

*Reunion East Community
Development District*

Agenda

October 12, 2017

AGENDA

Reunion East

Community Development District

135 W. Central Blvd., Suite 320, Orlando FL, 32801
Phone: 407-841-5524 – Fax: 407-839-1526

October 5, 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, October 12, 2017 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the September 14, 2017 Meeting
4. Consideration of Agreement with McDirmit Davis & Company to Provide Auditing Services for the Fiscal Year 2017
5. Consideration of Enhancement Proposal from Yellowstone Landscape for Hurricane Tree Replacements
6. Consideration of Enhancement Proposals from Yellowstone Landscape for Pool Landscape Upgrades
7. Consideration of Corrective Deed
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items Lists
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
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 September 14, 2017 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of agreement with McDirmit Davis & Company to provide auditing services for the Fiscal Year 2017. A copy of the agreement is enclosed for your review.

The fifth order of business is the consideration of enhancement proposal from Yellowstone Landscape to replace trees damaged by Hurricane Irma. A copy of the proposal and location map are enclosed for your review.

The sixth order of business is the consideration of enhancement proposals from Yellowstone Landscape to provide landscape upgrades at the District pools. Copies of the proposals for each pool area are enclosed for your review.

The seventh order of business is the consideration of the Corrective Deed. Back-up material will be provided under separate cover.

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 lists. Copies of the lists are enclosed for your review. Section 2 includes the check register for approval and Section 3 includes the balance sheet and income statement for your review. Section 4 is the discussion of the status of the direct bill assessment collections. A table with the direct bill information is enclosed for your review.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. S. Flint', with a stylized flourish at the end.

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, September 14, 2017 at 2:30 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
Darrin Mossing, Jr.	GMS
Garold Williams	CWS - Security
Rob Stultz	Yellowstone Landscape

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There not being any, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the August
10, 2017 Meeting**

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

On MOTION by Mr. Harding, seconded by Mr. Greenstein, with all in favor, the minutes of the August 10, 2017 meeting were approved.

FOURTH ORDER OF BUSINESS

Discussion of Old Lake Wilson Road Gate Sign Lighting

Mr. Flint: Mr. Harding asked for a couple items to be included in the agenda. The first is the Old Lake Wilson Road gate sign lighting.

Mr. Scheerer: I've already ordered the replacement sign because the sign was not usable. We did install a solar powered flood light temporarily until we can get an electrician out. We'll move forward with the electrician to get that lit. We are going to ground light it with a higher wattage light fixture. We have to deal with the gas company, as you know, because we are not supposed to put anything over or on that, but I don't think he is going to be too upset. It is something that can be disconnected and removed if there is an issue. We have been discussing mounting the sign a different way. It was glued and there were only 4 bolts that held it on, so it ripped off and flew across the street.

Mr. Dryburgh: Was that the only damaged sign?

Mr. Scheerer: I don't think any of the directional signs were damaged. Those are all intact and in place. We'll get the sign issue resolved as quickly as possible.

FIFTH ORDER OF BUSINESS

Discussion of Condition of Storm Drains

Mr. Scheerer: This came up a little bit last month, I know you had asked what we do in advance of the storm, and we check all the inlets and get any of the surface degree out. This question also came up during the West meetings. I did not see any standing water or any issues related to the storm drain. Once we get all the debris cleaned up from the storm, we may have to take a closer look.

Mr. Harding: Did you say there is an annual inspection of the storm drains?

Mr. Scheerer: Prior to hurricane season every year we go through all the CDDs that we manage and inspect them. We pull the pool covers and get any debris that is in there. I know

Steve is scheduling a more detailed exam of the storm water system here. But, to my knowledge there are not any issues with the storm drains. We do have a lot of debris on the road, and Yellowstone is doing a great job of getting things cleaned up as quickly as possible.

Mr. Harding: Where do they drain to?

Mr. Scheerer: Various storm water ponds and wetlands throughout the community, they also go to Davenport Creek. I think the storm water system functioned well. I ran into Mr. Glasser early Monday morning and I asked him if there were any flooding issues and he said no. Mr. Glasser is a good resident and he has some legitimate concerns.

SIXTH ORDER OF BUSINESS

Consideration of Aquatic Management Agreement with Applied Aquatic Management, Inc.

Mr. Flint: Applied Aquatics is our existing lake maintenance contractor and we are asking the Board to consider if you want to extend from October 1, 2017 to September 30, 2018, which totals \$1,548. Are there any questions on the resolution?

On MOTION by Mr. Greenstein, seconded by Mr. Goldstein, with all in favor, the Aquatic Management Agreement with Applied Aquatic Management, Inc., was approved.

SEVENTH ORDER OF BUSINESS

Additional Discussion Items

A. Status of Seven Eagles Cove Resort/CDD Action Items Punch List

Mr. Flint: On the revised agenda I handed out, there is a new item 7. This was the result of an email from Mr. Harding asking for some additional items to be included on the agenda for discussion. I have copies of the punch list and I can hand them out, Alan, do you want to address anything on that list that is ours?

Mr. Scheerer: Some of the CDD items that were raised during that inspection were the painting of the building and repairs to the roof. I know we are in the process of getting quotes for that and replacing the hot water heater. Several years back we received a proposal for painting the building. That's going to change dramatically, there are some recommendations for

some paint that will last longer. We recently replaced the AC unit, that was one of the punch list items. It took a little time because we had to change cranes to get a bigger one, but to my knowledge that is all working well. We will come back with some roof quotes. As far as the CDD goes, I don't think there are any other items.

Mr. Boyd: Just to update you, the music system is currently being installed. Another item was exterior lighting, much like the sound system the exterior landscape lighting is deteriorated. The fixtures and the wiring is deteriorated, so that is something that we will need to put on the list too.

Mr. Scheerer: Carlton do you have anything to add?

Mr. Grant: I was out there the morning after going through the entire resort, and we fared very well. There's nothing very serious and the resort itself sustained minimal damage and we are certainly not going to meet deductibles to file a claim.

B. Repair Damage to Reunion West Side Guard Gate Building

Mr. Flint: This item is really a Reunion West issue, and we talked with them about it. Alan would you care to explain?

Mr. Scheerer: Of course, a resident with a F250 and a trailer with a backhoe decided to go through the Reunion West gate off of Sinclair and Tradition Boulevard, completely ignoring the 10-foot height limit sign that is on the face of the building. Estimated costs right now are about \$7,500 and we have already received a proposal for the repair. We have also submitted and opened a claim with Allstate which is the insurer. I spoke with the driver of the vehicle and he has also contacted Allstate. We are just waiting for any further questions from them prior to moving forward with the actual repair. There's nothing really structurally damaged, it's mostly cosmetic.

Mr. Harding: It was a resident?

Mr. Scheerer: It was a member.

Mr. Harding: Who was driving the truck, correct?

Mr. Scheerer: Yes, he was driving the truck with a trailer and a backhoe on the back of it. Security did a great job, they notified me later on that evening and provided a report with full photo documentation and driver information. They had pictures of his driver's license and his

insurance card. I spoke with him and he acknowledged that he should have been paying a little closer attention.

Mr. Harding: Nothing happened to the side poles?

Mr. Scheerer: Not that we are aware of, and not according to the bid we received.

C. Addressing Osceola County Transportation Department Regarding Old Lake Wilson Road Expansion

Mr. Flint: We have been discussing how we can raise it as a higher priority for Osceola County.

Mr. Goldstein: Steve, is this something we, as a CDD, can push?

Mr. Boyd: There's not a real procedure you can use to push it. From my experience and knowledge, the only way is to continue to meet with commissioners and maybe even appear at commission hearings and speak during the public forum of the meeting and address it. I will say that there are factors that could come up when the commissioners do direct staff to look through this. We've discussed this in past meetings, but it has been a while so I will recap the situation. The developer was obligated to place the fill from I4 to I32 that would allow for the four-lane to occur when the County was ready to do it. The Developer is not obligated to do the four-lane, just the fill. There was a gas pipeline installed that interferes with the future placement of the fill. That issue from I4 to the overpass is something that still needs to be solved. The easement language needs to be revised to allow the fill or the gas line needs to be physically. The County unofficially made a statement that they didn't believe 545 would need to be widened, but obviously I think that has changed.

Mr. Harding: Who would be paying for all that, the CDD?

Mr. Boyd: The developer would, and maybe partially some CDD. The fill was being provided by the developer. The roads would be widened by the County, because it is a County roadway project.

Mr. Flint: In my experience with issues like this, the HOA or the Master Association are typically better vehicles for pressing political issues versus a CDD which is another government entity. Also, like Steve said, individual residents showing up at Commission meetings or speaking with Commissioners hold a lot of weight. This board really doesn't have any standing in widening a County Road that is not within the District.

Mr. Greenstein: I talked about this briefly at the West meeting, but about a month ago I brought up some issues in writing to a commissioner. I basically got the political or bureaucratic response which is to invite me to the next Commissioner's Budget meetings and make a case. I think our emphasis has to be more than the outcry of the community, but some substantive data. We need to present some data to them then get into their planning cycle which is a March review.

Mr. Boyd: I can certainly have unofficial conversations with County staff.

Mr. Greenstein: The big challenge is widening the bridge. The response I got talked about a project that is being approved. It has to do with some improvement adjacent to the bridge. What could they possibly be doing from Sinclair to the bridge? Then the hurricane hit and we really didn't look at it again.

D. Hurricane Irma Impact/Damage Report

Mr. Scheerer: First, I want to let everybody know that I think staff did a really great job. Yellowstone Landscaping, Aquatic Services, the security and resort staff, all prepared well for the hurricane. Yellowstone went through and they made clean-up efforts prior to the storm. They made every effort to get all the loose debris out of the way and off the property. Joe, the aquatics manager with Yellowstone, was instrumental in prepping all the pool decks. We removed all the pool furniture on Friday and stored them in the restroom area and vending area at every single pool. We removed the life rings and shepherd hooks as well. The pools were well prepped prior to the storm. Gerald's team manned the gates Sunday night until about 7p.m., so we had security presence here at Reunion for quite a long time. Post-storm, Yellowstone Aquatics had the task of cleaning out all the debris from every single pool. The CDD pools were ready to go by Wednesday. GMS had three additional employees here Wednesday and they distributed all the pool furniture and all the pools were open by the end of business on Wednesday. All the hot tubs are working, we only had one slight issue with the spa over at the Terraces but that has been repaired. I handed out to you a report, a majority of the damage was landscape related. There was no structural damage to the pools, and the gates are all operational except for one. The exit gate at Excitement Drive is not working, and we have already called for that. From that report, you can see that we have a lot of mature trees down and there is a lot of

damage in respect of the mature trees. We are basically going to flush cut a lot of these trees and get the debris off the property. The stables didn't withstand any damage whatsoever.

Mr. Dryburgh: This building is good too?

Mr. Scheerer: Yes, I came in here Monday and checked everything. AC is all working and we did not lose any power to my knowledge. We did, in preparation for the storm, turn off all gas to the pool heaters. Obviously at this time in the year we are not heating the pools anyway but the spas are all working properly with their gas heaters as of today. We are going to have a whole new look. If you're coming off of Excitement Drive heading towards Liberty Bluff, I think the Elm trees probably did the worst. Moving forward, once we get the cleanup done, we may want to look at what we want to replace if we want to do that.

Mr. Dryburgh: If the trees are really tipped, can they still be saved?

Mr. Boyd: We don't ever recommend that.

Mr. Scheerer: Maybe in the West we could get away with that because they were just planted but these are very old. Again, I think everybody did a great job preparing for the storm. I think the cleanup is going well post-storm. I'm sure we are going to be in the \$15,000 to \$20,000 range for dump fees and cleanup and things like that. We will bring those numbers back to the Board. We are tracking that. Like I said, Chris did a great job and documented all the trees that are on CDD property that will be gone by the end of the week if not sooner.

Mr. Harding: Are you going to come with a plan?

Mr. Scheerer: That's a good question. I've talked with Rob and once everything has been removed and we can get to that point maybe you could appoint someone like Mr. Greenstein, who did a great job on the West, to work with us and Yellowstone and come back with an idea of what you want to see going forward. Some of these trees I don't think you need to replace. I think working with a Board member, whether it is Mr. Greenstein or any of the other four Board members, would be a good idea. We can come back and present some conceptual drawings.

Mr. Greenstein: Visibility has been an issue. You really have to take it easy around the turns. If it turns out that we replant something that gives us more visibility at eye level that would probably help.

Mr. Scheerer: I'm glad Reunion held up well, and you didn't lose power.

Mr. Grant: One big area in preparation recommendations from Yellowstone was Linear Park. We did not lose a single Oak tree in Linear Park. The fact that we pruned the trees, thinned them out, and thinned the canopies out in advance to storm season was very smart.

Mr. Scheerer: All the trees that were maintained the proper way did extremely well, that's a good point. The Board allocated enough to do the same thing next year. For the next meeting, we will try to have the Board some recommendations and pricing.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion of Civil Suit Dismissal

Mr. d'Adesky: Normally these are very short for me, but I actually had to explain this to three different people so that takes a little bit longer. I eventually got it dropped, which is good because it keeps us from actually doing a legal filing. This is just one example, it happens quite frequently, where there is a residential foreclosure and they add everyone they can think of to the complaint. They are trying to close out any outstanding amounts that might be held against particular residents to foreclose a particular home. Typically, I can call and convince them to drop it. I will get with the County soon in terms of following up on the allocation issues. I expect them to get back to me quickly on that.

B. Engineer

Mr. Boyd: We addressed the signal at the West meeting, but I can address that again if I need to. I have another item that the Board asked me to look into related to the water park. After the meeting, I went out and took some pictures and went back to the office and considered all the options. This drawing is the design drawing at the time, which shows that the water park was there before the parking lot was. The water park was built as an amenity in anticipation of developing units around the back of the water park in a horse shoe shape and directly across the street. Because the water park finished early, there was a need for temporary parking. The parking lot that is there was a temporary parking lot that allowed people to park and use the water park while the development around the water park proceeded. Unfortunately, that has become a permanent situation. There is a long diagonal pedestrian movement from the parking lot to the point of entry at the water park. So, I don't know what kind of signage you can add or

what you can do to keep people from wanting to take a shortcut to that point of entry. I think the most effective means of controlling pedestrians would be to install a fence on the south side of the road between the sidewalk and the street. That would require people to walk along the sidewalk to get to the appropriate crosswalk. In the future, when the development does proceed directly across the crosswalk there is going to be a need for a new major crosswalk there. In that case, these other two would probably go away.

Mr. d'Adesky: I will say this, it really is not the CDD's responsibility to totally control pedestrian traffic and foot traffic. That is actually beyond the CDD's scope of powers.

Mr. Boyd: The suggestion I will make is that we speak with the developer of the property and see what their plans are. It's my understanding that they do have a development plan for that side and they are probably not going to want to reengineer it.

Mr. Greenstein: I would think whatever they do to the area they would want access to be as easy as possible.

Mr. Boyd: That's all I have.

C. District Manager's Report

i. Action Items List

Mr. Flint: Item 1 is the irrigation turnover, I don't have any further updates on that. We heard from the District Engineer on the signalization issue. We are still waiting on the County's response to the 90% plan. Next item is the horse stable and resident use of Heritage Crossing. Mr. Greenstein and I need to get back with Mr. Baker on that. We haven't had any communication with him since the last meeting. Andrew and I will follow up on the 532 costs. The signage for Reunion in the 429 Sinclair Road area, Steve were you evaluating improvements that could be made by the County right away?

Mr. Boyd: I have not done that yet, it is still on my list.

Mr. Flint: Okay. Item 7 we have already discussed. We are going to add in landscape restoration to the action items.

ii. Approval of Check Register

Mr. Flint: You have the Check Register, are there any questions on that? It is for July 1st through August 31st.

On MOTION by Mr. Greenstein, seconded by Mr. Dryburgh, with all in favor, the Check Register for the months of July and August was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through July 31st.

iv. Status of Direct Bill Assessments

Mr. Flint: You have the status of direct bill assessments for Reunion East.

v. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint: You have the arbitrage rebate calculation report for the Series 2015A bonds. We have a negative rebate requirement of -\$21,180. There are no arbitrage issues.

On MOTION by Mr. Greenstein, seconded by Mr. Goldstein, with all in favor, the Arbitrage Rebate Calculation Report was approved.

NINTH ORDER OF BUSINESS

Other Business

Mr. Greenstein: Alan, are there any concerns about mosquito control? Should we be concerned with the standing water and retention ponds. Do we have any feel for how long it's going to take before it drains?

Mr. Scheerer: The District doesn't currently have a mosquito control program in place. I know the pond in the West is being done. The county sprays the community.

Mr. Flint: Yes, the county has the mosquito control authority. If there is a concern we can always reach out to them and ask.

Mr. Scheerer: Some of the ponds have already evaporated since Monday. They've absorbed well.

TENTH ORDER OF BUSINESS

Supervisor's Request

There not being any, the next item as followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: I know at the last meeting the Board changed the meeting time to 12:30. I think Mr. Greenstein would probably like you to consider moving it to 1:00 instead.

Mr. Greenstein: Yes, I would like that. Thank you.

On MOTION by Mr. Dryburgh, seconded by Mr. Goldstein, with all in favor, the Board meeting time changed to 1:00 p.m. was approved.

TWELTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Greenstein, seconded by Mr. Goldstein, with all in favor, the meeting was adjourned at 3:32.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

MCDIRMIT DAVIS

CERTIFIED PUBLIC ACCOUNTANTS AND ADVISORS

September 22, 2017

Board of Supervisors
Reunion East Community Development District
135 W. Central Blvd, Suite 320
Orlando, FL 32801

The following represents our understanding of the services we will provide *Reunion East Community Development District*.

You have requested that we audit the financial statements of the governmental activities and each major fund of *Reunion East Community Development District*, as of September 30, 2017, and for the year then ended and the related notes to the financial statements, which collectively comprise *Reunion East Community Development District's* basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on each opinion unit.

Accounting principles generally accepted in the United States of America require that certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by accounting principles generally accepted in the United States of America. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis

The Objective of an Audit

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

MCDIRMIT DAVIS & COMPANY, LLC

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MEMBERS: PRIVATE COMPANIES PRACTICE SECTION AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

General Audit Procedures

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS) and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Internal Control Audit Procedures

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and *Government Auditing Standards*.

In making our risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

Compliance with Laws and Regulations

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of *Reunion East Community Development District's* compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
- c. To provide us with:
 - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation, and other matters;
 - ii. Additional information that we may request from management for the purpose of the audit; and
 - iii. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing financial statements that indicates that such financial statements have been audited by the entity's auditor;
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities; and

- f. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of the audit, we will assist preparation of your financial statements and related notes. You will be required to acknowledge in the written representation letter our assistance with preparation of the financial statements and that you have accepted responsibility for them.

With respect to any nonattest services we perform, the District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities. *Government Auditing Standards* require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of the preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit.

Reporting

We will issue a written report upon completion of our audit of *Reunion East Community Development District's* basic financial statements. Our report will be addressed to the governing body of *Reunion East Community Development District*. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in December 2017 and to issue our reports no later than March 31, 2018.

Elden McDirmit is the engagement partner for the audit services specified in this letter. His responsibilities include supervising McDirmit Davis & Company, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will not exceed \$5,100 for the year ended September 30, 2017 (\$5,200 for the years ending September 30, 2018, respectively), inclusive of all costs and out-of-pocket expenses, unless the scope of the engagement is changed, the assistance that Reunion East Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Whenever possible, we will attempt to use Reunion East Community Development District's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

Public Records

Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**Governmental Management Services
1412 S. Narcoossee Road
Orlando, Florida 34771
TELEPHONE: 407-347-4103
EMAIL: tviscarra@gmscfl.com**

At the conclusion of our audit engagement, we will communicate to the Board of Supervisors the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDirmit Davis & Company, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDirmit Davis & Company, LLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

McDirmit Davis & Company, LLC

RESPONSE:

This letter correctly sets forth our understanding.

Reunion East Community Development District

Acknowledged and agreed on behalf of Reunion East Community Development District by:

Title: _____

Date: _____

SECTION V

SECTION VI



Enhancement Proposal

Job Name: Reunion Hurricane Tree Replacement Project
 Property Name: Reunion CDD
 Client:
 Address:
 City/State/Zip:
 Phone:

Proposal #
 Date: September 21, 2017

Yellowstone Landscape will complete the work described below:

Description

Tree replacement due to Hurricane Irma.

Loquat. 45 gallon to replace trees in Heritage Crossing.	3	\$ 475.00	\$ 1,425.00
D.D. Blanchard Magnolia. 2-100 gal for Reunion blvd and 8 for Excitement Liberty Bluff to replace Elm.	10	\$ 1,100.00	\$ 11,000.00
Nutall Oak. B and B 18-20 ' 4" caliper to replace fallen Oaks on Reunion Blvd. near circle.	2	\$ 1,025.00	\$ 2,050.00
Florida Flame Maple. 12-14', 3" caliper to replce Elms on Excitement between HS and LB.	17	\$ 645.00	\$ 10,965.00
Live Oak. 3" caliper to replace fallen tree in Heritage Crossing parking lot.	1	\$ 850.00	\$ 850.00
Live Oak. 8-" caliper to replace fallen tree at Reunion front entrance.	1	\$ 6,000.00	\$ 6,000.00
Fakahatchee grass. to infill areas where	40	\$ 13.00	\$ 520.00
Empire Zoysia.	1,600	\$ 1.10	\$ 1,760.00
Labor for Prep	80	\$ 32.00	\$ 2,560.00
Irrigation Labor and Parts for Bubblers	8	\$ 50.00	\$ 400.00
Stump Grinding	1	\$ 975.00	\$ 975.00
days to remove hanging branches and palm fronds.	2	\$ 1,600.00	\$ 3,200.00
Frieght/Delivery	1	\$ 800.00	\$ 800.00
Equipment needed to perform the work			
CAT 287, machine to remove stumps.			\$ 700.00
TOTAL PRICE			\$ 43,205.00

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:

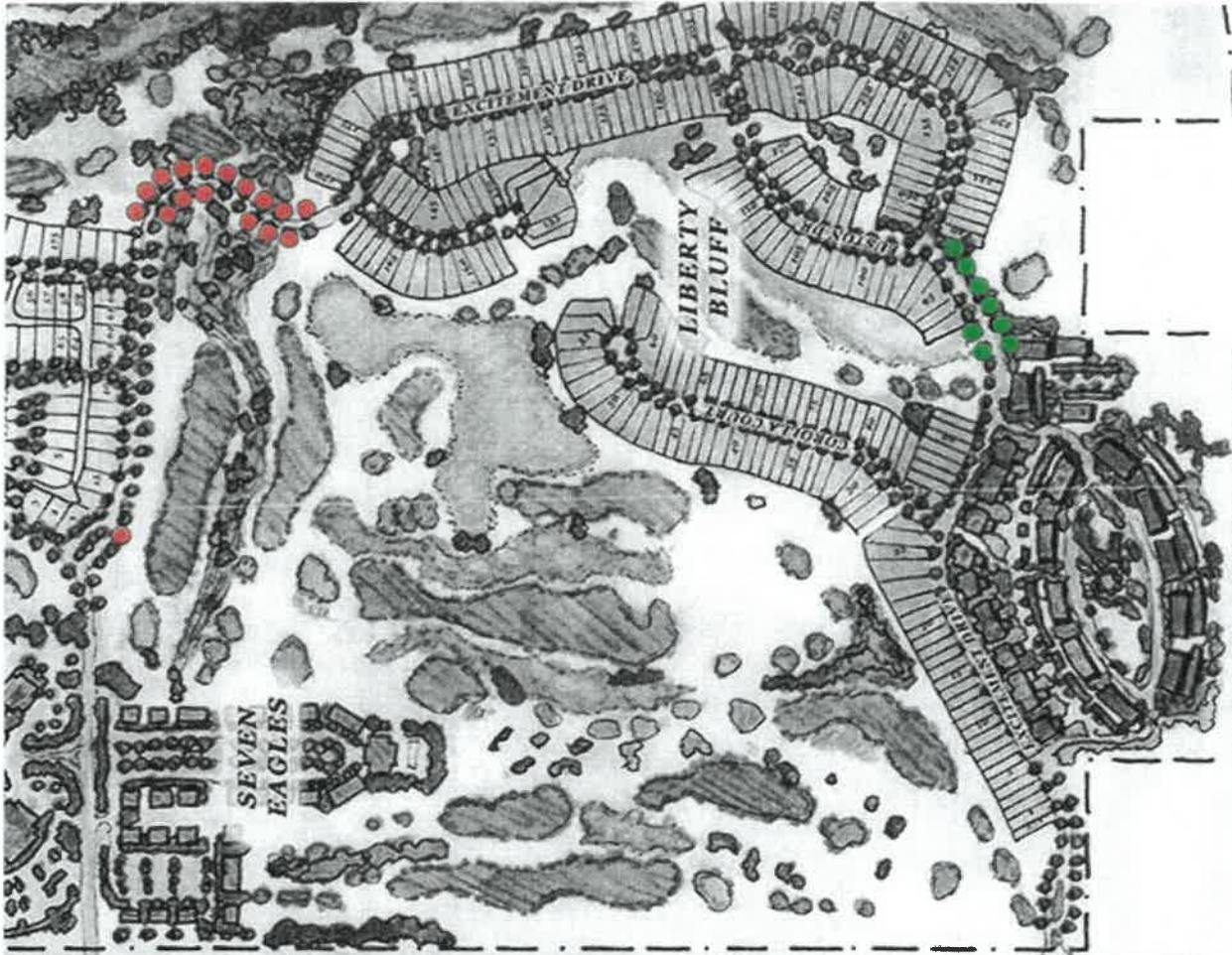
Date: September 21, 2017

Internal Use Only

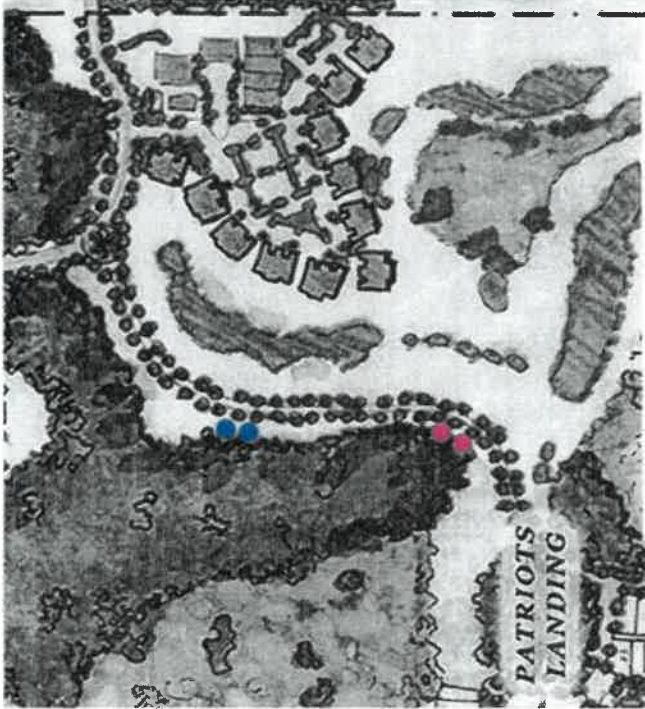


YELLOWSTONE
LANDSCAPE

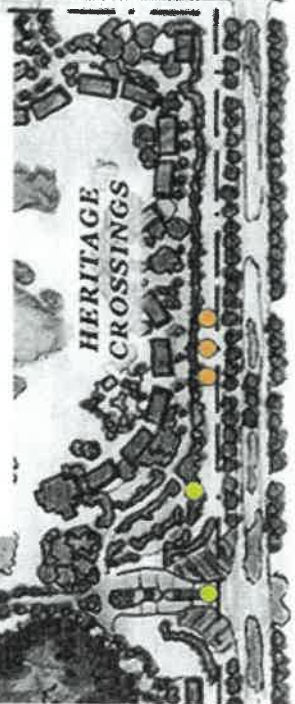
Project Number:		District:	Davenport
PO Reference:		Date Work Completed:	



C.R. 539



- 17 Florida 'Red Flame'
- 8 D.D. Blanchard Magnolia
- 3 Loquat
- 2 Live Oak
- 2 D.D. Blanchard Magnolia
- 2 Nuttall Oak



SECTION VI



Enhancement Proposal

Job Name: Homestead Pool Landscape Upgrade	Proposal #
Property Name: Homestead-Reunion	Date: April 25, 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 the landscape at Homestead pool per plan.
Contract mulch will be used and not included in this proposal.

Variegated Shell Ginger. 3 gallon to be installed per plan.	34	\$ 22.00	\$ 748.00
Hawaiian Ti. 3 gallon to be installed per plan.	2	\$ 13.00	\$ 26.00
Burford Holly. 3 gallon to be installed per plan.	43	\$ 13.00	\$ 559.00
Dwarf Firebush. 3 gallon to be installed per plan.	221	\$ 12.50	\$ 2,762.50
Cast Iron Plant. 3 gallon to be installed per plan.	44	\$ 19.00	\$ 836.00
Podocarpus. 7 gallon to be installed per plan.	24	\$ 19.00	\$ 456.00
Super Blue Liriope. 1 gallon to be installed per plan.	96	\$ 5.50	\$ 528.00
Arbicola Trinette. 3 gallon to be installed per plan.	198	\$ 12.50	\$ 2,475.00
Society Garlic. 1 gallon to be installed per plan.	20	\$ 5.50	\$ 110.00
African Iris. 3 gallon to be installed per plan.	20	\$ 13.00	\$ 260.00
Azalea. 7 gallon to be installed per plan.	8	\$ 46.00	\$ 368.00
Zoysia Sod. To close in bed lines outside pool area.	1,500	\$ 1.35	\$ 2,025.00
Misc. parts. to modify irrigation.	1	\$ 650.00	\$ 650.00
Labor to demo area for replanting.	30	\$ 32.00	\$ 960.00
Labor to modify irrigation.	16	\$ 35.00	\$ 560.00
TOTAL PRICE			\$ 13,323.50

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 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: April 25, 2017

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



Enhancement Proposal

Job Name:	Homestead Pool - Revisions	Proposal #	
Property Name:	Reunion	Date:	October 3, 2017
Client:	GMS - Central Florida		
Address:	135 W Central Blvd, Suite 320		
City/State/Zip:	Orlando, FL 32801		
Phone:	(407) 841-5524		

Yellowstone Landscape will complete the work described below.

Description

Demo, Install and Plant installation per plan

Trinette 3 gallon - extend bed	45	\$	13.00	\$	585.00
Jasmine Asiatic 1 gallon - fill in under Canary Palms	7	\$	6.00	\$	42.00
TOTAL PRICE					\$ 627.00

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 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: October 3, 2017

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



Enhancement Proposal

Job Name:	Heritage Crossing Pool A Landscape Upgrade	Proposal #
Property Name:	Heritage Crossing -Reunion	Date: April 25, 2017
Client:	Reunion CDD c/o GMS Central Florida atn 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 Heritage Crossing Pool A.
Contracted mulch will be used for landscape areas and is not included in this proposal.

<i>Fashion Azaleas. 3 gallon to be placed per landscape plans.</i>	16	\$	13.00	\$	208.00
<i>Hawaiian TI. 3 gallon to be placed per landscape plans.</i>	2	\$	13.00	\$	26.00
<i>Dwarf Firebrush. 3 gallon to be placed per landscape plans.</i>	115	\$	12.50	\$	1,437.50
<i>Super Blue Liriope. 1 gallon to be placed per landscape plans.</i>	125	\$	5.50	\$	687.50
<i>White Fountain Grass. 3 gallon to be placed per landscape plans.</i>	30	\$	13.00	\$	390.00
<i>Arbicola Tnette. 3 gallon to be placed per landscape plans.</i>	111	\$	12.50	\$	1,387.50
<i>European Fan Palm. 15 gallon to be placed per landscape plans.</i>	1	\$	114.99	\$	115.00
<i>Zoysia Sod. to close in bed lines.</i>	500	\$	1.35	\$	675.00
<i>Misc. parts. to modify irrigation.</i>	1	\$	450.00	\$	450.00
<i>Labor to prep for installation.</i>	12	\$	32.00	\$	384.00
<i>Labor to modify irrigation.</i>	10	\$	35.00	\$	350.00
TOTAL PRICE				\$	6,110.50

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 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: April 25, 2017

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



Enhancement Proposal

Job Name:	Heritage Crossing Pool B Landscape Upgrade	Proposal #	
Property Name:	Heritage Crossing -Reunion	Date:	April 25, 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 the landscape at Heritage Crossing pool B per plan.
Contract mulch will be used and not included in this proposal.

Formosa Azalea. 3 gallon to be installed per plan.	150	\$ 12.50	\$ 1,875.00
Hawaiian TI. 3 gallon to be installed per plan.	2	\$ 13.00	\$ 26.00
Flax Lily. 3 gallon to be installed per plan.	60	\$ 12.75	\$ 765.00
Dwarf Firebush. 3 gallon to be installed per plan.	87	\$ 12.75	\$ 1,109.25
Liberty Holly. 30 gallon to be installed per plan.	2	\$ 225.00	\$ 450.00
Plum Loropetalum. 3 gallon to be installed per plan.	35	\$ 13.00	\$ 455.00
Super Blue Liriope. 1 gallon to be installed per plan.	32	\$ 6.00	\$ 192.00
Arbicola Trinitie. 3 gallon to be installed per plan.	102	\$ 12.50	\$ 1,275.00
Asiatic Jasmine. 1 gallon to be installed per plan.	10	\$ 6.00	\$ 60.00
Foxtail Palm. 8' CT triple to be installed per plan.	1	\$ 935.00	\$ 935.00
Zoysie Sod. To close in bed lines outside pool area.	800	\$ 1.35	\$ 1,080.00
Chainsaw chains. to cut out existing palm stump	3	\$ 20.00	\$ 60.00
Misc. parts. to modify irrigation.	1	\$ 400.00	\$ 400.00
Labor to demo area for replanting.	30	\$ 32.00	\$ 960.00
Labor to modify irrigation.	10	\$ 35.00	\$ 350.00

TOTAL PRICE		\$ 9,992.25
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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: April 25, 2017

Internal Use Only



YELLOWSTONE

Enhancement Proposal

Job Name:	Carriage Point Pool Landscape Upgrade	Proposal #	
Property Name:	Carriage Point- Reunion	Date:	April 25, 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 Carriage Point Pool.
Contracted mulch will be used for landscape areas and is not included in this proposal.

Cast Iron Plant. 3 gallon to be placed per landscape plans.	52	\$ 19.00	\$ 988.00
Hawaii Ti. 3 gallon to be placed per landscape plans.	2	\$ 13.00	\$ 26.00
Dwarf Firebrush. 3 gallon to be placed per landscape plans.	184	\$ 12.75	\$ 2,346.00
Super Blue Liriope. 1 gallon to be placed per landscape plans.	96	\$ 5.50	\$ 528.00
Flax Lily. 3 gallon to be placed per landscape plans.	122	\$ 12.50	\$ 1,525.00
Arbutus Trinitate. 3 gallon to be placed per landscape plans.	292	\$ 12.50	\$ 3,650.00
Orange Bird of Paradise. 7 gallon to be placed per plan.	1	\$ 46.00	\$ 46.00
Seminole Chips. to be installed in pathway to pool equipment.	2	\$ 300.00	\$ 600.00
Misc. parts. to modify irrigation.	1	\$ 300.00	\$ 300.00
Labor to prep for installation.	30	\$ 32.00	\$ 960.00
Labor to modify irrigation.	10	\$ 35.00	\$ 350.00
TOTAL PRICE			\$ 11,318.00

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 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: April 25, 2017

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



YELLOWSTONE

LANDSCAPES

Enhancement Proposal

Job Name:	Terraces Pool Landscape Upgrade	Proposal #	
Property Name:	Terraces -Reunion	Date:	April 25, 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 Terraces Pool.
Contracted mulch will be used for landscape areas and is not included in this proposal.

Flax Lily, 3 gallon to be placed per landscape plans.	158	\$ 12.50	\$ 1,975.00
Arbicola Trinette, 3 gallon to be placed per landscape plans.	434	\$ 12.50	\$ 5,425.00
Dwarf Firebrush, 3 gallon to be placed per landscape plans.	407	\$ 12.50	\$ 5,087.50
Super Blue Liriope, 1 gallon to be placed per landscape plans.	234	\$ 5.50	\$ 1,287.00
Philodendron, 7 gallon to be placed per plans.	6	\$ 19.00	\$ 114.00
Zoysia, To fill in bed lines.	1,000	\$ 1.35	\$ 1,350.00
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

TOTAL PRICE			\$ 17,879.50
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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 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: April 25, 2017

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



Enhancement Proposal

Job Name:	The Terraces - Revisions	Proposal #	
Property Name:	Reunion	Date:	October 3, 2017
Client:	GMS - Central Florida		
Address:	135 W Central Blvd, Suite 320		
City/State/Zip:	Orlando, FL 32801		
Phone:	(407) 841-5524		

Yellowstone Landscape will complete the work described below:

Description

Demo, Install and Plant installation per plan

Hawthorn. 7 gallon fill hole	5	\$	46.00	\$	230.00
Azalea. 3 gallon for outside pool on Terraces Condo side	87	\$	12.75	\$	1,109.25
TOTAL PRICE					\$ 1,339.25

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 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: October 3, 2017

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

SECTION VII

*This item will be provided under
separate cover*

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	90% Plans being Re-submitted for Final Comment from County
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 in Vicinity of 429 & Sinclair Road	Boyd/Scheerer		In Process	
7	8/10/17	Review Pedestrian Safety at Water Park	Boyd		In Process	
8	9/14/17	Landscape Restoration	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	90% Plans being Re-submitted for Final Comment from County

Reunion Resort & Club
Seven Eagles Cove CDD Action Items Punch List

8/2/2017 cwg

Ref #	Notes & Action Items Description	Target Date	Responsible Party(s)	Status/Notes/Next Steps	Completed Date	Comments
1	Pavers around pool need to be leveled	15-Sep	J. Reid	Waiting on vendor to provide bid		
2	Pole lights around pool & landscaping do not function	15-Oct	J. Reid / CDD	Waiting on vendor to provide bid		Proposal is to refit current lighting package to LED board to approve
3	Building in need of painting	30-Oct	CDD / Resort	Waiting on vendor to provide bid		To submit bid to board for approval
4	Roof leaks in several areas	15-Nov	CDD / Resort	Waiting on vendor to provide bid		To submit bid to board for approval Will take time to schedule job
5	Hot water tank is leaking	completed	CDD / Resort	Need to replace tank	24-Aug	
6	Landscaping around building is over grown	15-Sep	Yellowstone	Landscaping needs to be replaced in several areas		To submit bid to board for approval
7	Fitness A/C is not functioning	completed	CDD / Resort	Unit needs to be replaced	18-Aug	To submit bid to board for approval
8	Mirror in men's room desilvering	6-Sep	J. Reid	Mirror has been ordered		
9	Fitness carpeting needs to be cleaned	completed	S.Contes	clean carpeting with extractor	20-Aug	
10	Replace game room back lights with white	completed	J. Reid	One light requires a part	29-Aug	
11	Cable broken to cablecross machine in fitness center	completed	S.Contes		25-Aug	
12	Air hokey machine in game room broken	completed	S.Contes		26-Aug	
13	Mail room floor needs to be waxed	7-Sep	S.Contes			

Reunion East

Community Development District

Summary of Check Register

September 1, 2017 to September 30, 2017

Fund	Date	Check No.'s		Amount	
General Fund	9/1/17	3727-3733	\$	21,262.07	
	9/7/17	3734	\$	167.04	
	9/13/17	3735-3741	\$	87,203.25	
	9/15/17	3742-3746	\$	84,847.44	
	9/19/17	3747	\$	5,000.00	
	9/20/17	3748	\$	47,112.08	
	9/22/17	3749-3753	\$	6,288.24	
	9/29/17	3754-3758	\$	5,539.66	
			\$	257,419.78	
Replacement & Maintenance	9/1/17	29-30	\$	4,320.00	
			\$	4,320.00	
Payroll	<u>September 2017</u>				
	Carlton Grant III	50383	\$	184.70	
	Donald Harding	50384	\$	184.70	
	John Dryburgh	50385	\$	184.70	
	Mark Greenstein	50386	\$	184.70	
	Steven Goldstein	50387	\$	184.70	
				\$	923.50
				\$	262,663.28

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/01/17	00095	8/29/17	S-95641 201708 320-53800-57400		*	188.37	
			RESET HINGES/GATE OPERATE				
		8/29/17	S-95641 201708 300-13100-10100		*	110.63	
			RESET HINGES/GATE OPERATE				
				ACCESS CONTROL TECHNOLOGIES, INC.			299.00 003727
9/01/17	00129	8/28/17	4097 201708 320-53800-47700		*	418.95	
			RPR ROOF RIDGE/RESEAL				
		8/28/17	4097 201708 300-13100-10100		*	246.05	
			RPR ROOF RIDGE/RESEAL				
		8/28/17	4098 201708 320-53800-46200		*	182.70	
			RPR LOUNGE CHAIRS/PAVERS				
		8/28/17	4098 201708 300-13100-10100		*	107.30	
			RPR LOUNGE CHAIRS/PAVERS				
				BERRY CONSTRUCTION INC.			955.00 003728
9/01/17	00157	8/29/17	1708271 201708 320-53800-47400		*	3,024.00	
			CANOPY ELEVATION/LIN.PARK				
		8/29/17	1708271 201708 300-13100-10100		*	1,776.00	
			CANOPY ELEVATION/LIN.PARK				
				ENVIRO TREE SERVICE LLC			4,800.00 003729
9/01/17	00054	1/13/17	2017SEP 201709 320-53800-34500		*	7,350.00	
			SECURITY SERVICES SEP17				
		1/13/17	2017SEP 201709 300-13100-10100		*	4,316.66	
			SECURITY SERVICES SEP17				
				REUNION RESORT & CLUB MASTER ASSOC.			11,666.66 003730
9/01/17	99999	9/01/17	VOID 201709 000-00000-00000		C	.00	
			VOID CHECK				
				*****INVALID VENDOR NUMBER*****			.00 003731
9/01/17	00060	8/02/17	310789 201708 320-53800-46200		*	281.89	
			INST.BATTERY PCK/RMV WIRE				
		8/02/17	310789 201708 300-13100-10100		*	165.56	
			INST.BATTERY PCK/RMV WIRE				
		8/07/17	310859 201708 320-53800-46200		*	135.45	
			TRBLSHT/RMV DEB/INST.HEAT				
		8/07/17	310859 201708 300-13100-10100		*	79.55	
			TRBLSHT/RMV DEB/INST.HEAT				
		8/12/17	310935 201708 320-53800-46200		*	297.68	
			RPLC VALVE/CLN GRID/FLUSH				
		8/12/17	310935 201708 300-13100-10100		*	174.82	
			RPLC VALVE/CLN GRID/FLUSH				
		8/18/17	311024 201708 320-53800-46200		*	168.52	
			INSTALL SPA CLOCK CP POOL				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		8/18/17 311024	201708 300-13100-10100		*	98.97	
		INSTALL SPA CLOCK CP POOL					
		8/21/17 311041	201708 320-53800-46200		*	164.75	
		INST. 1.5" FLOWMETER CP					
		8/21/17 311041	201708 300-13100-10100		*	96.75	
		INST. 1.5" FLOWMETER CP					
		8/23/17 311150	201708 320-53800-46200		*	157.49	
		INSTALL SPA CLOCK HS POOL					
		8/23/17 311150	201708 300-13100-10100		*	92.50	
		INSTALL SPA CLOCK HS POOL					
		8/23/17 311151	201708 320-53800-46200		*	157.49	
		INST.SPA CLOCK TERR POOL					
		8/23/17 311151	201708 300-13100-10100		*	92.50	
		INST.SPA CLOCK TERR POOL					
		8/23/17 311152	201708 320-53800-46200		*	157.49	
		INST.SPA CLOCK HC POOL B					
		8/23/17 311152	201708 300-13100-10100		*	92.50	
		INST.SPA CLOCK HC POOL B					
		SPIES POOL LLC					2,413.91 003732
9/01/17 00075		8/28/17 68202022	201708 320-53800-47000		*	710.33	
		PESTOCIDE/HERBICIDE/MERPH					
		8/28/17 68202022	201708 300-13100-10100		*	417.17	
		PESTOCIDE/HERBOCIDE/MERPH					
		TEST AMERICA					1,127.50 003733
9/07/17 00092		8/31/17 083117	201708 320-53800-41000		*	35.08	
		HC PHONE LINE 4574 AUG17					
		8/31/17 083117	201708 300-13100-10100		*	20.60	
		HC PHONE LINE 4574 AUG17					
		8/31/17 083117	201708 330-53800-41000		*	55.68	
		HC PHONE LINE 9758 AUG17					
		8/31/17 083117	201708 330-53800-41000		*	55.68	
		HC PHONE LINE 9867 AUG17					
		REUNION RESORT					167.04 003734
9/13/17 00074		8/31/17 164204	201708 320-53800-47000		*	81.27	
		AQUATIC PLANT MGMT AUG17					
		8/31/17 164204	201708 300-13100-10100		*	47.73	
		AQUATIC PLANT MGMT AUG17					
		APPLIED AQUATIC MANAGEMENT, INC.					129.00 003735
9/13/17 00095		8/30/17 S-95706	201708 320-53800-57400		*	83.16	
		REALIGNED PEDESTAL					
		8/30/17 S-95706	201708 300-13100-10100		*	48.84	
		REALIGNED PEDASTAL					

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		9/05/17	S-95603 201708 320-53800-57400		*	97.01	
			CHECK SWITCH/INST.SWITCH				
		9/05/17	S-95603 201708 300-13100-10100		*	56.98	
			CHECK SWITCH/INST.SWITCH				
			ACCESS CONTROL TECHNOLOGIES, INC.				285.99 003736
9/13/17 00092		8/31/17	DUKE-DUK 201707 320-53800-43000		*	283.89	
			DUKE ENERGY #54512 29301				
		8/31/17	DUKE-DUK 201707 320-53800-43000		*	511.65	
			DUKE ENERGY #64321-61161				
		8/31/17	RECDDREE 201708 320-53800-46200		*	2,079.00	
			POOL CLEANING SERVS-AUG17				
		8/31/17	RECDDREE 201708 300-13100-10100		*	1,221.00	
			POOL CLEANING SERVS-AUG17				
		8/31/17	TOHO-TOH 201707 320-53800-43100		*	414.87	
			TOHO METER#49005514 JUL17				
		8/31/17	083117A 201708 320-53800-41000		*	35.08	
			CP PHONE LINE 2365 AUG17				
		8/31/17	083117A 201708 300-13100-10100		*	20.60	
			CP PHONE LINE 2365 AUG17				
		8/31/17	083117A 201708 320-53800-41000		*	35.08	
			HS PHONE LINE 9325 AUG17				
		8/31/17	083117A 201708 300-13100-10100		*	20.60	
			HS PHONE LINE 9325 AUG17				
		8/31/17	083117A 201708 320-53800-41000		*	35.08	
			HS PHONE LINE 9385 AUG17				
		8/31/17	083117A 201708 300-13100-10100		*	20.60	
			HS PHONE LINE 9385 AUG17				
			REUNION RESORT				4,677.45 003737
9/13/17 00060		8/26/17	311280 201708 320-53800-48000		*	137.43	
			RPLC OUTLET FOR CHEM.FEED				
		8/26/17	311280 201708 300-13100-10100		*	80.72	
			RPLC OUTLET FOR CHEM.FEED				
			SPIES POOL LLC				218.15 003738
9/13/17 00154		9/05/17	6189 201709 320-53800-48000		*	2,047.50	
			LANDSCAPE CONSULTING SEP				
		9/05/17	6189 201709 300-13100-10100		*	1,202.50	
			LANDSCAPE CONSULTING SEP				
			SUNSCAPE CONSULTING				3,250.00 003739
9/13/17 00030		9/01/17	179723 201709 320-53800-47300		*	39,697.19	
			LANDSCAPE CONTRACT-SEP17				
		9/01/17	179723 201709 300-13100-10100		*	23,314.23	
			LANDSCAPE CONTRACT-SEP17				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		9/01/17	179723	201709 330-53800-47300	*	1,024.58	
				LANDSCAPE CONTRACT-SEP17			
		9/01/17	179783	201709 320-53800-46200	*	3,888.36	
				AQUATIC SERVICES-SEP17			
		9/01/17	179783	201709 300-13100-10100	*	2,283.64	
				AQUATIC SERVICES-SEP17			
				YELLOWSTONE LANDSCAPE			70,208.00 003740
9/13/17	00049	9/01/17	414	201709 310-51300-34000	*	3,582.08	
				MANAGEMENT FEES SEP17			
		9/01/17	414	201709 310-51300-35100	*	183.33	
				INFO TECHNOLOGY SEP17			
		9/01/17	414	201709 310-51300-31300	*	416.67	
				DISSEMINATION FEE SEP17			
		9/01/17	414	201709 310-51300-51000	*	20.75	
				OFFICE SUPPLIES			
		9/01/17	414	201709 310-51300-42000	*	11.75	
				POSTAGE			
		9/01/17	414	201709 310-51300-42500	*	169.65	
				COPIES			
		9/01/17	414	201709 310-51300-41000	*	20.18	
				TELEPHONE			
		9/01/17	415	201709 320-53800-12000	*	4,030.25	
				FIELD MANAGEMENT SEP17			
				GOVERNMENTAL MANAGEMENT SERVICES			8,434.66 003741
9/15/17	00113	8/29/17	6051	201709 300-15500-10000	*	24,214.20	
				FY18 PROPERTY INSURANCE			
		8/29/17	6051	201709 300-13100-10100	*	16,142.80	
				FY18 PROPERTY INSURANCE			
		8/29/17	6051	201709 300-15500-10000	*	13,453.00	
				FY18 GEN.LIAB/PUBLIC OFFC			
				EGIS INSURANCE ADVISORS, LLC.			53,810.00 003742
9/15/17	00144	9/06/17	16531-11	201709 320-53800-47700	*	668.43	
				AC BALLROOM REPAIR			
		9/06/17	16531-11	201709 300-13100-10100	*	392.57	
				AC BALLROOM REPAIR			
				FRANK'S AIR CONDITIONING, INC.			1,061.00 003743
9/15/17	00002	7/27/17	3345217	201707 310-51300-48000	*	591.34	
				FY18 BUDGET ADOPT/BOS MTG			
				ORLANDO SENTINEL COMMUNICATION			591.34 003744
9/15/17	00154	9/07/17	6212	201709 320-53800-48000	*	1,687.20	
				PROJ.MGMT LANDSCP IMPROVE			

REUE REUNION EAST TVISCARRA

*** CHECK DATES 09/01/2017 - 09/30/2017 ***

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 #
		9/07/17 6212	201709 300-13100-10100	PROJ.MGMT LANDSCP IMPROVE	*	990.90	
				SUNSCAPE CONSULTING			2,678.10 003745
9/15/17 00030		8/31/17 179118	201708 320-53800-47400	UPGRD PLANT LINEAR PRK/SE	*	16,825.41	
		8/31/17 179118	201708 300-13100-10100	UPGRD PLANT LINEAR PRK/SE	*	9,881.59	
				YELLOWSTONE LANDSCAPE			26,707.00 003746
9/19/17 00049		9/18/17 416	201709 300-15500-10000	FY18 ASSESSMENT ROLL CERT	*	5,000.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,000.00 003747
9/20/17 00101		9/20/17 09202017	201709 300-20700-10100	EXPENSE DUE TO RW MAY-AUG	*	47,112.08	
				REUNION WEST CDD			47,112.08 003748
9/22/17 00134		9/13/17 1633	201708 310-51300-31100	CDD MEETING/COORD/MILEAGE	*	398.54	
				BOYD CIVIL ENGINEERING			398.54 003749
9/22/17 00144		8/14/17 16531-11	201708 320-53800-47700	RPLC FUSE/ZIP TIE WIRES	*	158.76	
		8/14/17 16531-11	201708 300-13100-10100	RPLC FUSE/ZIP TIE WIRES	*	93.24	
				FRANK'S AIR CONDITIONING, INC.			252.00 003750
9/22/17 00060		9/06/17 311418	201709 320-53800-46200	6 CLOSED POOL SIGNS	*	80.45	
		9/06/17 311418	201709 300-13100-10100	6 CLOSED POOL SIGNS	*	47.25	
				SPIES POOL LLC			127.70 003751
9/22/17 00117		8/25/17 4738600	201709 310-51300-32300	TRUSTEE FEES SERIES2015A	*	4,000.00	
		8/25/17 4738600	201709 310-51300-32300	INCIDENTAL EXP SER2015A	*	310.00	
				USBANK			4,310.00 003752
9/22/17 00030		9/22/17 180801	201709 320-53800-47400	RMV 3 WASHINGTONIA PALMS	*	756.00	
		9/22/17 180801	201709 300-13100-10100	RMV 3 WASHINGTONIA PALMS	*	444.00	
				YELLOWSTONE LANDSCAPE			1,200.00 003753

REUE REUNION EAST TVISCARRA

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/05/17
 *** CHECK DATES 09/01/2017 - 09/30/2017 ***
 REUNION EAST-GENERAL FUND
 BANK A REUNION EAST CDD

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/29/17	00095	9/28/17 S-96096	201709 320-53800-57400		*	83.16	
		ADJUST LIMIT/RESET MOTOR					
		9/28/17 S-96096	201709 300-13100-10100		*	48.84	
		ADJUST LIMIT/RESET MOTOR					
ACCESS CONTROL TECHNOLOGIES, INC.							132.00 003754
9/29/17	00144	9/22/17 16531-11	201709 320-53800-47700		*	60.48	
		AC SRVC CALL MAINGATE					
		9/22/17 16531-11	201709 300-13100-10100		*	35.52	
		AC SRVC CALL MAINGATE					
FRANK'S AIR CONDITIONING, INC.							96.00 003755
9/29/17	00119	9/18/17 78109	201708 310-51300-31500		*	1,893.92	
		MTG/DROP PARTY/FORECLOSUR					
LATHAM, SHUKER, EDEN & BEAUDINE, LLP							1,893.92 003756
9/29/17	00060	9/07/17 312033	201709 320-53800-46200		*	363.47	
		RPLC TERR SPA CLOCK/PUMP					
		9/07/17 312033	201709 300-13100-10100		*	213.47	
		RPLC TERR SPA CLOCK/PUMP					
		9/07/17 312034	201709 320-53800-46200		*	192.40	
		RPLC HYDRAULIC ROOF JACK					
		9/07/17 312034	201709 300-13100-10100		*	113.00	
		RPLC HYDRAULIC ROOF JACK					
		9/07/17 312035	201709 320-53800-46200		*	105.53	
		RPR EQUIP LID ROOF JACK					
		9/07/17 312035	201709 300-13100-10100		*	61.97	
		RPR EQUIP LID ROOF JACK					
		9/07/17 312036	201709 320-53800-46200		*	371.70	
		PM INSPECT/CLEANING CP					
		9/07/17 312036	201709 300-13100-10100		*	218.30	
		PM INSPECT/CLEANING CP					
		9/07/17 312124	201709 320-53800-46200		*	510.70	
		RPLC 6 HYDRAULIC/FLOWMETR					
		9/07/17 312124	201709 300-13100-10100		*	299.94	
		RPLC 6 HYDRAULIC/FLOWMETR					
		9/14/17 312173	201709 320-53800-46200		*	284.07	
		RPLC VOLUTE/PUMP CLAMP					
		9/14/17 312173	201709 300-13100-10100		*	166.83	
		RPLC VOLUTE/PUMP CLAMP					
SPIES POOL LLC							2,901.38 003757
9/29/17	00142	9/24/17 31415	201709 330-53800-47800		*	65.00	
		HC QTRLY SPRNKL R INSPC					
		9/24/17 31416	201709 320-53800-47800		*	40.95	
		STBL QTRLY SPRNKL R INSPC					

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/24/17	31416		201709 300-13100-10100		*	24.05	
		STBL QTRLY SPRNKLR INSPC					
9/26/17	31553		201705 320-53800-47800		*	243.41	
		RPLC WILKINS 975XL KITS					
9/26/17	31553		201705 300-13100-10100		*	142.95	
		RPLC WILKINS 975XL KITS					
UNITED FIRE PROTECTION, INC.							516.36 003758

TOTAL FOR BANK A						257,419.78	
TOTAL FOR REGISTER						257,419.78	

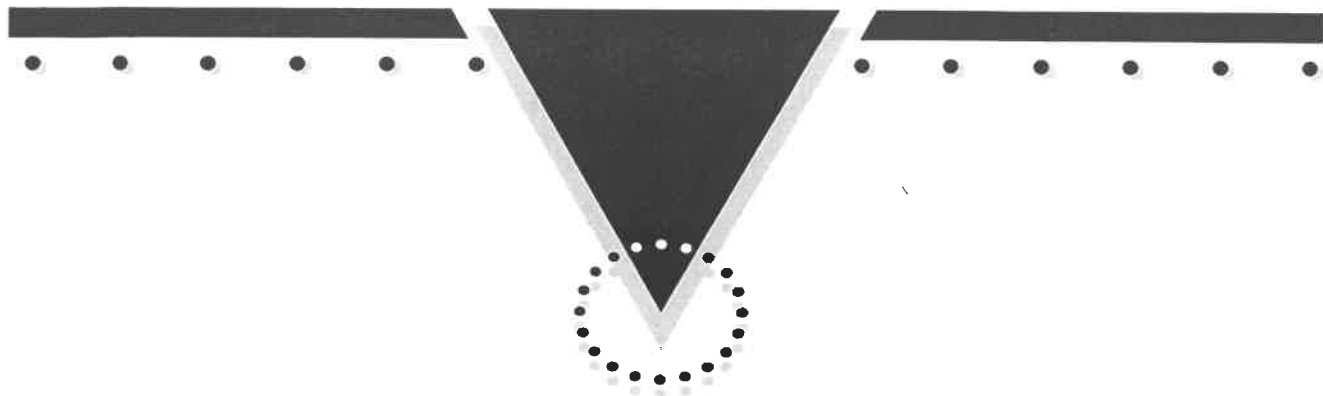
REUE REUNION EAST TVISCARRA

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PAGE 1

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/01/17	00003	8/28/17 82817	201708 320-53800-63000		*	485.10	
		3-ROUND	TABL/UMBRLA HOLE				
		8/28/17 82817	201708 300-13100-10100		*	284.90	
		3-ROUND	TABL/UMBRLA HOLE				
			JNJ HOME SERVICES				770.00 000029
9/01/17	00006	8/14/17 311080	201708 320-53800-64000		*	2,236.50	
		C-R406A-EN C HEATER					
		8/14/17 311080	201708 300-13100-10100		*	1,313.50	
		C-R406A-EN C HEATER					
			SPIES POOL, LLC				3,550.00 000030
				TOTAL FOR BANK C		4,320.00	
				TOTAL FOR REGISTER		4,320.00	

REUE REUNION EAST TVISCARRA



Reunion East

Community Development District

Unaudited Financial Reporting

August 31, 2017



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5	<u>Debt Service Series 2005 Income Statement</u>
6	<u>Debt Service Series 2015A Income Statement</u>
7	<u>Debt Service Series 2015-1 Income Statement</u>
8	<u>Debt Service Series 2015-2 Income Statement</u>
9	<u>Debt Service Series 2015-3 Income Statement</u>
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
August 31, 2017

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2017
ASSETS:					
CASH	\$987,207	\$276,319	---	---	\$1,263,526
CUSTODY ACCOUNT	\$460,412	---	---	---	\$460,412
STATE BOARD OF ADMINISTRATION	---	\$2,534,275	---	---	\$2,534,275
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$124,274	---	\$124,274
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$224,143	---	\$224,143
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$802,285	---	\$802,285
Prepayment	---	---	\$0	---	\$0
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$284,201	---	\$284,201
SERIES 2015-2					
Reserve	---	---	\$374,013	---	\$374,013
Revenue	---	---	\$263,848	---	\$263,848
Prepayment	---	---	\$3,305	---	\$3,305
SERIES 2015-3					
Revenue	---	---	\$108,426	---	\$108,426
DUE FROM DEVELOPER	\$74,597	---	---	---	\$74,597
DUE FROM REUNION WEST	\$209,097	\$17,711	---	---	\$226,808
DUE FROM GENERAL FUND	---	---	\$5,000	---	\$5,000
DUE FROM OTHER	\$3,353	---	---	---	\$3,353
TOTAL ASSETS	\$1,734,666	\$2,828,304	\$2,709,777	\$10	\$7,272,756
LIABILITIES:					
ACCOUNTS PAYABLE	\$45,302	\$4,320	---	---	\$49,622
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
SALES TAX PAYABLE	\$2,272	---	---	---	\$2,272
CUSTOMER DEPOSIT	\$15,000	---	---	---	\$15,000
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO REUNION WEST	\$47,112	---	---	---	\$47,112
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
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$242,752	\$2,823,984	---	---	\$3,066,736
UNASSIGNED	\$1,375,905	---	---	---	\$1,375,905
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$3,028,920)	---	(\$3,028,920)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$1,950,853)	---	(\$1,950,853)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$982,285	---	\$982,285
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$629,476	---	\$629,476
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$641,166	---	\$641,166
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$108,426	---	\$108,426
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,734,666	\$2,828,304	\$2,709,777	\$10	\$7,272,756

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending August 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,092,735	\$1,092,735	\$1,111,691	\$18,956
Special Assessments - Direct	\$932,027	\$932,027	\$922,677	(\$9,350)
Interest	\$250	\$229	\$629	\$399
Miscellaneous Income	\$5,964	\$5,467	\$4,920	(\$547)
Rental Income - Base	\$47,925	\$43,931	\$43,875	(\$56)
Rental Income - Operating Expenses/CAM	\$42,338	\$38,810	\$34,828	(\$3,982)
TOTAL REVENUES	\$2,121,239	\$2,113,199	\$2,118,620	\$5,421
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$11,000	\$11,000	\$0
FICA	\$918	\$842	\$842	\$0
Engineering	\$6,000	\$5,500	\$12,563	(\$7,063)
Attorney	\$35,000	\$32,083	\$32,689	(\$605)
Trustee Fees	\$22,000	\$12,000	\$12,000	\$0
Arbitrage	\$3,600	\$3,000	\$3,000	\$0
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$5,000	\$4,583	\$4,583	(\$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	\$39,403	\$39,403	\$0
Information Technology	\$2,200	\$2,017	\$2,017	\$0
Telephone	\$300	\$275	\$167	\$108
Postage	\$3,500	\$3,208	\$2,910	\$299
Printing & Binding	\$2,500	\$2,292	\$1,123	\$1,169
Insurance	\$14,600	\$14,600	\$13,453	\$1,147
Legal Advertising	\$1,500	\$1,375	\$1,508	(\$133)
Other Current Charges	\$600	\$550	\$0	\$550
Office Supplies	\$500	\$458	\$231	\$227
Travel Per Diem	\$500	\$458	\$0	\$458
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$165,677	\$145,619	\$148,487	(\$2,869)
<u>MAINTENANCE-SHARED EXPENSES:</u>				
Field Management	\$48,363	\$44,333	\$44,333	\$0
Facility Lease Agreement	\$36,823	\$33,754	\$0	\$33,754
Telephone	\$5,600	\$5,133	\$4,835	\$298
Electric	\$406,000	\$372,167	\$363,298	\$8,869
Water & Sewer	\$43,400	\$39,783	\$45,213	(\$5,430)
Gas	\$63,000	\$57,750	\$30,963	\$26,787
Pool & Fountain Maintenance	\$122,500	\$112,292	\$97,937	\$14,354
Environmental	\$7,000	\$6,417	\$3,956	\$2,461
Property Insurance	\$30,100	\$30,100	\$28,944	\$1,156
Irrigation Repairs	\$8,750	\$8,021	\$6,247	\$1,774
Landscape Contract	\$543,403	\$498,119	\$408,160	\$89,959
Landscape Contingency	\$27,178	\$24,913	\$27,646	(\$2,733)
Landscape Consulting	\$27,300	\$25,025	\$26,359	(\$1,334)
Gate and Gatehouse Expenses	\$22,400	\$20,533	\$10,831	\$9,703
Roadways/Sidewalks	\$32,480	\$29,773	\$29,963	(\$189)
Lighting	\$5,600	\$5,133	\$3,392	\$1,742
MSA Building Repairs	\$28,000	\$25,667	\$9,822	\$15,845
Pressure Washing	\$28,000	\$25,667	\$378	\$25,289
Maintenance (Inspections)	\$1,225	\$1,123	\$1,514	(\$391)
Pest Control	\$508	\$466	\$0	\$466
Signage	\$0	\$0	\$1,164	(\$1,164)
Security	\$98,000	\$89,833	\$80,850	\$8,983
<u>COMMUNITY CENTER:</u>				
Landscape	\$16,000	\$14,667	\$10,535	\$4,132
Telephone	\$1,500	\$1,375	\$1,216	\$159
Electric	\$33,000	\$30,250	\$18,906	\$11,344
Water & Sewer	\$4,200	\$3,850	\$2,075	\$1,775
Gas	\$500	\$458	\$236	\$222
Maintenance (Inspections)	\$1,250	\$1,146	\$1,100	\$46
<u>MAINTENANCE-DIRECT EXPENSES:</u>				
Irrigation System Operations	\$100,000	\$91,667	\$0	\$91,667
Operating Reserves	\$100,000	\$91,667	\$0	\$91,667
Transfer Out	\$113,482	\$113,482	\$113,482	\$0
TOTAL MAINTENANCE	\$1,955,562	\$1,804,564	\$1,373,354	\$431,210
TOTAL EXPENDITURES	\$2,121,239	\$1,950,182	\$1,521,841	\$428,341
EXCESS REVENUES (EXPENDITURES)	\$0		\$596,779	
FUND BALANCE - Beginning	\$0		\$1,021,878	
FUND BALANCE - Ending	\$0		\$1,618,657	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures
For The Period Ending August 31, 2017

	ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
REVENUES:				
Transfer In	\$113,482	\$113,482	\$113,482	\$0
Interest	\$5,000	\$4,583	\$24,540	\$19,956
TOTAL REVENUES	\$118,482	\$118,065	\$138,022	\$19,956
EXPENDITURES:				
Building Improvements	\$84,700	\$77,642	\$12,877	\$64,764
Signage	\$0	\$0	\$14,175	(\$14,175)
Pool Furniture	\$7,700	\$7,058	\$7,446	(\$388)
Pool Repair & Replacements	\$24,500	\$22,458	\$15,866	\$6,593
Landscape Improvements	\$49,000	\$44,917	\$82,611	(\$37,695)
TOTAL EXPENDITURES	\$165,900	\$152,075	\$132,975	\$19,100
EXCESS REVENUES (EXPENDITURES)	(\$47,418)		\$5,046	
FUND BALANCE - Beginning	\$3,309,032		\$2,818,938	
FUND BALANCE - Ending	\$3,261,614		\$2,823,984	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2
Statement of Revenues & Expenditures
For The Period Ending August 31, 2017

	ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$502	\$502
TOTAL REVENUES	\$0	\$0	\$502	\$502
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$46,253)	(\$46,253)
TOTAL OTHER	\$0	\$0	(\$46,253)	(\$46,253)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$45,751)	
FUND BALANCE - Beginning	\$0		(\$2,983,169)	
FUND BALANCE - Ending	\$0		(\$3,028,920)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005
Statement of Revenues & Expenditures
For The Period Ending August 31, 2017

	ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$693	\$693
TOTAL REVENUES	\$0	\$0	\$693	\$693
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$693	
FUND BALANCE - Beginning	\$0		(\$1,951,546)	
FUND BALANCE - Ending	\$0		(\$1,950,853)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending August 31, 2017

	ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$2,568,595	\$2,568,595	\$2,610,920	\$42,325
Interest	\$100	\$92	\$2,775	\$2,683
TOTAL REVENUES	\$2,568,695	\$2,568,687	\$2,613,695	\$45,008
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	\$714,400	\$714,400	\$0
TOTAL EXPENDITURES	\$2,599,050	\$2,598,925	\$2,603,925	(\$5,000)
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$30,355)		\$9,770	
FUND BALANCE - Beginning	\$776,940		\$972,516	
FUND BALANCE - Ending	\$746,585		\$982,285	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1
Statement of Revenues & Expenditures
For The Period Ending August 31, 2017

	ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$26,531	\$26,531	\$26,968	\$437
Special Assessments - Direct Billed	\$664,019	\$664,019	\$656,310	(\$7,709)
Interest	\$0	\$0	\$1,298	\$1,298
TOTAL REVENUES	\$690,550	\$690,550	\$684,577	(\$5,973)
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	\$228,360	\$228,360	\$0
TOTAL EXPENDITURES	\$687,050	\$686,885	\$691,885	(\$5,000)
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,500		(\$7,308)	
FUND BALANCE - Beginning	\$294,746		\$636,785	
FUND BALANCE - Ending	\$298,246		\$629,476	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-2
Statement of Revenues & Expenditures
For The Period Ending August 31, 2017

	ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
REVENUES:				
Special Assessments - Direct Billed	\$748,025	\$748,025	\$739,884	(\$8,141)
Interest	\$0	\$0	\$1,292	\$1,292
TOTAL REVENUES	\$748,025	\$748,025	\$741,176	(\$6,849)
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
Special Call 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$749,830	\$749,830	\$749,830	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$1,805)		(\$8,654)	
FUND BALANCE - Beginning	\$276,696		\$649,820	
FUND BALANCE - Ending	\$274,891		\$641,166	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3
Statement of Revenues & Expenditures
For The Period Ending August 31, 2017

	ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
REVENUES:				
Special Assessments - Direct Billed	\$336,265	\$336,265	\$332,606	(\$3,659)
Interest	\$0	\$0	\$212	\$212
TOTAL REVENUES	\$336,265	\$336,265	\$332,818	(\$3,447)
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
TOTAL EXPENDITURES	\$340,060	\$340,060	\$340,060	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$3,795)		(\$7,242)	
FUND BALANCE - Beginning	\$115,275		\$115,668	
FUND BALANCE - Ending	\$111,480		\$108,426	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005
Statement of Revenues & Expenditures
For The Period Ending August 31, 2017

	ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$10	
FUND BALANCE - Ending	\$0		\$10	

Reunion East CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collector	\$0	\$134,029	\$606,732	\$47,227	\$49,922	\$36,329	\$81,646	\$22,128	\$96,408	\$37,270	\$0	\$0	\$1,111,691
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	\$76	\$78	\$0	\$629
Miscellaneous Income	\$0	\$895	\$447	\$0	\$0	\$0	\$0	\$2,237	\$447	\$447	\$447	\$0	\$4,920
Rental Income - Base	\$3,825	\$3,825	\$3,825	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$0	\$43,875
Rental Income - Operating Expenses/CAM	\$3,089	\$3,089	\$3,089	\$865	\$3,528	\$3,528	\$3,528	\$3,528	\$3,528	\$3,528	\$3,528	\$0	\$34,828
Total Revenues	\$8,800	\$141,877	\$614,131	\$518,086	\$57,558	\$271,422	\$89,283	\$32,017	\$331,974	\$45,170	\$8,103	\$0	\$2,118,620
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$600	\$1,400	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$800	\$1,200	\$0	\$11,000
FICA	\$77	\$77	\$46	\$107	\$77	\$77	\$77	\$77	\$77	\$61	\$92	\$0	\$842
Engineering	\$549	\$399	\$150	\$324	\$474	\$4,303	\$624	\$924	\$3,139	\$1,280	\$399	\$0	\$12,563
Attorney	\$4,193	\$13,829	\$2,608	\$503	\$790	\$2,277	\$1,934	\$1,554	\$0	\$3,107	\$1,894	\$0	\$32,689
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000	\$0	\$0	\$12,000
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$1,800	\$600	\$0	\$3,000
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	\$417	\$417	\$0	\$4,583
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	\$3,582	\$3,582	\$0	\$39,403
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$2,017
Telephone	\$0	\$36	\$42	\$32	\$0	\$0	\$29	\$16	\$0	\$11	\$0	\$0	\$167
Postage	\$298	\$226	\$209	\$274	\$258	\$276	\$246	\$232	\$400	\$248	\$241	\$0	\$2,910
Printing & Binding	\$213	\$104	\$71	\$54	\$48	\$48	\$81	\$47	\$75	\$183	\$199	\$0	\$1,123
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	\$591	\$0	\$0	\$1,508
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	\$21	\$21	\$0	\$231
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
	\$29,160	\$19,916	\$8,712	\$6,896	\$6,850	\$17,659	\$9,235	\$8,053	\$8,894	\$24,285	\$8,827	\$0	\$148,487

**Reunion East CDD
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$0	\$44,333
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	\$458	\$459	\$0	\$4,835
Electric	\$31,299	\$31,822	\$34,567	\$33,526	\$32,118	\$31,566	\$33,815	\$35,001	\$34,104	\$31,888	\$33,593	\$0	\$363,298
Water & Sewer	\$4,125	\$3,935	\$4,798	\$4,295	\$4,211	\$4,209	\$4,073	\$4,159	\$3,993	\$3,386	\$4,031	\$0	\$45,213
Gas	\$417	\$4,341	\$6,236	\$2,513	\$4,749	\$3,476	\$2,804	\$1,962	\$3,424	\$541	\$499	\$0	\$30,963
Pool & Fountain Maintenance	\$8,639	\$7,272	\$7,615	\$14,231	\$6,991	\$11,966	\$7,600	\$8,901	\$7,092	\$9,948	\$7,683	\$0	\$97,937
Environmental	\$162	\$904	\$162	\$162	\$162	\$162	\$164	\$875	\$164	\$164	\$875	\$0	\$3,956
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	\$579	\$0	\$0	\$6,247
Landscape Contract	\$34,140	\$34,140	\$43,781	\$34,140	\$34,140	\$43,259	\$34,140	\$38,224	\$39,697	\$34,140	\$38,357	\$0	\$408,160
Landscape Contingency	\$0	\$0	\$0	\$315	\$5,355	\$0	\$0	\$2,127	\$0	\$0	\$19,849	\$0	\$27,646
Landscape Consulting	\$2,048	\$2,048	\$5,746	\$2,048	\$2,048	\$2,048	\$2,048	\$2,048	\$2,048	\$2,048	\$2,185	\$0	\$26,359
Gatehouse and Gatehouse Expenses	\$6,657	\$760	\$99	\$956	\$0	\$99	\$0	\$754	\$686	\$451	\$369	\$0	\$10,831
Roadways/Sidewalks	\$0	\$167	\$3,078	\$5,670	\$3,761	\$394	\$3,512	\$539	\$1,380	\$10,581	\$882	\$0	\$29,963
Lighting	\$2,130	\$94	\$0	\$0	\$0	\$1,069	\$0	\$0	\$0	\$98	\$0	\$0	\$3,392
MSA Building Repairs	\$2,593	\$255	\$149	\$0	\$273	\$131	\$1,862	\$2,087	\$1,370	\$27	\$1,075	\$0	\$9,822
Pressure Washing	\$0	\$378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$378
Maintenance (Inspections)	\$0	\$0	\$41	\$0	\$0	\$450	\$0	\$243	\$315	\$464	\$0	\$0	\$1,514
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	\$7,350	\$7,350	\$0	\$80,850
Community Center													
Landscape	\$881	\$881	\$1,130	\$881	\$881	\$1,117	\$881	\$987	\$1,025	\$881	\$990	\$0	\$10,535
Telephone	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$111	\$111	\$111	\$111	\$0	\$1,216
Electric	\$2,600	\$2,143	\$1,524	\$1,159	\$1,053	\$1,001	\$1,180	\$1,820	\$1,925	\$1,959	\$2,541	\$0	\$18,906
Water & Sewer	\$146	\$258	\$220	\$212	\$152	\$152	\$152	\$182	\$295	\$152	\$152	\$0	\$2,075
Gas	\$25	\$25	\$24	\$0	\$25	\$27	\$25	\$10	\$25	\$25	\$25	\$0	\$236
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
Maintenance-Direct													
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
	\$137,689	\$101,338	\$121,780	\$112,653	\$221,318	\$114,102	\$105,551	\$112,730	\$111,855	\$109,281	\$125,058	\$0	\$1,373,354
Total Expenditures	\$166,849	\$121,253	\$130,492	\$119,549	\$228,168	\$131,760	\$114,786	\$120,783	\$120,749	\$133,566	\$133,884	\$0	\$1,521,841
Excess Revenues (Expenditures)	(\$158,049)	\$20,624	\$483,639	\$398,537	(\$170,610)	\$139,661	(\$25,504)	(\$88,767)	\$211,225	(\$88,196)	(\$125,781)	\$0	\$596,779

**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
							General Fund 29.65%	Debt Svc Fund 69.63%	Debt Svc Fund 0.72%	100%	
11/25/16	ACH	\$ 453,878.84	\$ 18,155.40	\$ 8,714.48	\$ -	\$ 427,008.96	\$ 126,601.45	\$ 297,336.40	\$ 3,071.11	\$ 427,008.96	
11/30/16	ACH	\$ 26,964.42	\$ 1,399.73	\$ 511.29	\$ -	\$ 25,053.40	\$ 7,427.94	\$ 17,445.27	\$ 180.19	\$ 25,053.40	
12/9/16	ACH	\$ 1,705,512.22	\$ 68,221.36	\$ 32,745.81	\$ -	\$ 1,604,545.05	\$ 475,722.41	\$ 1,117,282.52	\$ 11,540.12	\$ 1,604,545.05	
12/27/16	ACH	\$ 468,249.34	\$ 17,355.04	\$ 9,017.89	\$ -	\$ 441,876.41	\$ 131,009.42	\$ 307,688.96	\$ 3,178.04	\$ 441,876.41	
1/10/17	ACH	\$ 157,366.79	\$ 4,743.03	\$ 3,052.49	\$ -	\$ 149,571.27	\$ 44,345.53	\$ 104,150.00	\$ 1,075.74	\$ 149,571.27	
1/10/17	ACH	\$ 10,163.53	\$ 304.90	\$ 197.16	\$ -	\$ 9,661.47	\$ 2,864.47	\$ 6,727.51	\$ 69.49	\$ 9,661.47	
1/18/17	ACH	\$ -	\$ -	\$ -	\$ 57.84	\$ 57.84	\$ 17.15	\$ 40.28	\$ 0.42	\$ 57.84	
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	\$ 525.14	\$ 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	\$ 908.92	\$ 125,681.72	
7/21/17	ACH	\$ -	\$ -	\$ -	\$ 23.18	\$ 23.18	\$ 6.87	\$ 16.14	\$ 0.17	\$ 23.18	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Totals		\$ 3,941,468.85	\$ 115,768.00	\$ 76,220.76	\$ 98.24	\$ 3,749,578.33	\$ 1,111,691.10	\$ 2,610,919.73	\$ 26,967.50	\$ 3,749,578.33	

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				
			\$ 25,999.00	\$ 25,999.00	\$ 10,982.58	\$ 5,635.78	\$ 6,402.75	\$ 2,877.89				

EHO 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				

EHO 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>	
EHOF						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-0G30	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	Paid 9/27/17
		<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	Nov	\$83,631.00	\$0.00	\$83,631.00	Paid 2/15/17
22-25-27-4923-0001-00B0					Feb	\$41,815.50	\$0.00	\$41,815.50	Paid 2/15/17
22-25-27-4923-0001-00M0					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	Nov	\$25,928.50	\$133,998.50	\$159,927.00	Paid 11/4/16
22-25-27-4923-0001-00B0					Feb	\$12,964.25	\$66,999.25	\$79,963.50	Paid 4/11/17
22-25-27-4923-0001-00M0					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	Paid 9/27/17
					Total	<u>\$150,074.00</u>	<u>\$0.00</u>	<u>\$150,074.00</u>	