152	\$152	\$152	\$182	\$295	\$0	\$0	\$0	\$1,771
Gas	\$25	\$25	\$24	\$0	\$25	\$27	\$25	\$10	\$25	\$0	\$0	\$0	\$186
Maintenance (Inspections)	\$0	\$0	\$65	\$0	\$0	\$440	\$0	\$0	\$595	\$0	\$0	\$0	\$1,100
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Maintenance-Direct</b>													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0	\$113,482	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,482
	<b>\$137,689</b>	<b>\$101,338</b>	<b>\$121,780</b>	<b>\$112,653</b>	<b>\$221,318</b>	<b>\$114,102</b>	<b>\$105,551</b>	<b>\$112,487</b>	<b>\$111,041</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,137,958</b>
<b>Total Expenditures</b>	<b>\$166,849</b>	<b>\$121,253</b>	<b>\$130,492</b>	<b>\$119,549</b>	<b>\$228,168</b>	<b>\$131,760</b>	<b>\$114,786</b>	<b>\$120,540</b>	<b>\$119,935</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,253,333</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$158,049)</b>	<b>\$20,624</b>	<b>\$483,639</b>	<b>\$393,622</b>	<b>(\$178,188)</b>	<b>\$132,083</b>	<b>(\$33,082)</b>	<b>(\$96,101)</b>	<b>\$204,461</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$769,008</b>

**REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2017**

**TAX COLLECTOR**

Gross Assessments \$ 3,924,283 \$ 1,163,488 \$ 2,732,571 \$ 28,224  
Net Assessments \$ 3,688,826 \$ 1,093,679 \$ 2,568,616 \$ 26,531

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2015A			2015-1		Total 100%
							General Fund 29.65%	Debt Svc Fund 69.63%	Debt Svc Fund 0.72%			
11/25/16	ACH	\$ 453,878.84	\$ 18,155.40	\$ 8,714.48	\$ -	\$ 427,008.96	\$ 126,601.45	\$ 297,336.40	\$ 3,071.11	\$ -	\$ -	\$ 427,008.96
11/30/16	ACH	\$ 26,964.42	\$ 1,399.73	\$ 511.29	\$ -	\$ 25,053.40	\$ 7,427.94	\$ 17,445.27	\$ 180.19	\$ -	\$ -	\$ 25,053.40
12/9/16	ACH	\$ 1,705,512.22	\$ 68,221.36	\$ 32,745.81	\$ -	\$ 1,604,545.05	\$ 475,722.41	\$ 1,117,282.52	\$ 11,540.12	\$ -	\$ -	\$ 1,604,545.05
12/27/16	ACH	\$ 468,249.34	\$ 17,355.04	\$ 9,017.89	\$ -	\$ 441,876.41	\$ 131,009.42	\$ 307,688.96	\$ 3,178.04	\$ -	\$ -	\$ 441,876.41
1/10/17	ACH	\$ 157,366.79	\$ 4,743.03	\$ 3,052.49	\$ -	\$ 149,571.27	\$ 44,345.53	\$ 104,150.00	\$ 1,075.74	\$ -	\$ -	\$ 149,571.27
1/10/17	ACH	\$ 10,163.53	\$ 304.90	\$ 197.16	\$ -	\$ 9,661.47	\$ 2,864.47	\$ 6,727.51	\$ 69.49	\$ -	\$ -	\$ 9,661.47
1/18/17	ACH	\$ -	\$ -	\$ -	\$ 57.84	\$ 57.84	\$ 17.15	\$ 40.28	\$ 0.42	\$ -	\$ -	\$ 57.84
2/8/17	ACH	\$ 174,483.88	\$ 3,721.55	\$ 3,415.25	\$ -	\$ 167,347.08	\$ 49,615.78	\$ 116,527.71	\$ 1,203.58	\$ -	\$ -	\$ 167,347.08
2/8/17	ACH	\$ 1,087.98	\$ 32.64	\$ 21.11	\$ -	\$ 1,034.23	\$ 306.63	\$ 720.16	\$ 7.44	\$ -	\$ -	\$ 1,034.23
3/9/17	ACH	\$ 126,445.63	\$ 1,413.62	\$ 2,500.64	\$ -	\$ 122,531.37	\$ 36,328.63	\$ 85,321.48	\$ 881.26	\$ -	\$ -	\$ 122,531.37
4/11/17	ACH	\$ 14,961.27	\$ 299.24	\$ -	\$ -	\$ 14,662.03	\$ 4,347.06	\$ 10,209.52	\$ 105.45	\$ -	\$ -	\$ 14,662.03
4/11/17	ACH	\$ 266,143.16	\$ 121.49	\$ 5,320.41	\$ -	\$ 260,701.26	\$ 77,293.83	\$ 181,532.43	\$ 1,875.00	\$ -	\$ -	\$ 260,701.26
4/19/17	ACH	\$ -	\$ -	\$ -	\$ 17.22	\$ 17.22	\$ 5.11	\$ 11.99	\$ 0.12	\$ -	\$ -	\$ 17.22
5/9/17	ACH	\$ 1,509.81	\$ -	\$ 30.20	\$ -	\$ 1,479.61	\$ 438.68	\$ 1,030.29	\$ 10.64	\$ -	\$ -	\$ 1,479.61
5/9/17	ACH	\$ 74,647.15	\$ -	\$ 1,492.94	\$ -	\$ 73,154.21	\$ 21,689.07	\$ 50,939.00	\$ 526.14	\$ -	\$ -	\$ 73,154.21
6/9/17	ACH	\$ 63,374.67	\$ -	\$ 1,267.49	\$ -	\$ 62,107.18	\$ 18,413.80	\$ 43,246.69	\$ 446.68	\$ -	\$ -	\$ 62,107.18
6/9/17	ACH	\$ 1,716.74	\$ -	\$ 34.34	\$ -	\$ 1,682.40	\$ 498.81	\$ 1,171.49	\$ 12.10	\$ -	\$ -	\$ 1,682.40
6/23/17	ACH	\$ 266,716.77	\$ -	\$ 5,334.33	\$ -	\$ 261,382.44	\$ 77,495.79	\$ 182,006.75	\$ 1,879.90	\$ -	\$ -	\$ 261,382.44
7/11/17	ACH	\$ 128,246.65	\$ -	\$ 2,564.93	\$ -	\$ 125,681.72	\$ 37,262.66	\$ 87,515.14	\$ 903.92	\$ -	\$ -	\$ 125,681.72
7/21/17	ACH	\$ -	\$ -	\$ -	\$ 23.18	\$ 23.18	\$ 6.87	\$ 16.14	\$ 0.17	\$ -	\$ -	\$ 23.18
					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>		<b>\$ 3,941,468.85</b>	<b>\$ 115,768.00</b>	<b>\$ 76,220.76</b>	<b>\$ 98.24</b>	<b>\$ 3,749,578.33</b>	<b>\$ 1,111,691.10</b>	<b>\$ 2,610,919.73</b>	<b>\$ 26,967.50</b>			<b>\$ 3,749,578.33</b>

OFF ROLL ASSESSMENTS

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

EHOF Acquisitions II, LLC			\$415,496.00		\$60,979.00	\$133,942.00	\$152,169.00	\$68,406.00
				100%	14.68%	32.24%	36.62%	16.46%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/11/17	11/1/16	96	\$ 207,748.00	\$ 207,748.00	\$ 30,489.50	\$ 66,971.00	\$ 76,084.50	\$ 34,203.00
3/15/17	2/1/17	109	\$ 103,874.00	\$ 103,874.00	\$ 15,244.75	\$ 33,485.50	\$ 38,042.25	\$ 17,101.50
6/20/17	5/1/17	WIRE	\$ 103,874.00	\$ 103,874.00	\$ 15,244.75	\$ 33,485.50	\$ 38,042.25	\$ 17,101.50
			\$ 415,496.00	\$ 415,496.00	\$ 60,979.00	\$ 133,942.00	\$ 152,169.00	\$ 68,406.00

EHOF Acquisitions II, LLC			\$510,486.00		\$358,021.00	\$57,603.00	\$65,443.00	\$29,419.00
				100%	70.13%	11.28%	12.82%	5.76%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/11/17	11/1/16	96	\$ 255,242.00	\$ 255,243.00	\$ 179,010.50	\$ 28,801.50	\$ 32,721.50	\$ 14,709.50
3/15/17	2/1/17	109	\$ 127,622.00	\$ 127,622.00	\$ 89,505.60	\$ 14,400.81	\$ 16,360.81	\$ 7,354.78
6/20/17	5/1/17	WIRE	\$ 127,622.00	\$ 127,622.00	\$ 89,505.60	\$ 14,400.81	\$ 16,360.81	\$ 7,354.78
			\$ 510,486.00	\$ 510,487.00	\$ 358,021.70	\$ 57,603.11	\$ 65,443.13	\$ 29,419.06

EHOF Acquisitions II, LLC			\$1,692,694.00		\$490,846.00	\$454,076.00	\$515,869.00	\$231,903.00
				100%	29.00%	26.83%	30.48%	13.70%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/11/17	11/1/16	96	\$ 846,346.00	\$ 846,347.00	\$ 245,423.00	\$ 227,038.00	\$ 257,934.50	\$ 115,951.50
3/15/17	2/1/17	109	\$ 423,174.00	\$ 423,174.00	\$ 122,711.64	\$ 113,519.13	\$ 128,967.40	\$ 57,975.82
6/20/17	5/1/17	WIRE	\$ 423,174.00	\$ 423,174.00	\$ 122,711.64	\$ 113,519.13	\$ 128,967.40	\$ 57,975.82
			\$ 1,692,694.00	\$ 1,692,695.00	\$ 490,846.29	\$ 454,076.27	\$ 515,869.30	\$ 231,903.14

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

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

SUMMARY				
	GENERAL FUND	DEBT SERVICE SERIES 2015-1	DEBT SERVICE SERIES 2015-2	DEBT SERVICE SERIES 2015-3
TOTAL DIRECT BILLED	\$922,677.00	\$656,310.00	\$739,884.00	\$332,606.00
TOTAL RECEIVED	\$ 922,677.57	\$ 656,310.16	\$ 739,884.19	\$ 332,606.08
VARIANCE	\$ 0.57	\$ 0.16	\$ 0.19	\$ 0.08



**Reunion East/West CDD Direct Billed Assessments for FY 2017**

District  
Reunion East

Landowner	Product	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Citicommunities					Nov	\$5,491	\$7,459	\$12,950	Paid 1/12/17
11-1-15 DS Interest					Feb	\$2,746	\$3,729	\$6,475	Paid 1/12/17
34-25-27-4012-0001-0013	66 Comm	\$10,982	\$14,917	\$25,899	May	\$2,746	\$3,729	\$6,475	Paid 1/12/17
Estoppel									
Totals		<u>\$10,982</u>	<u>\$14,917</u>	<u>\$25,899</u>	Total	<u>\$10,982</u>	<u>\$14,917</u>	<u>\$25,899</u>	
LRA ORLANDO LLC		\$1,849	\$5,054	\$6,903		O & M	Debt	Total	Paid
35-25-27-4885-PRCL-OC30	4 MF				Nov	\$925	\$2,527	\$3,452	Paid 10/11/2016
					Feb	\$462	\$1,264	\$1,726	Paid 10/11/2016
					May	\$462	\$1,264	\$1,726	Paid 10/11/2016
					Total	<u>\$1,849</u>	<u>\$5,054</u>	<u>\$6,903</u>	
EHOFF						O & M	Debt	Total	Paid
11-1-15 Interest					Oct	\$0	\$0	\$0	
27-25-27-2985-TRAC-FD20	30 Comm/755 MF	\$358,021	\$152,465	\$510,486	Nov	\$454,923	\$854,415	\$1,309,338	Paid 1/12/17
35-25-27-4895-PRCL-01C0	242.29 Comm/701 MF/300 Hotel	\$490,846	\$1,201,848	\$1,692,694	Feb	\$227,462	\$427,208	\$654,669	Paid 3/15/17
27-25-27-2985-TRAC-FD30	10 Comm/56 MF/104 Hotel	\$60,979	\$354,517	\$415,496	May	\$227,462	\$427,208	\$654,669	Paid 6/20/17
		<u>\$909,846</u>	<u>\$1,708,830</u>	<u>\$2,618,676</u>	Total	<u>\$909,846</u>	<u>\$1,708,830</u>	<u>\$2,618,676</u>	

District  
Reunion West

Landowner		Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Reunion West SPE									
22-25-27-0000-0020-0000	90 Comm/120 MF	\$53,036		\$53,036	Dec	\$38,451	\$0	\$38,451	Paid
35-25-27-4881-PRCL-0020	192 MF/-12 SF	\$51,857		\$51,857	March	\$38,451	\$0	\$38,451	Paid 4/11/17
35-25-27-4881-TRAC-OG30	156 MF	\$45,964		\$45,964	June	\$38,451	\$0	\$38,451	Paid 6/29/17
35-25-27-4881-PRCL-006A	15 Comm	\$2,946.00		\$2,946	September	\$38,451	\$0	\$38,451	
		<u>\$153,803.00</u>	<u>\$0.00</u>	<u>\$153,803.00</u>	Total	<u>\$153,803</u>	<u>\$0</u>	<u>\$153,803</u>	
Reunion West HOA		\$167,262	\$0	\$167,262					
22-25-27-4923-0001-0080					Nov	\$83,631.00	\$0.00	\$83,631.00	Paid 2/15/17
22-25-27-4923-0001-0080					Feb	\$41,815.50	\$0.00	\$41,815.50	Paid 2/15/17
					May	\$41,815.50	\$0.00	\$41,815.50	Paid 5/15/17
					Total	<u>\$167,262.00</u>	<u>\$0.00</u>	<u>\$167,262.00</u>	
Runion West Development Partners		\$51,857	\$267,997	\$319,854					
22-25-27-4923-0001-0080					Nov	\$25,928.50	\$133,998.50	\$159,927.00	Paid 11/4/16
22-25-27-4923-0001-00M0					Feb	\$12,964.25	\$66,999.25	\$79,963.50	Paid 4/11/17
					May	\$12,964.25	\$66,999.25	\$79,963.50	Paid 5/15/17
					Total	<u>\$51,857.00</u>	<u>\$267,997.00</u>	<u>\$319,854.00</u>	
Rwest Holdings						O & M	Debt	Total	
34-25-27-4012-0004-0010	1000 Hotel	\$150,074	\$0	\$150,074	Dec	\$37,518.50	\$0.00	\$37,518.50	Paid 1/20/17
					March	\$37,518.50	\$0.00	\$37,518.50	Paid 4/11/17
					June	\$37,518.50	\$0.00	\$37,518.50	Paid 6/29/17
					September	\$37,518.50	\$0.00	\$37,518.50	
					Total	<u>\$150,074.00</u>	<u>\$0.00</u>	<u>\$150,074.00</u>	





**REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT  
\$7,245,000  
SPECIAL ASSESSMENT REFUNDING BONDS  
SERIES 2015-1  
ARBITRAGE REBATE REQUIREMENT  
MAY 31, 2017**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350  
Boca Raton, Florida 33431  
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July 13, 2017

Reunion East Community Development District  
Osceola County, Florida

Re: \$7,245,000 Reunion East Community Development District (Osceola County, Florida)  
Special Assessment Refunding Bonds, Series 2015-1 (the "Bonds")

Reunion East Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended May 31, 2017 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements, the Official Statement and memorandum in connection with the trifurcation for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$49,990) for May 31, 2017. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

## DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (May 31, 2017).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Reunion East CDD  
Special Assessment Refunding Bonds, Series 2015-1  
Summary of Rebate Calculations  
\$ 7,245,000.00

Dated: 05/29/2015  
Delivered: 05/29/2015

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<i>Anniversary Date. . . . .</i>	11/01/2015
<i>Future-Value Date. . . . .</i>	05/31/2017
<i>Arbitrage Yield Limit. . . . .</i>	6.6009291
<i>Total of Purpose Expenditures. . . . .</i>	\$6,900,063.00
<i>Internal Rate of Return. . . . .</i>	0.0466684
<i>90% of rebate liability. . . . .</i>	-\$44,990.69
<i>Full rebate liability. . . . .</i>	-\$49,989.66

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# Reunion East CDD

## Special Assessment Refunding Bonds, Series 2015-1

### Purpose Expenditures Future Value Report

\$ 7,245,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

Future Valued To: 05/31/2017

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
5/29/2015	-1	COI	Beg. Arbitrage Gross Proceeds	4.0111111	-7,245,000.00	100.0000000	1.1391103	-8,252,854.34
5/29/2015	2016		Reverse Beg Arb Gross Proceeds	4.0111111	7,245,000.00	100.0000000	1.1391103	8,252,854.34
5/29/2015	2016		Transferred funds	4.0111111	-549,317.00	100.0000000	1.1391103	-625,732.67
6/4/2015	2016	COI		3.9833333	-243,733.00	100.0000000	1.1380833	-277,388.46
6/4/2015	2016	COI		3.9833333	247,401.00	100.0000000	1.1380833	281,562.95
6/5/2015	2016	COI		3.9777778	65,000.00	100.0000000	1.1378780	73,962.07
6/8/2015	2016	COI		3.9611111	37,775.00	100.0000000	1.1372624	42,960.09
6/9/2015	2016	COI		3.9555556	22,500.00	100.0000000	1.1370572	25,583.79
6/16/2015	2016	COI		3.9166667	15,000.00	100.0000000	1.1356223	17,034.33
7/2/2015	2016	Reserve		3.8277778	2.00	100.0000000	1.1323492	2.26
7/24/2015	2016	COI		3.7055556	7,500.00	100.0000000	1.1278641	8,458.98
8/4/2015	2016	Reserve		3.6500000	2.00	100.0000000	1.1258313	2.25
9/2/2015	2016	Reserve		3.4944444	2.00	100.0000000	1.1201589	2.24
10/2/2015	2016	Reserve		3.3277778	2.00	100.0000000	1.1141130	2.23
11/3/2015	2016	Reserve		3.1555556	2.00	100.0000000	1.1078999	2.22
12/2/2015	2016	Reserve		2.9944444	2.00	100.0000000	1.1021190	2.20
12/4/2015	2016	COI		2.9833333	52,599.00	100.0000000	1.1017214	57,949.44
1/5/2016	2016	Reserve		2.8111111	2.00	100.0000000	1.0955774	2.19
2/2/2016	2016	Reserve		2.6611111	2.00	100.0000000	1.0902541	2.18
3/2/2016	2016	Reserve		2.4944444	2.00	100.0000000	1.0843696	2.17
4/4/2016	2016	Reserve		2.3166667	2.00	100.0000000	1.0781279	2.16
5/3/2016	2016	Reserve		2.1555556	2.00	100.0000000	1.0725023	2.15
6/2/2016	2017	Reserve		1.9944444	2.00	100.0000000	1.0669061	2.13
7/5/2016	2017	Reserve		1.8111111	2.00	100.0000000	1.0605735	2.12
8/2/2016	2017	Reserve		1.6611111	2.00	100.0000000	1.0554203	2.11
9/2/2016	2017	Reserve		1.4944444	2.00	100.0000000	1.0497239	2.10
10/4/2016	2017	Reserve		1.3166667	2.00	100.0000000	1.0436815	2.09
11/2/2016	2017	Reserve		1.1611111	2.00	100.0000000	1.0384230	2.08
12/2/2016	2017	Reserve		0.9944444	2.00	100.0000000	1.0328183	2.07
1/4/2017	2017	Reserve		0.8166667	24.00	100.0000000	1.0268733	24.64
2/2/2017	2017	Reserve		0.6611111	52.00	100.0000000	1.0216995	53.13
3/2/2017	2017	Reserve		0.4944444	48.00	100.0000000	1.0161850	48.78
4/4/2017	2017	Reserve		0.3166667	76.00	100.0000000	1.0103357	76.79
5/2/2017	2017	Reserve		0.1611111	102.00	100.0000000	1.0052453	102.54
5/31/2017	-1		Unspent Proceeds as of 05/31/2017	0.0000000	345,275.00	100.0000000	1.0000000	345,275.00
								338.00
								-49,989.66

Arbitrage Yield Limit (AYL) .....	6.6009291
Internal Rate of Return (IRR) .....	0.0466684
Future Valued To .....	5/31/2017

# Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-1

A.Y.L. Verification Report

7,245,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

MSRB 301360 SEMI 4/3

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Cred. Enh./ Sinking Fund Adj	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/01/2015			201,893.99	-	201,893.99	0.9729520	196,433.16
2	05/01/2016	215,000.00	6.600	239,085.00	-	454,085.00	0.9418660	427,687.24
3	11/01/2016			231,990.00	-	231,990.00	0.9117733	211,522.28
4	05/01/2017	230,000.00	6.600	231,990.00	-	461,990.00	0.8826420	407,771.78
5	11/01/2017			224,400.00	-	224,400.00	0.8544415	191,736.66
6	05/01/2018	250,000.00	6.600	224,400.00	-	474,400.00	0.8271419	392,396.13
7	11/01/2018			216,150.00	-	216,150.00	0.8007146	173,074.47
8	05/01/2019	265,000.00	6.600	216,150.00	-	481,150.00	0.7751317	372,954.61
9	11/01/2019			207,405.00	-	207,405.00	0.7503661	155,629.68
10	05/01/2020	285,000.00	6.600	207,405.00	-	492,405.00	0.7263918	357,678.96
11	11/01/2020			198,000.00	-	198,000.00	0.7031835	139,230.33
12	05/01/2021	300,000.00	6.600	198,000.00	-	498,000.00	0.6807167	338,996.91
13	11/01/2021			188,100.00	-	188,100.00	0.6589677	123,951.82
14	05/01/2022	320,000.00	6.600	188,100.00	-	508,100.00	0.6379136	324,123.89
15	11/01/2022			177,540.00	-	177,540.00	0.6175321	109,636.66
16	05/01/2023	345,000.00	6.600	177,540.00	-	522,540.00	0.5978019	312,375.41
17	11/01/2023			166,155.00	-	166,155.00	0.5787020	96,154.24
18	05/01/2024	365,000.00	6.600	166,155.00	-	531,155.00	0.5602124	297,559.63
19	11/01/2024			154,110.00	-	154,110.00	0.5423136	83,575.94
20	05/01/2025	390,000.00	6.600	154,110.00	-	544,110.00	0.5249866	285,650.44
21	11/01/2025			141,240.00	-	141,240.00	0.5082132	71,780.03
22	05/01/2026	420,000.00	6.600	141,240.00	-	561,240.00	0.4919757	276,116.44
23	11/01/2026			127,380.00	-	127,380.00	0.4762570	60,665.62
24	05/01/2027	450,000.00	6.600	127,380.00	-	577,380.00	0.4610405	266,195.57
25	11/01/2027			112,530.00	-	112,530.00	0.4463102	50,223.29
26	05/01/2028	480,000.00	6.600	112,530.00	-	592,530.00	0.4320505	256,002.90
27	11/01/2028			96,690.00	-	96,690.00	0.4182465	40,440.25
28	05/01/2029	510,000.00	6.600	96,690.00	-	606,690.00	0.4048834	245,638.72
29	11/01/2029			79,860.00	-	79,860.00	0.3919473	31,300.91
30	05/01/2030	545,000.00	6.600	79,860.00	-	624,860.00	0.3794246	237,087.23
31	11/01/2030			61,875.00	-	61,875.00	0.3673019	22,726.80
32	05/01/2031	585,000.00	6.600	61,875.00	-	646,875.00	0.3555665	230,007.11
33	11/01/2031			42,570.00	-	42,570.00	0.3442061	14,652.86
34	05/01/2032	625,000.00	6.600	42,570.00	-	667,570.00	0.3332087	222,440.14
35	11/01/2032			21,945.00	-	21,945.00	0.3225626	7,078.64
36	05/01/2033	665,000.00	6.600	21,945.00	-	686,945.00	0.3122567	214,503.19

# Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-1

A.Y.L. Verification Report

7,245,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

MSRB 30 / 360 SEMI 4 / 3

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Cred. Enh./ Sinking Fund Adj	Periodic Debt Service	Present Value Factor	Discounted Debt Service
		7,245,000.00		5,336,858.99	0.00	12,581,858.99		7,244,999.96

True Interest Cost (TIC) .....	6.6009291
Net Interest Cost (NIC) .....	6.6000000
Arbitrage Yield Limit (AYL) .....	6.6009292
Arbitrage Net Interest Cost (ANIC) .....	6.6000000

Face value of bond Issue .....	\$7,245,000.00
Accrued interest (+) .....	
Original issue premium/discount (+) .....	\$0.00
Bond surety fee (-) .....	\$0.00
Lump-sum credit enhancements (-) .....	\$0.00
Other AYL costs (-) .....	
= AYL Target .....	\$7,245,000.00



Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-1

T.I.C. Verification Report (Regular)

7,245,000.00

MSRB 30/360 SEMI 4/3

Dated: 5/29/2015

Delivered: 5/29/2015

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/1/2015			201,893.99	-	201,893.99	0.9729520	196,433.16
2	5/1/2016	215,000.00	6.600	239,085.00	-	454,085.00	0.9418660	427,687.24
3	11/1/2016			231,990.00	-	231,990.00	0.9117733	211,522.28
4	5/1/2017	230,000.00	6.600	231,990.00	-	461,990.00	0.8826420	407,771.78
5	11/1/2017			224,400.00	-	224,400.00	0.8544415	191,736.66
6	5/1/2018	250,000.00	6.600	224,400.00	-	474,400.00	0.8271419	392,396.13
7	11/1/2018			216,150.00	-	216,150.00	0.8007146	173,074.47
8	5/1/2019	265,000.00	6.600	216,150.00	-	481,150.00	0.7751317	372,954.61
9	11/1/2019			207,405.00	-	207,405.00	0.7503661	155,629.68
10	5/1/2020	285,000.00	6.600	207,405.00	-	492,405.00	0.7263918	357,678.96
11	11/1/2020			198,000.00	-	198,000.00	0.7031835	139,230.33
12	5/1/2021	300,000.00	6.600	198,000.00	-	498,000.00	0.6807167	338,996.91
13	11/1/2021			188,100.00	-	188,100.00	0.6589677	123,951.82
14	5/1/2022	320,000.00	6.600	188,100.00	-	508,100.00	0.6379136	324,123.89
15	11/1/2022			177,540.00	-	177,540.00	0.6175321	109,636.66
16	5/1/2023	345,000.00	6.600	177,540.00	-	522,540.00	0.5978019	312,375.41
17	11/1/2023			166,155.00	-	166,155.00	0.5787020	96,154.24
18	5/1/2024	365,000.00	6.600	166,155.00	-	531,155.00	0.5602124	297,559.63
19	11/1/2024			154,110.00	-	154,110.00	0.5423136	83,575.94
20	5/1/2025	390,000.00	6.600	154,110.00	-	544,110.00	0.5249866	285,650.44
21	11/1/2025			141,240.00	-	141,240.00	0.5082132	71,780.03
22	5/1/2026	420,000.00	6.600	141,240.00	-	561,240.00	0.4919757	276,116.44
23	11/1/2026			127,380.00	-	127,380.00	0.4762570	60,665.62
24	5/1/2027	450,000.00	6.600	127,380.00	-	577,380.00	0.4610405	266,195.57
25	11/1/2027			112,530.00	-	112,530.00	0.4463102	50,223.29
26	5/1/2028	480,000.00	6.600	112,530.00	-	592,530.00	0.4320505	256,002.90
27	11/1/2028			96,690.00	-	96,690.00	0.4182465	40,440.25
28	5/1/2029	510,000.00	6.600	96,690.00	-	606,690.00	0.4048834	245,638.72
29	11/1/2029			79,860.00	-	79,860.00	0.3919473	31,300.91
30	5/1/2030	545,000.00	6.600	79,860.00	-	624,860.00	0.3794246	237,087.23
31	11/1/2030			61,875.00	-	61,875.00	0.3673019	22,726.80
32	5/1/2031	585,000.00	6.600	61,875.00	-	646,875.00	0.3555665	230,007.11
33	11/1/2031			42,570.00	-	42,570.00	0.3442061	14,652.86
34	5/1/2032	625,000.00	6.600	42,570.00	-	667,570.00	0.3332087	222,440.14
35	11/1/2032			21,945.00	-	21,945.00	0.3225626	7,078.64
36	5/1/2033	665,000.00	6.600	21,945.00	-	686,945.00	0.3122567	214,503.19

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-1

T.I.C. Verification Report (Regular)

7,245,000.00

2

MSRB 30/360 SEMI 4/3

Dated: 5/29/2015

Delivered: 5/29/2015

<i>Coupon</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Credit</i>	<i>Periodic</i>	<i>Present Value</i>	<i>Discounted</i>
<i>Period</i>	<i>Date</i>	<i>Payment</i>	<i>Rate</i>	<i>Payment</i>	<i>Enhancements</i>	<i>Debt Service</i>	<i>Factor</i>
		7,245,000.00		5,336,858.99	0.00	12,581,858.99	7,244,999.96
<i>True Interest Cost (TIC)</i> .....			6.6009292			<i>Face value of bond Issue</i> .....	\$7,245,000.00
<i>Net Interest Cost (NIC)</i> .....			6.6000000			<i>Accrued interest (+)</i> .....	
<i>Arbitrage Yield Limit (AYL)</i> .....			6.6009292			<i>Original issue premium/discount (+)</i> .....	\$0.00
<i>Arbitrage Net Interest Cost (ANIC)</i> .....			6.6000000			<i>Underwriter discount (+)</i> .....	\$0.00
						<i>Lump-sum credit enhancements (-)</i> .....	\$0.00
						<i>Other TIC costs (-)</i> .....	
						<i>Bond surety fee (-)</i> .....	N/A
						<i>= TIC Target</i> .....	\$7,245,000.00

# Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-1

## Unspent Proceeds Report

\$ 7,245,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
05/29/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			7,245,000.00
05/29/2015	2016	Y		Reverse Beg Arb Gross Proceeds	7,245,000.00	100.0000000		7,245,000.00	0.00
05/29/2015	2016	Y		Transferred funds	-549,317.00	100.0000000		-549,317.00	549,317.00
06/04/2015	2016	Y	COI		-243,733.00	100.0000000		-243,733.00	793,050.00
06/04/2015	2016	Y	COI		247,401.00	100.0000000		247,401.00	545,649.00
06/05/2015	2016	Y	COI		65,000.00	100.0000000		65,000.00	480,649.00
06/08/2015	2016	Y	COI		37,775.00	100.0000000		37,775.00	442,874.00
06/09/2015	2016	Y	COI		22,500.00	100.0000000		22,500.00	420,374.00
06/16/2015	2016	Y	COI		15,000.00	100.0000000		15,000.00	405,374.00
07/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	405,372.00
07/24/2015	2016	Y	COI		7,500.00	100.0000000		7,500.00	397,872.00
08/04/2015	2016	Y	Reserve		2.00	100.0000000		2.00	397,870.00
09/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	397,868.00
10/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	397,866.00
11/03/2015	2016	Y	Reserve		2.00	100.0000000		2.00	397,864.00
12/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	397,862.00
12/04/2015	2016	Y	COI		52,599.00	100.0000000		52,599.00	345,263.00
01/05/2016	2016	Y	Reserve		2.00	100.0000000		2.00	345,261.00
02/02/2016	2016	Y	Reserve		2.00	100.0000000		2.00	345,259.00
03/02/2016	2016	Y	Reserve		2.00	100.0000000		2.00	345,257.00
04/04/2016	2016	Y	Reserve		2.00	100.0000000		2.00	345,255.00
05/03/2016	2016	Y	Reserve		2.00	100.0000000		2.00	345,253.00
06/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	345,251.00
07/05/2016	2017	Y	Reserve		2.00	100.0000000		2.00	345,249.00
08/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	345,247.00

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Reunion East CDD  
Special Assessment Refunding Bonds, Series 2015-1  
Unspent Proceeds Report  
\$ 7,245,000.00

Dated: 05/29/2015  
Delivered: 05/29/2015

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
09/02/2016	2017	Y		Reserve	2.00	100.0000000		2.00	345,245.00
10/04/2016	2017	Y		Reserve	2.00	100.0000000		2.00	345,243.00
11/02/2016	2017	Y		Reserve	2.00	100.0000000		2.00	345,241.00
12/02/2016	2017	Y		Reserve	2.00	100.0000000		2.00	345,239.00
01/04/2017	2017	Y		Reserve	24.00	100.0000000		24.00	345,215.00
02/02/2017	2017	Y		Reserve	52.00	100.0000000		52.00	345,163.00
03/02/2017	2017	Y		Reserve	48.00	100.0000000		48.00	345,115.00
04/04/2017	2017	Y		Reserve	76.00	100.0000000		76.00	345,039.00
05/02/2017	2017	Y		Reserve	102.00	100.0000000		102.00	344,937.00
					6,900,063.00		0.00	6,900,063.00	

First Investment Date.....	5/29/2015
Calculation Date.....	5/31/2017
Arbitrage Yield Limit (AYL).....	6.6009291
Internal Rate of Return (IRR).....	0.0466684

# Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-1

Dated: 05/29/2015

Delivered: 05/29/2015

I.R.R. Report Via Purpose Expenditures

\$ 7,245,000.00

Grp ID	Trans Date	Fmd ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
-1	05/29/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(7,245,000.00)	100.000	1.0000000	(7,245,000.00)
2016	05/29/2015		Reverse Beg Arb Gross Proceeds	0.0000000	7,245,000.00	100.000	1.0000000	7,245,000.00
	05/29/2015		Transferred funds	0.0000000	(549,317.00)	100.000	1.0000000	(549,317.00)
	06/04/2015		COI	0.0277778	(243,733.00)	100.000	0.9999935	(243,731.42)
	06/04/2015		COI	0.0277778	247,401.00	100.000	0.9999935	247,399.40
	06/05/2015		COI	0.0333333	65,000.00	100.000	0.9999922	64,999.49
	06/08/2015		COI	0.0500000	37,775.00	100.000	0.9999883	37,774.56
	06/09/2015		COI	0.0555556	22,500.00	100.000	0.9999870	22,499.71
	06/16/2015		COI	0.0944444	15,000.00	100.000	0.9999780	14,999.67
	07/02/2015		Reserve	0.1833333	2.00	100.000	0.9999572	2.00
	07/24/2015		COI	0.3055556	7,500.00	100.000	0.9999287	7,499.47
	08/04/2015		Reserve	0.3611111	2.00	100.000	0.9999158	2.00
	09/02/2015		Reserve	0.5166667	2.00	100.000	0.9998795	2.00
	10/02/2015		Reserve	0.6833333	2.00	100.000	0.9998406	2.00
	11/03/2015		Reserve	0.8555556	2.00	100.000	0.9998004	2.00
	12/02/2015		Reserve	1.0166667	2.00	100.000	0.9997628	2.00
	12/04/2015		COI	1.0277778	52,599.00	100.000	0.9997602	52,586.39
	01/05/2016		Reserve	1.2000000	2.00	100.000	0.9997201	2.00
	02/02/2016		Reserve	1.3500000	2.00	100.000	0.9996851	2.00
	03/02/2016		Reserve	1.5166667	2.00	100.000	0.9996462	2.00
	04/04/2016		Reserve	1.6944444	2.00	100.000	0.9996047	2.00
	05/03/2016		Reserve	1.8555556	2.00	100.000	0.9995672	2.00
2017	06/02/2016		Reserve	2.0166667	2.00	100.000	0.9995296	2.00
	07/05/2016		Reserve	2.2000000	2.00	100.000	0.9994868	2.00
	08/02/2016		Reserve	2.3500000	2.00	100.000	0.9994519	2.00
	09/02/2016		Reserve	2.5166667	2.00	100.000	0.9994130	2.00
	10/04/2016		Reserve	2.6944444	2.00	100.000	0.9993715	2.00
	11/02/2016		Reserve	2.8500000	2.00	100.000	0.9993353	2.00
	12/02/2016		Reserve	3.0166667	2.00	100.000	0.9992964	2.00
	01/04/2017		Reserve	3.1944444	24.00	100.000	0.9992550	23.98
	02/02/2017		Reserve	3.3500000	52.00	100.000	0.9992187	51.96
	03/02/2017		Reserve	3.5166667	48.00	100.000	0.9991798	47.96
	04/04/2017		Reserve	3.6944444	76.00	100.000	0.9991384	75.93
	05/02/2017		Reserve	3.8500000	102.00	100.000	0.9991021	101.91
99999	05/31/2017		Unspent Proceeds as of 05/31/2017	4.0111111	345,275.00	100.000	0.9990646	344,952.02
					338.00			0.02

Arbitrage Yield Limit .....	6.6009291
Internal Rate of Return .....	0.0466684
Calculation Standard .....	MSRB 30/360 SEMI 4/3

**REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT  
\$8,475,000  
SPECIAL ASSESSMENT REFUNDING BONDS  
SERIES 2015-2  
ARBITRAGE REBATE REQUIREMENT  
MAY 31, 2017**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

July 13, 2017

Reunion East Community Development District  
Osceola County, Florida

Re: \$8,475,000 Reunion East Community Development District (Osceola County,  
Florida)  
Special Assessment Refunding Bonds, Series 2015-2 (the "Bonds")

Reunion East Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended May 31, 2017 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements, the Official Statement and memorandum in connection with the trifurcation for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$51,906) for May 31, 2017. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

  
Grau & Associates

## DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (May 31, 2017).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.



Reunion East CDD  
Special Assessment Refunding Bonds, Series 2015-2  
Summary of Rebate Calculations  
\$ 8,475,000.00

Dated: 05/29/2015  
Delivered: 05/29/2015

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<i>Anniversary Date</i> .....	11/01/2015
<i>Future-Value Date</i> .....	05/31/2017
<i>Arbitrage Yield Limit</i> .....	6.6008322
<i>Total of Purpose Expenditures</i> .....	\$8,101,352.00
<i>Internal Rate of Return</i> .....	0.0484250
<i>90% of rebate liability</i> .....	-\$46,715.76
<i>Full rebate liability</i> .....	-\$51,906.41

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# Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-2

Purpose Expenditures Future Value Report

\$ 8,475,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

Future Valued To: 05/31/2017

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
5/29/2015	-1	COI	Beg. Arbitrage Gross Proceeds	4.0111111	-8,475,000.00	100.0000000	1.1391082	-9,653,941.89
5/29/2015	2016		Reverse beg arb gross proceeds	4.0111111	8,475,000.00	100.0000000	1.1391082	9,653,941.89
5/29/2015	2016		Transferred funds	4.0111111	-617,746.00	100.0000000	1.1391082	-703,679.53
6/4/2015	2016	COI		3.9833333	243,733.00	100.0000000	1.1380812	277,387.95
7/2/2015	2016		Reserve	3.8277778	2.00	100.0000000	1.1323472	2.26
8/4/2015	2016		Reserve	3.6500000	2.00	100.0000000	1.1258293	2.25
9/2/2015	2016		Reserve	3.4944444	2.00	100.0000000	1.1201570	2.24
10/2/2015	2016		Reserve	3.3277778	2.00	100.0000000	1.1141112	2.23
11/3/2015	2016		Reserve	3.1555556	2.00	100.0000000	1.1078982	2.22
12/2/2015	2016		Reserve	2.9944444	2.00	100.0000000	1.1021174	2.20
1/5/2016	2016		Reserve	2.8111111	2.00	100.0000000	1.0955759	2.19
2/2/2016	2016		Reserve	2.6611111	2.00	100.0000000	1.0902527	2.18
3/2/2016	2016		Reserve	2.4944444	2.00	100.0000000	1.0843683	2.17
4/2/2016	2016		Reserve	2.3277778	2.00	100.0000000	1.0785157	2.16
5/3/2016	2016		Reserve	2.1555556	2.00	100.0000000	1.0725012	2.15
6/2/2016	2017		Reserve	1.9944444	2.00	100.0000000	1.0669051	2.13
7/5/2016	2017		Reserve	1.8111111	2.00	100.0000000	1.0605726	2.12
8/2/2016	2017		Reserve	1.6611111	2.00	100.0000000	1.0554195	2.11
9/2/2016	2017		Reserve	1.4944444	2.00	100.0000000	1.0497231	2.10
10/4/2016	2017		Reserve	1.3166667	2.00	100.0000000	1.0436809	2.09
11/2/2016	2017		Reserve	1.1611111	2.00	100.0000000	1.0384225	2.08
12/2/2016	2017		Reserve	0.9944444	2.00	100.0000000	1.0328178	2.07
1/4/2017	2017		Reserve	0.8166667	27.00	100.0000000	1.0268729	27.73
2/2/2017	2017		Reserve	0.6611111	57.00	100.0000000	1.0216992	58.24
3/2/2017	2017		Reserve	0.4944444	52.00	100.0000000	1.0161848	52.84
4/4/2017	2017		Reserve	0.3166667	82.00	100.0000000	1.0103356	82.85
5/2/2017	2017		Reserve	0.1611111	111.00	100.0000000	1.0052452	111.58
5/31/2017	-1		Unspent Proceeds as of 05/31/2017	0.0000000	374,013.00	100.0000000	1.0000000	374,013.00
								365.00
								-51,906.41
Arbitrage Yield Limit (AYL) .....					6.6008322			
Internal Rate of Return (IRR) .....					0.0484250			
Future Valued To.....					5/31/2017			

# Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-2

A.Y.L. Verification Report

8,475,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

MSRB 30/360 SEMI 4/3

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Cred. Enb./ Sinking Fund Adj	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/01/2015			236,170.00	-	236,170.00	0.9729524	229,782.16
2	05/01/2016	195,000.00	6.600	279,675.00	-	474,675.00	0.9418669	447,080.65
3	11/01/2016			273,240.00	-	273,240.00	0.9117745	249,133.27
4	05/01/2017	205,000.00	6.600	273,240.00	-	478,240.00	0.8826436	422,115.47
5	11/01/2017			266,475.00	-	266,475.00	0.8544434	227,687.81
6	05/01/2018	220,000.00	6.600	266,475.00	-	486,475.00	0.8271442	402,384.98
7	11/01/2018			259,215.00	-	259,215.00	0.8007172	207,557.91
8	05/01/2019	235,000.00	6.600	259,215.00	-	494,215.00	0.7751345	383,083.12
9	11/01/2019			251,460.00	-	251,460.00	0.7503692	188,687.85
10	05/01/2020	250,000.00	6.600	251,460.00	-	501,460.00	0.7263952	364,258.12
11	11/01/2020			243,210.00	-	243,210.00	0.7031871	171,022.13
12	05/01/2021	270,000.00	6.600	243,210.00	-	513,210.00	0.6807205	349,352.55
13	11/01/2021			234,300.00	-	234,300.00	0.6589717	154,397.06
14	05/01/2022	285,000.00	6.600	234,300.00	-	519,300.00	0.6379177	331,270.67
15	11/01/2022			224,895.00	-	224,895.00	0.6175364	138,880.86
16	05/01/2023	305,000.00	6.600	224,895.00	-	529,895.00	0.5978063	316,774.59
17	11/01/2023			214,830.00	-	214,830.00	0.5787066	124,323.54
18	05/01/2024	325,000.00	6.600	214,830.00	-	539,830.00	0.5602171	302,422.01
19	11/01/2024			204,105.00	-	204,105.00	0.5423184	110,689.89
20	05/01/2025	350,000.00	6.600	204,105.00	-	554,105.00	0.5249915	290,900.39
21	11/01/2025			192,555.00	-	192,555.00	0.5082181	97,859.95
22	05/01/2026	375,000.00	6.600	192,555.00	-	567,555.00	0.4919807	279,226.13
23	11/01/2026			180,180.00	-	180,180.00	0.4762621	85,812.91
24	05/01/2027	400,000.00	6.600	180,180.00	-	580,180.00	0.4610457	267,489.48
25	11/01/2027			166,980.00	-	166,980.00	0.4463154	74,525.75
26	05/01/2028	425,000.00	6.600	166,980.00	-	591,980.00	0.4320558	255,768.38
27	11/01/2028			152,955.00	-	152,955.00	0.4182517	63,973.69
28	05/01/2029	455,000.00	6.600	152,955.00	-	607,955.00	0.4048887	246,154.12
29	11/01/2029			137,940.00	-	137,940.00	0.3919526	54,065.95
30	05/01/2030	485,000.00	6.600	137,940.00	-	622,940.00	0.3794299	236,362.05
31	11/01/2030			121,935.00	-	121,935.00	0.3673072	44,787.61
32	05/01/2031	520,000.00	6.600	121,935.00	-	641,935.00	0.3555719	228,254.03
33	11/01/2031			104,775.00	-	104,775.00	0.3442115	36,064.76
34	05/01/2032	555,000.00	6.600	104,775.00	-	659,775.00	0.3332140	219,846.27
35	11/01/2032			86,460.00	-	86,460.00	0.3225679	27,889.22
36	05/01/2033	590,000.00	6.600	86,460.00	-	676,460.00	0.3122620	211,232.74
37	11/01/2033			66,990.00	-	66,990.00	0.3022853	20,250.09
38	05/01/2034	635,000.00	6.600	66,990.00	-	701,990.00	0.2926274	205,421.50
39	11/01/2034			46,035.00	-	46,035.00	0.2832780	13,040.70
40	05/01/2035	675,000.00	6.600	46,035.00	-	721,035.00	0.2742274	197,727.54
41	11/01/2035			23,760.00	-	23,760.00	0.2654659	6,307.47

REUNIE15-2-2015-2 | FY: 1 | Mun-EaseElevateMainDb | 16.75 EDB | 07/13/2017 | 14:58 | Rpt01h

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Reunion East CDD  
Special Assessment Refunding Bonds, Series 2015-2  
A.Y.L. Verification Report  
8,475,000.00

Dated: 05/29/2015  
Delivered: 05/29/2015  
MSRB 30/360 SEMI 4/3

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Cred. Enh./ Sinking Fund Adj	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	05/01/2036	720,000.00	6.600	23,760.00	-	743,760.00	0.2569844	191,134.68
		8,475,000.00		7,420,435.00	0.00	15,895,435.00		8,475,000.03

True Interest Cost (TIC).....	6.6008322
Net Interest Cost (NIC) .....	6.6000000
Arbitrage Yield Limit (AYL).....	6.6008322
Arbitrage Net Interest Cost (ANIC).....	6.6000000

Face value of bond Issue.....	\$8,475,000.00
Accrued interest (+) .....	
Original issue premium/discount (+) .....	\$0.00
Bond surety fee (-) .....	\$0.00
Lump-sum credit enhancements (-) .....	\$0.00
Other AYL costs (-) .....	
= AYL Target .....	\$8,475,000.00

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-2

T.I.C. Verification Report (Regular)

8,475,000.00

MSRB 30/360 SEMI 4/3

Dated: 5/29/2015

Delivered: 5/29/2015

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/1/2015			236,170.00	-	236,170.00	0.9729524	229,782.16
2	5/1/2016	195,000.00	6.600	279,675.00	-	474,675.00	0.9418669	447,080.65
3	11/1/2016			273,240.00	-	273,240.00	0.9117745	249,133.27
4	5/1/2017	205,000.00	6.600	273,240.00	-	478,240.00	0.8826436	422,115.47
5	11/1/2017			266,475.00	-	266,475.00	0.8544434	227,687.81
6	5/1/2018	220,000.00	6.600	266,475.00	-	486,475.00	0.8271442	402,384.98
7	11/1/2018			259,215.00	-	259,215.00	0.8007172	207,557.91
8	5/1/2019	235,000.00	6.600	259,215.00	-	494,215.00	0.7751345	383,083.12
9	11/1/2019			251,460.00	-	251,460.00	0.7503692	188,687.85
10	5/1/2020	250,000.00	6.600	251,460.00	-	501,460.00	0.7263952	364,258.12
11	11/1/2020			243,210.00	-	243,210.00	0.7031871	171,022.13
12	5/1/2021	270,000.00	6.600	243,210.00	-	513,210.00	0.6807205	349,352.55
13	11/1/2021			234,300.00	-	234,300.00	0.6589717	154,397.06
14	5/1/2022	285,000.00	6.600	234,300.00	-	519,300.00	0.6379177	331,270.67
15	11/1/2022			224,895.00	-	224,895.00	0.6175364	138,880.86
16	5/1/2023	305,000.00	6.600	224,895.00	-	529,895.00	0.5978063	316,774.59
17	11/1/2023			214,830.00	-	214,830.00	0.5787066	124,323.54
18	5/1/2024	325,000.00	6.600	214,830.00	-	539,830.00	0.5602171	302,422.01
19	11/1/2024			204,105.00	-	204,105.00	0.5423184	110,689.89
20	5/1/2025	350,000.00	6.600	204,105.00	-	554,105.00	0.5249915	290,900.39
21	11/1/2025			192,555.00	-	192,555.00	0.5082181	97,859.95
22	5/1/2026	375,000.00	6.600	192,555.00	-	567,555.00	0.4919807	279,226.13
23	11/1/2026			180,180.00	-	180,180.00	0.4762621	85,812.91
24	5/1/2027	400,000.00	6.600	180,180.00	-	580,180.00	0.4610457	267,489.48
25	11/1/2027			166,980.00	-	166,980.00	0.4463154	74,525.75
26	5/1/2028	425,000.00	6.600	166,980.00	-	591,980.00	0.4320558	255,768.38
27	11/1/2028			152,955.00	-	152,955.00	0.4182517	63,973.69
28	5/1/2029	455,000.00	6.600	152,955.00	-	607,955.00	0.4048887	246,154.12
29	11/1/2029			137,940.00	-	137,940.00	0.3919526	54,065.95
30	5/1/2030	485,000.00	6.600	137,940.00	-	622,940.00	0.3794299	236,362.05
31	11/1/2030			121,935.00	-	121,935.00	0.3673072	44,787.61
32	5/1/2031	520,000.00	6.600	121,935.00	-	641,935.00	0.3555719	228,254.03
33	11/1/2031			104,775.00	-	104,775.00	0.3442115	36,064.76
34	5/1/2032	555,000.00	6.600	104,775.00	-	659,775.00	0.3332140	219,846.27
35	11/1/2032			86,460.00	-	86,460.00	0.3225679	27,889.22
36	5/1/2033	590,000.00	6.600	86,460.00	-	676,460.00	0.3122620	211,232.74
37	11/1/2033			66,990.00	-	66,990.00	0.3022853	20,250.09
38	5/1/2034	635,000.00	6.600	66,990.00	-	701,990.00	0.2926274	205,421.50
39	11/1/2034			46,035.00	-	46,035.00	0.2832780	13,040.70
40	5/1/2035	675,000.00	6.600	46,035.00	-	721,035.00	0.2742274	197,727.54
41	11/1/2035			23,760.00	-	23,760.00	0.2654659	6,307.47

REUNIE15-2-2015-2 | FY: 1 | Mun-EaseElevateMainDb | 16.75 EDB | 07/13/2017 | 14:59 | Rpt01a

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Reunion East CDD

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Special Assessment Refunding Bonds, Series 2015-2

MSRB 30/360 SEMI 4/3

T.I.C. Verification Report (Regular)

Dated: 5/29/2015

8,475,000.00

Delivered: 5/29/2015

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Credit Enhancements</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
42	5/1/2036	720,000.00	6.600	23,760.00	-	743,760.00	0.2569844	191,134.68
		8,475,000.00		7,420,435.00	0.00	15,895,435.00		8,475,000.03

<i>True Interest Cost (TIC)</i> .....	6.6008322
<i>Net Interest Cost (NIC)</i> .....	6.6000000
<i>Arbitrage Yield Limit (AYL)</i> .....	6.6008322
<i>Arbitrage Net Interest Cost (ANIC)</i> .....	6.6000000

<i>Face value of bond Issue</i> .....	\$8,475,000.00
<i>Accrued interest (+)</i> .....	
<i>Original issue premium/discount (+)</i> .....	\$0.00
<i>Underwriter discount (+)</i> .....	\$0.00
<i>Lump-sum credit enhancements (-)</i> .....	\$0.00
<i>Other TIC costs (-)</i> .....	
<i>Bond surety fee (-)</i> .....	N/A
<i>= TIC Target</i> .....	\$8,475,000.00

# Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-2

## Unspent Proceeds Report

\$ 8,475,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
05/29/2015	-1	N	CO1	Beg. Arbitrage Gross Proceeds		100.0000000			
05/29/2015	2016	Y		Reverse beg arb gross proceeds	8,475,000.00	100.0000000		8,475,000.00	8,475,000.00
05/29/2015	2016	Y		Transferred funds	-617,746.00	100.0000000		-617,746.00	0.00
06/04/2015	2016	Y	CO1		243,733.00	100.0000000		243,733.00	617,746.00
07/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	374,013.00
08/04/2015	2016	Y	Reserve		2.00	100.0000000		2.00	374,011.00
09/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	374,009.00
10/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	374,007.00
11/03/2015	2016	Y	Reserve		2.00	100.0000000		2.00	374,005.00
12/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	374,003.00
01/05/2016	2016	Y	Reserve		2.00	100.0000000		2.00	374,001.00
02/02/2016	2016	Y	Reserve		2.00	100.0000000		2.00	373,999.00
03/02/2016	2016	Y	Reserve		2.00	100.0000000		2.00	373,997.00
04/02/2016	2016	Y	Reserve		2.00	100.0000000		2.00	373,995.00
05/03/2016	2016	Y	Reserve		2.00	100.0000000		2.00	373,993.00
06/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	373,991.00
07/05/2016	2017	Y	Reserve		2.00	100.0000000		2.00	373,989.00
08/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	373,987.00
09/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	373,985.00
10/04/2016	2017	Y	Reserve		2.00	100.0000000		2.00	373,983.00
11/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	373,981.00
12/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	373,979.00
01/04/2017	2017	Y	Reserve		27.00	100.0000000		27.00	373,977.00
02/02/2017	2017	Y	Reserve		57.00	100.0000000		57.00	373,950.00
03/02/2017	2017	Y	Reserve		52.00	100.0000000		52.00	373,893.00
									373,841.00

REUNIE15-2-2015-2 | FY: 1 | Mun-EaseElevateMainDb | 16.75 EDB | 07/13/2017 | 14:57 | Rpt11

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**Reunion East CDD**  
**Special Assessment Refunding Bonds, Series 2015-2**  
**Unspent Proceeds Report**  
**\$ 8,475,000.00**

**Dated:** 05/29/2015  
**Delivered:** 05/29/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
04/04/2017	2017	Y		Reserve	82.00	100.0000000		82.00	373,759.00
05/02/2017	2017	Y		Reserve	111.00	100.0000000		111.00	373,648.00
					<b>8,101,352.00</b>		<b>0.00</b>	<b>8,101,352.00</b>	

<i>First Investment Date</i> .....	<b>5/29/2015</b>
<i>Calculation Date</i> .....	<b>5/31/2017</b>
<i>Arbitrage Yield Limit (AYL)</i> .....	<b>6.6008322</b>
<i>Internal Rate of Return (IRR)</i> .....	<b>0.0484250</b>



# Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-2

I.R.R. Report Via Purpose Expenditures

\$ 8,475,000.00

Dated: 05/29/2015  
Delivered: 05/29/2015

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
-1	05/29/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(8,475,000.00)	100.000	1.0000000	(8,475,000.00)
2016	05/29/2015		Transferred funds	0.0000000	(617,746.00)	100.000	1.0000000	(617,746.00)
	05/29/2015		Reverse beg arb gross proceeds	0.0000000	8,475,000.00	100.000	1.0000000	8,475,000.00
	06/04/2015		COI	0.0277778	243,733.00	100.000	0.9999933	243,731.36
	07/02/2015		Reserve	0.1833333	2.00	100.000	0.9999556	2.00
	08/04/2015		Reserve	0.3611111	2.00	100.000	0.9999126	2.00
	09/02/2015		Reserve	0.5166667	2.00	100.000	0.9998749	2.00
	10/02/2015		Reserve	0.6833333	2.00	100.000	0.9998346	2.00
	11/03/2015		Reserve	0.8555556	2.00	100.000	0.9997929	2.00
	12/02/2015		Reserve	1.0166667	2.00	100.000	0.9997539	2.00
	01/05/2016		Reserve	1.2000000	2.00	100.000	0.9997095	2.00
	02/02/2016		Reserve	1.3500000	2.00	100.000	0.9996732	2.00
	03/02/2016		Reserve	1.5166667	2.00	100.000	0.9996329	2.00
	04/02/2016		Reserve	1.6833333	2.00	100.000	0.9995926	2.00
	05/03/2016		Reserve	1.8555556	2.00	100.000	0.9995509	2.00
2017	06/02/2016		Reserve	2.0166667	2.00	100.000	0.9995119	2.00
	07/05/2016		Reserve	2.2000000	2.00	100.000	0.9994675	2.00
	08/02/2016		Reserve	2.3500000	2.00	100.000	0.9994312	2.00
	09/02/2016		Reserve	2.5166667	2.00	100.000	0.9993909	2.00
	10/04/2016		Reserve	2.6944444	2.00	100.000	0.9993479	2.00
	11/02/2016		Reserve	2.8500000	2.00	100.000	0.9993103	2.00
	12/02/2016		Reserve	3.0166667	2.00	100.000	0.9992699	2.00
	01/04/2017		Reserve	3.1944444	27.00	100.000	0.9992269	26.98
	02/02/2017		Reserve	3.3500000	57.00	100.000	0.9991893	56.95
	03/02/2017		Reserve	3.5166667	52.00	100.000	0.9991490	51.96
	04/04/2017		Reserve	3.6944444	82.00	100.000	0.9991060	81.93
	05/02/2017		Reserve	3.8500000	111.00	100.000	0.9990684	110.90
99999	05/31/2017		Unspent Proceeds as of 05/31/2017	4.0111111	374,013.00	100.000	0.9990294	373,649.98
					365.00			0.04
				Arbitrage Yield Limit .....		6.6008322		
				Internal Rate of Return .....		0.0484250		
				Calculation Standard .....		MSRB 30/360 SEMI 4/3		

**REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT  
\$3,515,000  
SPECIAL ASSESSMENT REFUNDING BONDS  
SERIES 2015-3  
ARBITRAGE REBATE REQUIREMENT  
MAY 31, 2017**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431  
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[www.graucpa.com](http://www.graucpa.com)

July 13, 2017

Reunion East Community Development District  
Osceola County, Florida

Re: \$8,475,000 Reunion East Community Development District (Osceola County,  
Florida)  
Special Assessment Refunding Bonds, Series 2015-3 (the "Bonds")

Reunion East Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended May 31, 2017 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements, the Official Statement and memorandum in connection with the trifurcation for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a Rebate Requirement of \$1 for May 31, 2017. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.



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## DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (May 31, 2017).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Reunion East CDD  
Special Assessment Refunding Bonds, Series 2015-3  
Summary of Rebate Calculations  
\$ 3,515,000.00

Dated: 05/29/2015  
Delivered: 05/29/2015

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<i>Anniversary Date.</i> .....	11/01/2015
<i>Future-Value Date.</i> .....	05/31/2017
<i>Arbitrage Yield Limit.</i> .....	6.6009294
<i>Total of Purpose Expenditures.</i> .....	\$3,515,000.00
<i>Internal Rate of Return.</i> .....	499.5000000
<i>90% of rebate liability.</i> .....	\$0.90
<i>Full rebate liability.</i> .....	\$1.00

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# Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-3

Purpose Expenditures Future Value Report

\$ 3,515,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

Future Valued To: 05/31/2017

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
5/29/2015	-1	COI	Beg. Arbitrage Gross Proceeds	4.0111111	-3,515,000.00	100.0000000	1.1391103	-4,003,972.84
5/29/2015	2016		Reverse Beg Arb Gross Proceeds	4.0111111	3,515,000.00	100.0000000	1.1391103	4,003,972.84
5/31/2017	-1		Unspent Proceeds as of 05/31/2017	0.0000000	1.00	100.0000000	1.0000000	1.00
								1.00

Arbitrage Yield Limit (AYL) .....	6.6009294
Internal Rate of Return (IRR) .....	499.5000000
Future Valued To.....	5/31/2017

# Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-3

A.Y.L. Verification Report

3,515,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

MSRB 30/360 SEMI 4/3

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Cred. Enh./ Sinking Fund Adj	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/01/2015			97,951.35	-	97,951.35	0.9729520	95,301.96
2	05/01/2016	105,000.00	6.600	115,995.00	-	220,995.00	0.9418660	208,147.68
3	11/01/2016			112,530.00	-	112,530.00	0.9117733	102,601.85
4	05/01/2017	115,000.00	6.600	112,530.00	-	227,530.00	0.8826420	200,827.53
5	11/01/2017			108,735.00	-	108,735.00	0.8544415	92,907.69
6	05/01/2018	120,000.00	6.600	108,735.00	-	228,735.00	0.8271419	189,196.31
7	11/01/2018			104,775.00	-	104,775.00	0.8007146	83,894.87
8	05/01/2019	130,000.00	6.600	104,775.00	-	234,775.00	0.7751317	181,981.54
9	11/01/2019			100,485.00	-	100,485.00	0.7503661	75,400.54
10	05/01/2020	135,000.00	6.600	100,485.00	-	235,485.00	0.7263918	171,054.37
11	11/01/2020			96,030.00	-	96,030.00	0.7031835	67,526.71
12	05/01/2021	145,000.00	6.600	96,030.00	-	241,030.00	0.6807167	164,073.14
13	11/01/2021			91,245.00	-	91,245.00	0.6589677	60,127.51
14	05/01/2022	155,000.00	6.600	91,245.00	-	246,245.00	0.6379136	157,083.02
15	11/01/2022			86,130.00	-	86,130.00	0.6175321	53,188.04
16	05/01/2023	165,000.00	6.600	86,130.00	-	251,130.00	0.5978019	150,125.99
17	11/01/2023			80,685.00	-	80,685.00	0.5787020	46,692.57
18	05/01/2024	180,000.00	6.600	80,685.00	-	260,685.00	0.5602124	146,038.98
19	11/01/2024			74,745.00	-	74,745.00	0.5423136	40,535.23
20	05/01/2025	190,000.00	6.600	74,745.00	-	264,745.00	0.5249866	138,987.57
21	11/01/2025			68,475.00	-	68,475.00	0.5082132	34,799.90
22	05/01/2026	205,000.00	6.600	68,475.00	-	273,475.00	0.4919757	134,543.05
23	11/01/2026			61,710.00	-	61,710.00	0.4762570	29,389.82
24	05/01/2027	215,000.00	6.600	61,710.00	-	276,710.00	0.4610405	127,574.52
25	11/01/2027			54,615.00	-	54,615.00	0.4463102	24,375.23
26	05/01/2028	230,000.00	6.600	54,615.00	-	284,615.00	0.4320505	122,968.06
27	11/01/2028			47,025.00	-	47,025.00	0.4182464	19,668.04
28	05/01/2029	250,000.00	6.600	47,025.00	-	297,025.00	0.4048834	120,260.49
29	11/01/2029			38,775.00	-	38,775.00	0.3919473	15,197.76
30	05/01/2030	265,000.00	6.600	38,775.00	-	303,775.00	0.3794246	115,259.69
31	11/01/2030			30,030.00	-	30,030.00	0.3673019	11,030.08
32	05/01/2031	285,000.00	6.600	30,030.00	-	315,030.00	0.3555665	112,014.13
33	11/01/2031			20,625.00	-	20,625.00	0.3442061	7,099.25
34	05/01/2032	300,000.00	6.600	20,625.00	-	320,625.00	0.3332087	106,835.04
35	11/01/2032			10,725.00	-	10,725.00	0.3225626	3,459.48
36	05/01/2033	325,000.00	6.600	10,725.00	-	335,725.00	0.3122567	104,832.38

# Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-3

A.Y.L. Verification Report

3,515,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

MSRB 30/360 SEMI 4/3

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Cred. Enh./ Sinking Fund Adj	Periodic Debt Service	Present Value Factor	Discounted Debt Service
		3,515,000.00		2,588,626.35	0.00	6,103,626.35		3,515,000.02

True Interest Cost (TIC) .....	6.6009294
Net Interest Cost (NIC) .....	6.6000000
Arbitrage Yield Limit (AYL) .....	6.6009294
Arbitrage Net Interest Cost (ANIC) .....	6.6000000

Face value of bond Issue .....	\$3,515,000.00
Accrued interest (+) .....	
Original issue premium/discount (+) .....	\$0.00
Bond surety fee (-) .....	\$0.00
Lump-sum credit enhancements (-) .....	\$0.00
Other AYL costs (-) .....	
= AYL Target .....	\$3,515,000.00



# Reunion East CDD

## Special Assessment Refunding Bonds, Series 2015-3

### T.I.C. Verification Report (Regular)

3,515,000.00

1  
MSRB 30/360 SEMI 4/3

Dated: 5/29/2015

Delivered: 5/29/2015

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/1/2015			97,951.35	-	97,951.35	0.9729520	95,301.96
2	5/1/2016	105,000.00	6.600	115,995.00	-	220,995.00	0.9418660	208,147.68
3	11/1/2016			112,530.00	-	112,530.00	0.9117733	102,601.85
4	5/1/2017	115,000.00	6.600	112,530.00	-	227,530.00	0.8826420	200,827.53
5	11/1/2017			108,735.00	-	108,735.00	0.8544415	92,907.69
6	5/1/2018	120,000.00	6.600	108,735.00	-	228,735.00	0.8271419	189,196.31
7	11/1/2018			104,775.00	-	104,775.00	0.8007146	83,894.87
8	5/1/2019	130,000.00	6.600	104,775.00	-	234,775.00	0.7751317	181,981.54
9	11/1/2019			100,485.00	-	100,485.00	0.7503661	75,400.54
10	5/1/2020	135,000.00	6.600	100,485.00	-	235,485.00	0.7263918	171,054.37
11	11/1/2020			96,030.00	-	96,030.00	0.7031835	67,526.71
12	5/1/2021	145,000.00	6.600	96,030.00	-	241,030.00	0.6807167	164,073.14
13	11/1/2021			91,245.00	-	91,245.00	0.6589677	60,127.50
14	5/1/2022	155,000.00	6.600	91,245.00	-	246,245.00	0.6379136	157,083.02
15	11/1/2022			86,130.00	-	86,130.00	0.6175321	53,188.04
16	5/1/2023	165,000.00	6.600	86,130.00	-	251,130.00	0.5978019	150,125.99
17	11/1/2023			80,685.00	-	80,685.00	0.5787020	46,692.57
18	5/1/2024	180,000.00	6.600	80,685.00	-	260,685.00	0.5602124	146,038.97
19	11/1/2024			74,745.00	-	74,745.00	0.5423135	40,535.23
20	5/1/2025	190,000.00	6.600	74,745.00	-	264,745.00	0.5249865	138,987.56
21	11/1/2025			68,475.00	-	68,475.00	0.5082131	34,799.90
22	5/1/2026	205,000.00	6.600	68,475.00	-	273,475.00	0.4919757	134,543.05
23	11/1/2026			61,710.00	-	61,710.00	0.4762570	29,389.82
24	5/1/2027	215,000.00	6.600	61,710.00	-	276,710.00	0.4610405	127,574.51
25	11/1/2027			54,615.00	-	54,615.00	0.4463102	24,375.23
26	5/1/2028	230,000.00	6.600	54,615.00	-	284,615.00	0.4320505	122,968.06
27	11/1/2028			47,025.00	-	47,025.00	0.4182464	19,668.04
28	5/1/2029	250,000.00	6.600	47,025.00	-	297,025.00	0.4048834	120,260.49
29	11/1/2029			38,775.00	-	38,775.00	0.3919473	15,197.76
30	5/1/2030	265,000.00	6.600	38,775.00	-	303,775.00	0.3794245	115,259.69
31	11/1/2030			30,030.00	-	30,030.00	0.3673019	11,030.08
32	5/1/2031	285,000.00	6.600	30,030.00	-	315,030.00	0.3555665	112,014.12
33	11/1/2031			20,625.00	-	20,625.00	0.3442061	7,099.25
34	5/1/2032	300,000.00	6.600	20,625.00	-	320,625.00	0.3332087	106,835.04
35	11/1/2032			10,725.00	-	10,725.00	0.3225626	3,459.48
36	5/1/2033	325,000.00	6.600	10,725.00	-	335,725.00	0.3122567	104,832.38

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-3

T.I.C. Verification Report (Regular)

3,515,000.00

2  
MSRB 30/360 SEMI 4/3

Dated: 5/29/2015

Delivered: 5/29/2015

<i>Coupon</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Credit</i>	<i>Periodic</i>	<i>Present Value</i>	<i>Discounted</i>
<i>Period</i>	<i>Date</i>	<i>Payment</i>	<i>Rate</i>	<i>Payment</i>	<i>Enhancements</i>	<i>Debt Service</i>	<i>Factor</i>
		3,515,000.00		2,588,626.35	0.00	6,103,626.35	3,514,999.96

<i>True Interest Cost (TIC)</i> .....	6.6009296
<i>Net Interest Cost (NIC)</i> .....	6.6000000
<i>Arbitrage Yield Limit (AYL)</i> .....	6.6009294
<i>Arbitrage Net Interest Cost (ANIC)</i> .....	6.6000000

<i>Face value of bond Issue</i> .....	\$3,515,000.00
<i>Accrued interest (+)</i> .....	
<i>Original issue premium/discount (+)</i> .....	\$0.00
<i>Underwriter discount (+)</i> .....	\$0.00
<i>Lump-sum credit enhancements (-)</i> .....	\$0.00
<i>Other TIC costs (-)</i> .....	
<i>Bond surety fee (-)</i> .....	N/A
<i>= TIC Target</i> .....	\$3,515,000.00

**Reunion East CDD****Special Assessment Refunding Bonds, Series 2015-3****Unspent Proceeds Report****\$ 3,515,000.00***Dated:* 05/29/2016*Delivered:* 05/29/2016

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
05/29/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			3,515,000.00
05/29/2015	2016	Y		Reverse Beg Arb Gross Proceeds	3,515,000.00	100.0000000		3,515,000.00	0.00
					<b>3,515,000.00</b>		<b>0.00</b>	<b>3,515,000.00</b>	

<i>First Investment Date</i> .....	<b>5/29/2015</b>
<i>Calculation Date</i> .....	<b>5/31/2017</b>
<i>Arbitrage Yield Limit (AYL)</i> .....	<b>6.6009294</b>
<i>Internal Rate of Return (IRR)</i> .....	<b>499.5000000</b>

# Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-3

Dated: 05/29/2015

Delivered: 05/29/2015

I.R.R. Report Via Purpose Expenditures

\$ 3,515,000.00

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
-1	05/29/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(3,515,000.00)	100.000	1.0000000	(3,515,000.00)
2016	05/29/2015		Reverse Beg Arb Gross Proceeds	0.0000000	3,515,000.00	100.000	1.0000000	3,515,000.00
99999	05/31/2017		Unspent Proceeds as of 05/31/2017	4.0111111	1.00	100.000	0.0065906	0.01
					1.00			0.01

Arbitrage Yield Limit .....	6.6009294
Internal Rate of Return .....	499.5000000
Calculation Standard .....	MSRB 30/360 SEMI 4/3



**NOTICE OF MEETING DATES  
REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Reunion East Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2018** at **2:00 pm at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747**, on the second Thursday of each month as follows:

October 12, 2017  
November 9, 2017  
December 14, 2017  
January 11, 2018  
February 8, 2018  
March 8, 2018  
April 12, 2018  
May 10, 2018  
June 14, 2018  
July 12, 2018  
August 9, 2018  
September 13, 2018

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 135 W. Central Blvd., Suite 320, Orlando, FL 32801.

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

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

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

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