

*Reunion East Community
Development District*

Agenda

November 8, 2018

AGENDA

Reunion East

Community Development District

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

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

November 1, 2018

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, November 8, 2018 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 October 11, 2018 Meeting
4. Discussion of Heritage Crossing Community Center Management Services Agreement (MSA)
5. 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
6. Other Business
7. Supervisor's Requests
8. Next Meeting Date
9. 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 October 11, 2018 meeting. The minutes are enclosed for your review.

The fourth order of business is the discussion of the Heritage Crossing Community Center Management Services Agreement (MSA). This is an open discussion item and there is no back-up material is available.

The fifth order of business is Staff Reports. Section 1 of the District Manager's Report is the presentation and discussion of the action items lists. Copies of the lists are enclosed for your

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

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

Sincerely,



George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held Thursday, October 11, 2018 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer by phone
Alan Scheerer	Operations Manager
Clayton Smith	GMS
Daniel Baker	ACP Communities
John Cruz	CWS Security
Rob Stultz	Yellowstone Landscape
Trudy Hobbs	Supervisor Elect

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 being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 13, 2018 Meeting

On MOTION by Mr. Harding seconded by Mr. Dryburgh with all in favor the minutes of the September 13, 2018 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Agreement with Applied Aquatic Management, Inc. to Provide Aquatic Pond Maintenance Services

Mr. Flint: Next is an agreement with Applied Aquatic Management to provide pond maintenance services.

Mr. Scheerer: As you know there is one pond located in Patriots Landing and this is a renewal for the next 12 months with the company that has been providing service for the past several years.

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor the agreement with Applied Aquatic Management, Inc. in the monthly amount of \$129.00 and total annual cost of \$1,548.00 was approved.

FIFTH ORDER OF BUSINESS

Discussion of Status of Management Services Agreement (MSA)

Mr. Flint: Next is discussion of the Management Services Agreement addressing the stables and Heritage Crossing Community Center. Mr. Greenstein and I have been communicating with Daniel Baker on this agreement in hopes to get an agreement in substantially final form in a concept the Board would agree with before we would ask Legal Counsel to review that and give a Bond Counsel opinion on the structure of the agreement. I apologize for the lateness of getting this version to you. We just received it this morning and we got it to you as quick as we could. Daniel is here and Mark is on the phone.

Mr. Greenstein: We have the latest version and it is yet to be reviewed by legal.

Mr. Flint: We didn't want to send it for legal review until we were somewhat comfortable with the form and structure of the agreement. Bond Counsel has not yet reviewed it. My hope would be that after today's meeting if the Board is comfortable with the general structure of the agreement subject to some tweaking that we would do that step after today.

Mr. d'Adesky: I think what we need from the Board is general direction that this idea, this concept is what we would like to pursue. The agreement generally reflects the concept and then we will come back and try to nail down the details.

Mr. Harding: I would rely on Mark because of his involvement and I think it is probably ready to submit for legal to look at.

Mr. Dryburgh: Compensation and duration. Is three years the normal duration of a contract like this and is compensation where the management company receives all revenues and income derived from the operation? Is that reasonable and normal? What is the normal amount of money we would pay them if we did not do that?

Mr. d'Adesky: The term is much easier for me to answer than the other one. The term of three years is not uncommon for something like an amenity contract for example in places where you might have a restaurant. As for the compensation that is the part we need to review the closest. I don't want to give an opinion whether or not that is standard, the structure may not be permissible as it is and might need a change in how it is done.

Mr. Flint: As to the question about whether it was standard, there really isn't a standard for this type of thing; it is a negotiated situation and I think Daniel can probably speak to it but they have some concerns taking on these two facilities whether they can generate enough revenue to offset the additional expenses that they are going to incur and there is some risk to that. Daniel not only has to be worried about that but he has people on the other side he is selling this to so he is working between us and the LRA folks that are ultimately going to be responsible for incurring any losses or Salamander however the structure is. The history on the Management Services Agreement, there was a period for a fairly long time where the District bore a significant part of the operational costs and they were operating the stables, this facility and Seven Eagles. Then we were able, after a period of time, to negotiate a phase out of that subsidy over a number of years then it just limited it to the Seven Eagles facility. What this is proposing to do and it is subject to Bond Counsel and District Counsel saying we can do this is, the first year any facility fees they collected would be would be remitted to the District or 25% of the operating costs, whichever is greater. If they collect facility fees greater than 25% of the operating costs we get all the facility fees and that ramps up over a three-year period to 75%. Originally, we were looking at four years and in the fourth year it was going to be 100% and we were also talking about whether the stables and this facility should be on two different percentage phase outs and it looks like LRA, Daniel and Carlton's position is that they should be on the same schedule. That was something we talked about too.

Mr. Harding: It is not much different how Seven Eagles is handled now, right?

Mr. Flint: With Seven Eagles they bear all the expense now. This one we are going to bear the first year 75% of the expense, the second year 50%, the third year 25% of the expense.

Mr. Dryburgh: Will we have a report each year as to how much revenue they are getting?

Mr. Flint: They will submit reports quarterly with their event and facility revenue information so we can track it.

Mr. Baker: From an operational standpoint if there is a ramp up time in building that business base assuming there is no business on the books now for it, it needs to be phased because the revenue stream will be phased.

Mr. Dryburgh: I want to make sure we have some tracking system because both sides are totally in the dark. I don't want to enter into a contract where I feel at a disadvantage. It has to make sense to everyone. If they make a ton of money and we are carrying all the expense that is not acceptable.

Mr. Flint: Hopefully, if they are making a ton of money they are making a lot of facility rental money as well, which we would benefit from to the extent it is greater. The only thing about this agreement is they are setting the facility rental fee not us and that may have to change based on Bond Counsel and District Counsel but at least we are guaranteed a minimum percentage, whether they set the facility rental fee at zero or \$2,000 at least we know what our guarantee is. The offset in here to doing this is any property owners within the District would get a discount, they have inserted 20% on the facility rental fee in exchange for the fact that they are paying Debt Service and subsidizing the O&M so if someone wants to have a wedding they are proposing that person would pay a discounted facility rental fee to be able to have the wedding here. Whether 20% is the right number is something we need to talk about. We need to expand Section 6 on page 2 where it addresses CDD events. The only thing it is really covering right now is the Board Meetings but in my mind that is more than that, it needs to cover any community type events for CDD residents that might be held in this facility.

Mr. Greenstein: When it comes to the form of the agreement it is different than what we had with Seven Eagles and I think from my negotiations it was clear that there was risk for both sides and I think the agreement reflects that shared risk. The percentages, the cost coverage, if revenues exceed expectations no one is going to have a problem with anything. What we have here is a guarantee of exposure control on the expense side. It is an expense exposure in the first year but that is when you have the biggest risk, it does go down over time. I would like to read an email I sent George this morning after I read the draft agreement. I agree with Daniel that this version is close to final MSA. Beyond a general cleanup we definitely have to complete

Schedule C, which would contain the specific capital expenses the CDD will incur to bring the facilities up to a functional level and that refers mainly to the stables. Also, it seems that the area of operating expenses needs to be clarified. Coincidentally, I received a request from our soon to be seated Board Member Trudy Hobbs to use Heritage in November for a one-time yoga class. I think this version represents verbal agreements in principal and I'm looking forward to discussion today.

Mr. Harding: Mark, from your standpoint do you think at this point we should have legal look at it and if there are any other minor things we need to do, we can do that at the next Board meeting.

Mr. Greenstein: It is definitely workable. I believe from an administrative standpoint it is workable. Again, there could be some legal issues relative to fee setting but I think it is a workable agreement and hopefully, we can proceed with all the necessary reviews.

Mr. d'Adesky: Since you are not actually adopting the agreement as is I think you can direct us to take this agreement as proposed and review it and work with Bond Counsel to make sure it is enforceable.

It was the consensus of the Board for District Counsel to review the agreement and work with Bond Counsel to make sure it is enforceable.

SIXTH ORDER OF BUSINESS

Discussion of Florida Statute Regarding Use of Golf Carts, Low Speed Vehicles and Utility Vehicles (requested by Supervisor Dryburgh)

Mr. d'Adesky: I am not going through all the nuances of the statute, but the short version is that in order to have golf carts within a community it needs to be either (A) an over 55 community (B) a mobile home park of a certain type or (C) designated by the City or the County as a golf cart community. They would have to have a map of all the roads in the community, submit it to the County and have them designate it as a golf cart community. If a golf cart was on a random road, City, County, any road including these roads a police officer could pull them over and given them a ticket for unauthorized use of equipment. For normal golf carts, you have to get a designation from the City or County otherwise the only use that is permitted is sort of incidental use, like a landscaper or someone who is using it to service a tract.

Mr. Flint: If it is a golf cart that is street legal it can't be driven on the street?

Mr. d'Adesky: Even if it is street legal it can't be driven on the street. If they are going from point A to point B, and it is an issue in a lot of communities, the enforcement of that is not our duty or issue and I would encourage us not to wade into the enforcement of people driving golf carts. Specifically, because of golf carts in every contract we do I have an addendum or it is in the contract, a very specific provision that I put in there in the last three years that covers golf carts and the liability for golf carts and equipment and says if there is any sort of issue involving golf cart equipment for example the contractor is on our property doing a service for us and they use something like a golf cart and they are not permitted to do it or doing it in an impermissible way that is on them, all the liability is on them. They have indemnified us for that.

Mr. Dryburgh: There is a house four lots down from my house that recently brought in six golf carts and they are parking in their garage. These are not very nice golf carts but they are okay enough to have people riding in them down the streets with kids hanging on the back screaming and falling off going about 80 mph. We are not liable for that?

Mr. d'Adesky: It is just like speeding, we can't enforce that.

Mr. Flint: You would have to call the County Sheriff's department. That would be the enforcement.

Mr. d'Adesky: We had an incident in another community where someone was hit on a golf cart and there was a serious injury and the liability was on the individual and in that case it was a child who was operating it under the age and shouldn't have been operating it in the first place. The District doesn't control that, we have no ability to enforce that, we literally cannot enforce that.

Mr. Dryburgh: Are the homeowners who are renting the property providing those golf carts liable?

Mr. d'Adesky: That is not our issue and I can't give an opinion. I understand it is a safety issue and I understand the concern. That is a valid concern, but it is beyond the scope of our powers. Now, if the Board directed us to go to the County and ask to designate these roads as golf cart roads we could approach them with that, but typically Counties are very hesitant to do that because they feel that if they do it for one they have to do it for everybody. They typically agree to it upfront when they are developing a community and it is part of the concept upfront or they don't do it.

Mr. Harding: I think our landscaping company is taking on their own liability.

Mr. d'Adesky: Yes, they use a lot of different equipment and they are liable.

Mr. Flint: There are exemptions for tractors and that sort of thing.

Mr. d'Adesky: There are certain exemptions for what landscapers are using but we don't police that. We don't police their equipment they assume liability for operating that equipment properly just like they operate their mowers properly.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: Wednesday, October 10th at 4:45 p.m. we had an email from Vivek Babbar, with Straley Robin Vericker, on behalf of LRA, and I will read it to you. We had a phone call but it summarizes that.

Good afternoon Andrew and Jan, as I discussed with Andrew over the phone earlier, we reviewed the Trustee's letter dated August 21, 2018 and we believe our original letter from 2016 sufficiently addressed the concerns and allegations related to LRA Orlando and the trustee's new letter. We have nothing further to add at this time. If there are any new developments we look forward to hearing from you and the Board of Reunion CDD.

What happened was Straley Robin Vericker, on behalf of LRA, sent us a letter with certain positions, legal defenses and whatnot against being assessed for bond debt, which they later on extended to arguably apply for O&M. The Trustee took a while to get together a response letter to that, they delivered that on August 21st. The District has a duty to balance the size and make prudent and reasonable consideration on this matter so in that light we gave Straley Robin Vericker the opportunity to respond to the Trustee's letter and see if they had any additional arguments they would like to present. They mulled it over and thought they had already presented all their arguments so at this point we as a District, George, myself, Jan will get together, look at our methodology as it is presented, see if it accurately reflects our understanding of the current legal positions and make sure it is reasonable and then re-present it to the Board. At that time, we would probably hear from both sides, LRA and the Trustee but at this time there is no action that is required. I'm just keeping you updated on that. Once again

that is related to the unexchanged bond series. In the next couple of months I would expect to at least have a form of proposed methodology back.

B. Engineer

Mr. Boyd: I got an update from TCD yesterday, they are waiting for Duke Energy to install the transformer and unfortunately Duke went into storm mode. We are hoping to get a transformer set next week and then they will put this on flash so it will basically flash in a red stop condition and yellow for about a week to two weeks to get everybody used to it and the County will sign off and it will go active but right now they are waiting on power.

Mr. Greenstein: I thought that intersection would have a lit sign that said Reunion Boulevard. It looks like the only illumination is from street lamps. Is that your understanding?

Mr. Boyd: My understanding was that there would be an illuminated sign hanging from the mast arm, so I need to look into that if it is not there.

Mr. Flint: It is supposed to be internally lit.

Mr. Greenstein: In addition to the lighted sign, coming in from two different directions I think there should be a normal sign on the roadway that says the next intersection Reunion Boulevard.

Mr. Boyd: That is not in the scope and that would require additional permitting by Osceola County. It is doable but that was not included.

Mr. Greenstein: I understand that. It may take a little while to get it but get the ball rolling and maybe by the new year we will see it.

Mr. Boyd: I will check on that as well.

C. Manager

i. Action Items List

Mr. Flint: Irrigation turnover, Daniel is there anything you want to mention to the Board?

Mr. Baker: Not at this time other than we had a meeting regarding the status of negotiations with Toho. There is a strong probability it will come close to the finish line very soon.

Mr. Flint: Allocation of 532 costs, District Counsel prepared letters per the Board's request including the costs and those have been sent to each of the property owners on the south side.

The MSA we talked about.

Mr. Harding: On Sinclair Road do we do the landscaping there too?

Mr. Flint: Yes.

Mr. Harding: Is that all the way up to Old Lake Wilson Road?

Mr. Scheerer: All the way to Old Lake Wilson Road. The only area not included is the footprint of the actual 429 interchange, it goes up to 429 then picks up on the other side of 429 and goes all the way up to Old Lake Wilson Road.

Mr. d'Adesky: It is pursuant to an interlocal agreement. When you have an interlocal agreement you can act outside your boundary. At the point of which this was entered into you agreed to cover that area. You can back out of it any time and we can back out of a portion of it and decide not to do anything with Sinclair Road. It is unirrigated Bahia. I would advise before you stop that particular service you might want to consult with the West because some of that viewshed would impact the West.

Mr. Flint: It is a shared cost.

Mr. Greenstein: As a Board Member on the West let me take a look at the area and my understanding is it is unirrigated Bahia and we are just dealing with periodic mowing.

Mr. Flint: This area is in Reunion West CDD so it is not like this little piece is sticking out. It is outside that development, but it is along that edge of the CDD border.

Mr. d'Adesky: If it is a shared expense they are paying based on the platted parcels.

Mr. Greenstein: I can review the situation on the West side with Alan and will make sure everyone on the East is informed of what their assessment is.

Mr. Flint: The rapid arm gates on the exit side of Excitement Drive.

Mr. Scheerer: They are installed and operational.

Mr. Flint: The evaluation of transponder system for the gate access?

Mr. Scheerer: I think that is with the HOA.

Mr. Cruz: The status of that is the server we have in place for that is on its last leg so say the server goes down, it wouldn't affect those active cards now. All those cards will still work because the individual access points has that database loaded in there already. You wouldn't be

able to add or make any changes to any cards. As far as where we are on the new access system, I have two proposals and I'm waiting on the third one, which has been delayed because it is tied into the resort key system. There are some upgrades they are looking into for their key system and one of the features that company offers is gate access. There are advantages to using them, they would be able to put locks on the pools that would eliminate folks who don't have keys. Only members, residents and guests of those who are supposed to be using the pool will be granted access. I'm just waiting on them.

Mr. Dryburgh: It is a shared cost between the HOA and CDD. How long will it be before you get the proposal?

Mr. Cruz: Last I was told was next week.

Mr. Dryburgh: Once it is approved how long before it is installed?

Mr. Cruz: That depends on which system we go with. I would guess two weeks from the time it is approved but it all depends on who we go with and the parts that are available.

Mr. Dryburgh: Are all vendors providing you a product from U.S. manufacturers? Are they all approved vendors?

Mr. Cruz: They are all local companies. Where they get their parts from I would have to research but the two companies I have proposals from are based in the United States. One of them is ACT who we already have an agreement with. The other one is the company that installed the previous software and all of that is from the United States.

Mr. Harding: By the next meeting we should probably have enough information to decide where we go.

Mr. Flint: The resolution to that issue is going to have an impact on the issue that is on our action items list, which was more geared toward access control at the pools and that sort of thing.

The LED radar signs is next.

Mr. Scheerer: I am in receipt of all the radar signs and we will begin installation of the first sign next week coming over the bridge by the waterpark. We will use that as our test. We have to preassemble them, make sure the uniform brackets work that were sent and make sure we don't have any problems. I have also received an email yesterday from our sign company that the "resident only" signs are available and I will pick those up tomorrow and we will also get those installed at the Terraces Pool. Something else that wasn't on here, Mr. Harding sent an

email, the oak trees behind the homes on Watson Court are complete and the pothole issue on Sinclair Road I did contact Osceola County Road and Bridge and they are going to create a work order but they have told me they are several months out before they can get to that. I also called them about the sidewalks on Osceola/Polk County Line Road. There was already an existing work order on that and they are telling me they can't get to those until December.

Mr. Flint: The policies/guidelines regulating amenity policies, Andrew and I both provided the Board with some examples. I don't know if you want to have a discussion on that today.

Mr. Harding: Reading through them they are kind of like what Celebration has done and it would be nice to implement something similar to theirs.

Mr. d'Adesky: We spent a lot of legal hours on that policy, getting it done, getting it through, getting it constructed because they were very specific about what they wanted. They have extremely large events so some of them are categorically different. Certain requirements within there would be overkill for Reunion.

Mr. Harding: Whatever would be appropriate for our type of facility, use that for adoption.

Mr. d'Adesky: We can come up with a draft.

Mr. Harding: It will give security a means of being able to control it better in terms of what goes on at those facilities.

Mr. d'Adesky: The way it works there is whenever they want to hold an event and you can do this differently but they submit an application, the Board will come and review that. The Board of the Celebration CDD approves every special event. We could have that be the management company but I need that direction from you.

Mr. Harding: I would leave that up to the management company. It is a matter of controlling the size of the group. Some of the concerns expressed by the people at the Terraces was the number of people and bands and all kinds of stuff. We need to have control, some sort of policies to be able to have security control it.

Mr. Dryburgh: Why would we even be allowing it now that we have a horse stable being used by Reunion. Why would we not say if you want an event, pay for it.

Mr. d'Adesky: It is up to you if you wanted your facilities to be used by residents for a different type of use. For example, you could put a prohibition on weddings. That was one of the comments brought up at a previous meeting, someone was trying to hold a wedding there.

Mr. Dryburgh: You can say not more than 25 people.

Mr. Harding: I think it would be nice to come back with a draft based on the type of facilities that we have, which is primarily the pools and these facilities can be managed by the Resort and is different.

Mr. d'Adesky: Is there any sort of limitation you would like us to keep in mind like under X amount of people? Obviously, there are building limits but any sort of hard limit such as every event has to be under 50 people or something like that.

Mr. Dryburgh: Nothing more than 25.

Mr. Harding: I think that is what Celebration had and as far as limitations on alcohol, I think we should have those in our policies too.

Mr. d'Adesky: I will come back to the Board with something that is geared more toward Reunion.

Mr. Dryburgh: I had a question on the number of speed limit signs on the roads. If you drive in from Sinclair you don't see a speed limit sign for some time. We need a post that says all roads in Reunion 25 mph so people are aware.

Mr. Goldstein: Having a sign like that might catch their eye. It is cheaper than a lot of other things we are trying to do. I don't know if there is a way to have it right after the gate so they have to see it when they come through the gates.

Mr. Flint: We will get with Steve Boyd. Any regulatory signs we would want the engineer to make sure that he is giving us input.

Mr. Greenstein: I am aware of the issue I have spoken to Alan in the last few weeks. We drove through and noticed there were no speed limit signs coming in from the West gate. There is one sign within your jurisdiction on Gathering Drive as you approach the sign on Excitement and Gathering I believe there is a sign there that says 30 mph. That may be an anomaly it should be 25 throughout the resort.

Mr. Harding: Once we get our initial five radar speed signs set up I think we are going to want to put in some more. That might be the answer. One of the biggest complaints I get from

people is us trying to do something to control speed. We need to have something to control the speed of traffic going through this place.

Mr. Flint: I will add to the list, the evaluation of speed limit signs.

ii. Approval of Check Register

Mr. Flint presented the check register from September in the amount of \$239,312.21.

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

iii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iv. Status of Direct Bill Assessments

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

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

A resident: I want to say thanks a million because the sidewalks and cobblestones were cleaned. The parties at the pool, there was one time when they had a party at the pool and there was a guy swiping them in with his card. They used the bathroom and after the party it took three of us to clean it up. If access to the pool with the new gate control is installed if that works that would help alleviate the problem.

TENTH ORDER OF BUSINESS

Next Meeting Date

The next meeting date is November 8, 2018.

On MOTION by Mr. Harding seconded by Mr. Dryburgh with all in favor the meeting adjourned at 1:59 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION C

SECTION 1

Reunion East

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	3/14/11	Irrigation Turnover	Developer		On Hold	Issue on Hold Pending CUP Negotiation
2	2/12/15	Signalization of Reunion Entrance	Boyd		Complete	
3	3/16/17	Allocation of 532 Costs	Scheerer/d'Adesky		In Process	Proposals from Yellowstone presented at August meeting. Counsel Sent Demand Letters for Costs to Each Parcel Owner.
4	1/11/18	Amendment to MSA to Incorporate Heritage Crossing Community Center & Horse Stables	Resort/Flint		In Process	Item Scheduled for Further Discussion on November Agenda
5	6/14/18	Price New Rapid Arm Gates on Exit Side of Excitement Drive	Scheerer		Complete	
6	8/9/18	Evaluation of Installation of a Transponder System for Reunion Property Owners Ease of Gate Access	Scheerer/Cruz		In Process	POA Getting Proposals for Upgrades. CDDs May Be Asked to Participate in Costs.
7	8/9/18	Procurement and Installation of (5) LED Radar Speed Feedback Signs	Scheerer		In Process	Signs Delivered and in Process of Installation
8	8/9/18	Additional Non-Resident User Fee Signs Installed at Terraces Pool Grounds/Gazebo	Scheerer		Complete	
9	8/9/18	Implementing Policies/Guidelines Regulating Number of Guests at CDD Property	Flint		In Process	Sample Policies Were Sent to Board and Discussed at October Meeting. Counsel to Draft Sample Policies More Tailored to Reunion.
10	9/13/18	Repair of Potholes on Sinclair Road	Scheerer		In Process	Alan Contacted Osceola County and was Advised that No Work Projected to be Done Until Around December
11	10/11/18	Evaluation of Speed Limit Signs	Boyd		In Process	

Reunion West

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	8/11/16	Signalization of Reunion Entrance	Boyd		Complete	
2	1/11/18	Installation of Neighborhood Monuments	Scheerer		In Process	Monuments in Design Phase and Estimated to be Constructed in December

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

Ref #	Notes & Action Items Description	Target Date	Responsible Party(s)	Status/Notes/Next Steps	Completed Date	Comments
1	Pavers around pool need to be leveled	21-Mar	J. Reid	Completed		
2	Landscaping around building is over grown	21-Mar	Yellowstone	Landscaping needs to be replaced in serval areas		Targeted for November

SECTION 2

Reunion East

Community Development District

Summary of Check Register

October 1, 2018 to October 31, 2018

Fund	Date	Check No.'s		Amount
General Fund	10/5/18	4073	\$	7,743.80
	10/11/18	4074-4085	\$	45,515.62
	10/12/18	4086-4088	\$	9,969.89
	10/19/18	4089-4093	\$	60,699.32
			\$	123,928.63
Replacement & Maintenance	10/12/18	54	\$	15,962.35
	10/19/18	55	\$	5,792.50
			\$	21,754.85
Payroll	<u>October 2018</u>			
	Carlton Grant III	50445	\$	184.70
	Donald Harding	50446	\$	184.70
	John Dryburgh	50447	\$	184.70
	Mark Greenstein	50448	\$	184.70
	Steven Goldstein	50449	\$	184.70
			\$	923.50
			\$	146,606.98

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/11/18	00160	10/01/18 11165	201810 320-53800-12200		*	1,906.97	
			FACILITIES BLDG RENT OCT				
		10/01/18 11165	201810 300-13100-10100		*	1,498.33	
			FACILITIES BLDG RENT OCT				
				CITICOMMUNITIES LLC			3,405.30 004078
10/11/18	00130	10/01/18 72229	201810 310-51300-54000		*	175.00	
			SPECIAL DISTRICT FEE-FY19				
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 004079
10/11/18	00164	10/01/18 2	201810 310-51300-31300		*	50.00	
			REV.AMORT.-SER2015-2				
				DISCLOSURE SERVICES LLC			50.00 004080
10/11/18	00106	9/17/18 332-4255	201809 320-53800-46200		*	274.20	
			JAC-.040 ALUM RES. SIGNS				
		9/17/18 332-4255	201809 300-13100-10100		*	182.80	
			JAC-.040 ALUM RES. SIGNS				
				FASTSIGNS SOUTH ORLANDO			457.00 004081
10/11/18	00054	12/29/17 2018OCT	201810 320-53800-34500		*	6,533.33	
			SECURITY SERVICES OCT18				
		12/29/17 2018OCT	201810 300-13100-10100		*	5,133.33	
			SECURITY SERVICES OCT18				
				REUNION RESORT & CLUB MASTER ASSOC.			11,666.66 004082
10/11/18	00092	9/30/18 DUKE-DUK	201808 320-53800-43000		*	247.52	
			DUKE ENERGY #54512 29301				
		9/30/18 DUKE-DUK	201808 320-53800-43000		*	836.32	
			DUKE ENERGY #64321-61161				
		9/30/18 RECDDREE	201809 320-53800-46200		*	1,980.00	
			POOL CLEANING SERVS-SEP18				
		9/30/18 RECDDREE	201809 300-13100-10100		*	1,320.00	
			POOL CLEANING SERVS-SEP18				
		9/30/18 TOHO-TOH	201808 320-53800-43100		*	471.76	
			TOHO METER#49005514 AUG18				
		9/30/18 093018	201809 320-53800-41000		*	33.94	
			CP PHONE LINE 2365 SEP18				
		9/30/18 093018	201809 300-13100-10100		*	22.63	
			CP PHONE LINE 2365 SEP18				
		9/30/18 093018	201809 320-53800-41000		*	33.94	
			HS PHONE LINE 9325 SEP18				
		9/30/18 093018	201809 300-13100-10100		*	22.63	
			HS PHONE LINE 9325 SEP18				
		9/30/18 093018	201809 320-53800-41000		*	33.94	
			HS PHONE LINE 9385 SEP18				

*** CHECK DATES 10/01/2018 - 10/31/2018 ***

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 #
		9/30/18 093018	201809 300-13100-10100			*	22.63	
		HS PHONE LINE 9385 SEP18						
		REUNION RESORT						5,025.31 004083
10/11/18 00060		9/06/18 327270	201809 320-53800-46200			*	155.63	
		INST.D-CLOR PAIL/THERM.						
		9/06/18 327270	201809 300-13100-10100			*	103.75	
		INST.D-CLOR PAIL/THERM.						
		9/07/18 327290	201809 320-53800-46200			*	148.62	
		RPLC 6 GUTTER GRATES						
		9/07/18 327290	201809 300-13100-10100			*	99.08	
		RPLC 6 GUTTER GRATES						
		9/14/18 327441	201809 320-53800-46200			*	718.68	
		INST.PLM200 FILTER/REPAIR						
		9/14/18 327441	201809 300-13100-10100			*	479.12	
		INST.PLM200 FILTER/REPAIR						
		9/15/18 327444	201809 320-53800-46200			*	138.27	
		RPLC/AUTOFILL VALVE						
		9/15/18 327444	201809 300-13100-10100			*	92.18	
		RPLC/AUTOFILL VALVE						
		9/20/18 327502	201809 320-53800-46200			*	915.00	
		REMOVE/RPLC DYNA FILTERS						
		9/20/18 327502	201809 300-13100-10100			*	610.00	
		REMOVE/RPLC DYNA FILTERS						
		9/21/18 327533	201809 320-53800-46200			*	173.67	
		RPLC CAPACITOR/PUMP CLAMP						
		9/21/18 327533	201809 300-13100-10100			*	115.78	
		RPLC CAPACITOR/PUMP CLAMP						
		SPIES POOL LLC						3,749.78 004084
10/11/18 00154		10/06/18 7192	201810 320-53800-48000			*	1,820.00	
		LANDSCAPE CONSULTING OCT						
		10/06/18 7192	201810 300-13100-10100			*	1,430.00	
		LANDSCAPE CONSULTING OCT						
		SUNSCAPE CONSULTING						3,250.00 004085
10/12/18 00092		9/26/18 092618	201809 330-53800-43300			*	700.00	
		BALLROOM CLEANING SEP18						
		10/02/18 100218	201809 320-53800-41000			*	33.94	
		HC PHONE LINE 4574 SEP18						
		10/02/18 100218	201809 300-13100-10100			*	22.63	
		HC PHONE LINE 4574 SEP18						
		10/02/18 100218	201809 330-53800-41000			*	56.57	
		HC PHONE LINE 9758 SEP18						
		10/02/18 100218	201809 330-53800-41000			*	56.57	
		HC PHONE LINE 9867 SEP18						
		REUNION RESORT						869.71 004086
		REUE REUNION EAST TVISCARRA						

*** CHECK DATES 10/01/2018 - 10/31/2018 ***

REUNION EAST-GENERAL FUND

BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/12/18	00142	10/02/18 49351	201809 330-53800-47800		*	65.00	
		HC QTRLY SPRNKLR INSPEC					
10/02/18		49352	201809 320-53800-47800		*	39.00	
		HS QTRLY SPRNKLR INSPEC					
10/02/18		49352	201809 300-13100-10100		*	26.00	
		HS QTRLY SPRNKLR INSPEC					
			UNITED FIRE PROTECTION, INC.				130.00 004087
10/12/18	00030	9/30/18 232683	201809 320-53800-46500		*	546.11	
		IRRIGATION REPAIRS SEP18					
9/30/18		232683	201809 300-13100-10100		*	364.07	
		IRRIGATION REPAIRS SEP18					
9/30/18		232799	201809 320-53800-47400		*	1,132.80	
		INST. MULCH LINEAR PARK					
9/30/18		232799	201809 300-13100-10100		*	755.20	
		INST. MULCH LINEAR PARK					
10/15/18		234380	201810 320-53800-46200		*	3,456.32	
		AQUATIC SERVICES OCT18					
10/15/18		234380	201810 300-13100-10100		*	2,715.68	
		AQUATIC SERVICES OCT18					
			YELLOWSTONE LANDSCAPE				8,970.18 004088
10/19/18	00129	10/12/18 4371	201810 320-53800-46200		*	176.40	
		7 EAGLES - RPR FNTN CRACK					
10/12/18		4371	201810 300-13100-10100		*	138.60	
		7 EAGLES - RPR FNTN CRACK					
			BERRY CONSTRUCTION INC.				315.00 004089
10/19/18	00106	10/18/18 332-4282	201810 320-53800-53200		*	672.00	
		JAC- 30X30 STOP SIGNS					
10/18/18		332-4282	201810 300-13100-10100		*	528.00	
		JAC- 30X30 STOP SIGNS					
			FASTSIGNS SOUTH ORLANDO				1,200.00 004090
10/19/18	00002	9/18/18 14889570	201809 310-51300-48000		*	271.92	
		NOT.OF FY19 MEETING DATES					
			ORLANDO SENTINEL COMMUNICATION				271.92 004091
10/19/18	00163	7/25/18 1432	201807 320-53800-47500		*	2,304.24	
		PRESS.WASH-EXCITE DR/OLD					
7/25/18		1432	201807 300-13100-10100		*	1,536.16	
		PRESS.WASH-EXCITE DR/OLD					
			PRESSURE WASH THIS				3,840.40 004092
10/19/18	00030	10/01/18 230862	201810 320-53800-47300		*	30,285.19	
		MTHLY LNDSKP MAINT-OCT18					

REUE REUNION EAST TVISCARRA

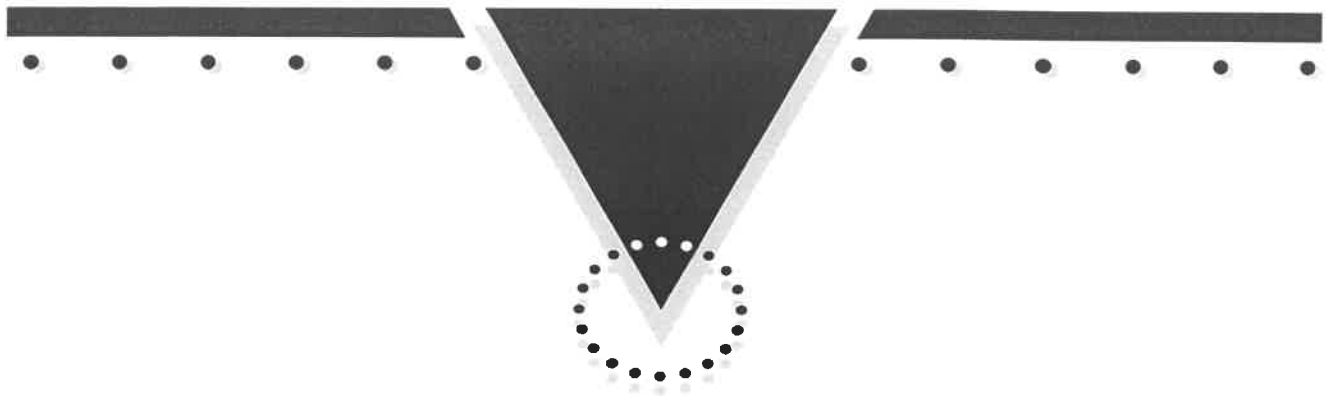
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/01/18	230862	201810 300-13100-10100		MTHLY LNDSCP MAINT-OCT18	*	23,795.51	
10/01/18	230862	201810 330-53800-47300		MTHLY LNDSCP MAINT-OCT18	*	991.30	
YELLOWSTONE LANDSCAPE							55,072.00 004093
TOTAL FOR BANK A						123,928.63	
TOTAL FOR REGISTER						123,928.63	

AP300R
 *** CHECK DATES 10/01/2018 - 10/31/2018 ***
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/02/18
 REUNION EAST-R&M
 BANK C REUNION EAST R&M
 PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/12/18	00013	9/25/18 562	201809 320-53800-61000	PRESS.WASH/STUCCO/PAINTNG	*	9,577.41	
		9/25/18 562	201809 300-13100-10100	PRESS.WASH/STUCCO/PAINTNG	*	6,384.94	
							15,962.35 000054
----- HERITAGE SERVICE SOLUTIONS LLC -----							
10/19/18	00015	10/15/18 30400	201810 320-53800-66000	INST.2 GATES 50% DEPOSIT	*	3,243.80	
		10/15/18 30400	201810 300-13100-10100	INST.2 GATES 50% DEPOSIT	*	2,548.70	
							5,792.50 000055
----- ACCESS CONTROL TECHNOLOGIES, INC. -----							
						21,754.85	
						21,754.85	

REUE REUNION EAST TVISCARRA

SECTION 3



Reunion East
Community Development District

Unaudited Financial Reporting

September 30, 2018



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Replacement & Maintenance Income Statement</u>
4	<u>Debt Service Series 2002A-2 Income Statement</u>
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>
10	<u>Capital Projects Series 2005 Income Statement</u>
11-12	<u>Month to Month</u>
13-14	<u>FY18 Assessment Receipt Schedule</u>

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
September 30, 2018

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2018
ASSETS:					
CASH	\$899,078	\$417,012	---	---	\$1,316,089
CUSTODY ACCOUNT	\$461,546	---	---	---	\$461,546
STATE BOARD OF ADMINISTRATION	---	\$2,585,760	---	---	\$2,585,760
ASSESSMENT RECEIVABLE	\$7,128	---	\$16,914	---	\$24,042
INVESTMENTS	---	---	---	---	---
SERIES 2002A-2	---	---	---	---	---
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$122,827	---	\$122,827
SERIES 2005	---	---	---	---	---
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$216,857	---	\$216,857
Construction	---	---	---	\$10	\$10
SERIES 2015A	---	---	---	---	---
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$838,642	---	\$838,642
Prepayment	---	---	\$23	---	\$23
SERIES 2015-1	---	---	---	---	---
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$291,409	---	\$291,409
SERIES 2015-2	---	---	---	---	---
Reserve	---	---	\$374,013	---	\$374,013
Revenue	---	---	\$269,205	---	\$269,205
Prepayment	---	---	\$3,305	---	\$3,305
SERIES 2015-3	---	---	---	---	---
Revenue	---	---	\$109,119	---	\$109,119
DUE FROM REUNION WEST	\$146,042	\$12,702	---	---	\$158,744
DUE FROM GENERAL FUND	---	---	\$5,000	---	\$5,000
DUE FROM DEBT SERVICE FUND	\$10,573	---	---	---	\$10,573
PREPAID EXPENSE	\$41,706	---	---	---	\$41,706
TOTAL ASSETS	\$1,566,073	\$3,015,474	\$2,767,596	\$10	\$7,349,152
LIABILITIES:					
ACCOUNTS PAYABLE	\$34,556	\$15,962	---	---	\$50,518
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
SALES TAX PAYABLE	\$41	---	---	---	\$41
CUSTOMER DEPOSIT	\$15,000	---	---	---	\$15,000
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO GENERAL FUND	---	---	\$10,573	---	\$10,573
DUE TO REUNION WEST	\$23,201	---	---	---	\$23,201
ACCRUED INTEREST PAYABLE 2002A-2	---	---	\$2,100,000	---	\$2,100,000
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	\$1,927,180	---	\$1,927,180
ACCRUED INTEREST PAYABLE 2005	---	---	\$1,388,520	---	\$1,388,520
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$1,590,000	---	\$1,590,000
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$242,752	\$2,999,511	---	---	\$3,242,263
UNASSIGNED	\$1,244,200	---	---	---	\$1,244,200
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$3,904,350)	---	(\$3,904,350)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$2,761,659)	---	(\$2,761,659)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$1,035,406	---	\$1,035,406
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$632,883	---	\$632,883
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$641,970	---	\$641,970
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$107,073	---	\$107,073
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,566,073	\$3,015,474	\$2,767,596	\$10	\$7,349,152

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending September 30, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/18	ACTUAL THRU 9/30/18	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,092,735	\$1,092,735	\$1,117,934	\$25,199
Special Assessments - Direct	\$922,677	\$922,677	\$922,677	\$0
Interest	\$250	\$250	\$1,056	\$806
Miscellaneous Income	\$5,368	\$5,368	\$5,112	(\$256)
Rental Income - Base	\$12,150	\$12,150	\$32,400	\$20,250
Rental Income - Operating Expenses/CAM	\$10,585	\$10,585	\$10,035	(\$550)
TOTAL REVENUES	\$2,043,765	\$2,043,765	\$2,089,215	\$45,450
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$12,000	\$11,400	\$600
FICA	\$918	\$918	\$872	\$46
Engineering	\$15,000	\$15,000	\$9,316	\$5,684
Attorney	\$35,000	\$35,000	\$22,415	\$12,585
Trustee Fees	\$17,500	\$17,500	\$16,310	\$1,190
Arbitrage	\$3,600	\$3,600	\$600	\$3,000
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$5,000	\$5,000	\$5,100	(\$100)
Property Appraiser Fee	\$1,000	\$1,000	\$817	\$183
Property Taxes	\$400	\$400	\$183	\$217
Annual Audit	\$5,100	\$5,100	\$5,100	\$0
District Management Fees	\$42,985	\$42,985	\$42,985	\$0
Information Technology	\$2,200	\$2,200	\$2,200	\$0
Telephone	\$300	\$300	\$39	\$261
Postage	\$3,500	\$3,500	\$436	\$3,064
Printing & Binding	\$2,500	\$2,500	\$728	\$1,772
Insurance	\$14,800	\$14,800	\$13,453	\$1,347
Legal Advertising	\$1,500	\$1,500	\$1,260	\$240
Other Current Charges	\$600	\$600	\$180	\$420
Office Supplies	\$500	\$500	\$252	\$248
Travel Per Diem	\$500	\$500	\$0	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$170,078	\$170,078	\$138,821	\$31,256
<u>MAINTENANCE-SHARED EXPENSES:</u>				
Field Management	\$41,454	\$41,454	\$41,454	\$0
Facility Lease Agreement	\$31,562	\$31,562	\$24,518	\$7,044
Telephone	\$4,800	\$4,800	\$5,726	(\$926)
Electric	\$348,000	\$348,000	\$404,917	(\$56,917)
Water & Sewer	\$45,000	\$45,000	\$58,762	(\$13,762)
Gas	\$46,200	\$46,200	\$37,934	\$8,266
Pool & Fountain Maintenance	\$105,000	\$105,000	\$121,752	(\$16,752)
Environmental	\$6,000	\$6,000	\$4,617	\$1,383
Property Insurance	\$26,100	\$26,100	\$24,914	\$1,186
Irrigation Repairs	\$7,500	\$7,500	\$10,156	(\$2,656)
Landscape Contract	\$465,774	\$465,774	\$425,895	\$39,880
Landscape Contingency	\$23,295	\$23,295	\$35,800	(\$12,505)
Landscape Consulting	\$23,400	\$23,400	\$33,701	(\$10,301)
Gate and Gatehouse Expenses	\$19,200	\$19,200	\$10,693	\$8,507
Roadways/Sidewalks	\$27,840	\$27,840	\$108,177	(\$80,337)
Lighting	\$4,800	\$4,800	\$4,606	\$194
MSA Building Repairs	\$24,000	\$24,000	\$29,982	(\$5,982)
Pressure Washing	\$24,000	\$24,000	\$17,231	\$6,769
Maintenance (Inspections)	\$1,050	\$1,050	\$674	\$376
Pest Control	\$435	\$435	\$0	\$435
Signage	\$2,400	\$2,400	\$10,390	(\$7,990)
Security	\$84,000	\$84,000	\$84,000	\$0
<u>COMMUNITY CENTER:</u>				
Landscape	\$16,000	\$16,000	\$11,686	\$4,314
Telephone	\$1,500	\$1,500	\$1,331	\$169
Electric	\$33,000	\$33,000	\$19,832	\$13,168
Water & Sewer	\$4,200	\$4,200	\$1,873	\$2,327
Gas	\$500	\$500	\$299	\$202
Contract Cleaning	\$0	\$0	\$7,075	(\$7,075)
Maintenance (Inspections)	\$1,250	\$1,250	\$1,240	\$10
<u>MAINTENANCE-DIRECT EXPENSES:</u>				
Irrigation System Operations	\$100,000	\$100,000	\$0	\$100,000
Contingency	\$0	\$0	\$250	(\$250)
Transfer Out	\$355,427	\$355,427	\$355,427	\$0
TOTAL MAINTENANCE	\$1,873,687	\$1,873,687	\$1,894,912	(\$21,225)
TOTAL EXPENDITURES	\$2,043,765	\$2,043,765	\$2,033,733	\$10,031
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$55,481	\$55,481
FUND BALANCE - Beginning	\$0	\$0	\$1,431,471	\$1,431,471
FUND BALANCE - Ending	\$0	\$0	\$1,486,952	\$1,486,952

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2018

	ADOPTED BUDGET	PRORATED THRU 9/30/18	ACTUAL THRU 9/30/18	VARIANCE
REVENUES:				
Transfer In	\$355,427	\$355,427	\$355,427	\$0
Interest	\$10,000	\$10,000	\$48,764	\$38,764
TOTAL REVENUES	\$365,427	\$365,427	\$404,191	\$38,764
EXPENDITURES:				
Building Improvements	\$60,000	\$60,000	\$21,725	\$38,275
Gate/Gatehouse Improvements	\$0	\$0	\$3,476	(\$3,476)
Lighting Improvements	\$0	\$0	\$2,934	(\$2,934)
Signage	\$6,000	\$6,000	\$0	\$6,000
Pool Furniture	\$7,200	\$7,200	\$7,800	(\$600)
Pool Repair & Replacements	\$31,800	\$31,800	\$17,905	\$13,895
Landscape Improvements	\$75,000	\$75,000	\$121,184	(\$46,184)
Roadways/Sidewalks Improvement	\$0	\$0	\$13,206	(\$13,206)
Signalization	\$90,000	\$90,000	\$37,687	\$52,313
TOTAL EXPENDITURES	\$270,000	\$270,000	\$225,916	\$44,084
EXCESS REVENUES (EXPENDITURES)	\$95,427		\$178,275	
FUND BALANCE - Beginning	\$2,842,453		\$2,821,236	
FUND BALANCE - Ending	\$2,937,880		\$2,999,511	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2
Statement of Revenues & Expenditures
For The Period Ending September 30, 2018

	ADOPTED BUDGET	PRORATED THRU 9/30/18	ACTUAL THRU 9/30/18	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$1,357	\$1,357
TOTAL REVENUES	\$0	\$0	\$1,357	\$1,357
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	(\$2,880)	(\$2,880)
TOTAL OTHER	\$0	\$0	(\$2,880)	(\$2,880)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$1,523)	
FUND BALANCE - Beginning	\$0		(\$3,902,827)	
FUND BALANCE - Ending	\$0		(\$3,904,350)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005
Statement of Revenues & Expenditures
For The Period Ending September 30, 2018

	ADOPTED BUDGET	PRORATED THRU 9/30/18	ACTUAL THRU 9/30/18	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$2,382	\$2,382
TOTAL REVENUES	\$0	\$0	\$2,382	\$2,382
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	(\$9,789)	(\$9,789)
TOTAL OTHER	\$0	\$0	(\$9,789)	(\$9,789)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$7,406)	
FUND BALANCE - Beginning	\$0		(\$2,754,253)	
FUND BALANCE - Ending	\$0		(\$2,761,659)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending September 30, 2018

	ADOPTED BUDGET	PRORATED THRU 9/30/18	ACTUAL THRU 9/30/18	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$2,568,595	\$2,568,595	\$2,625,582	\$56,987
Special Assessments - Prepayments	\$0	\$0	\$11,599	\$11,599
Interest	\$100	\$100	\$12,840	\$12,740
TOTAL REVENUES	\$2,568,695	\$2,568,695	\$2,650,021	\$81,326
EXPENDITURES:				
Interest Expense 11/01	\$691,000	\$691,000	\$691,000	\$0
Principal Expense 05/01	\$1,215,000	\$1,215,000	\$1,215,000	\$0
Interest Expense 05/01	\$691,000	\$691,000	\$691,000	\$0
Special Call 05/01	\$0	\$0	\$15,000	(\$15,000)
TOTAL EXPENDITURES	\$2,597,000	\$2,597,000	\$2,612,000	(\$15,000)
<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)	(\$28,305)		\$38,021	
FUND BALANCE - Beginning	\$807,010		\$997,385	
FUND BALANCE - Ending	\$778,705		\$1,035,406	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1
Statement of Revenues & Expenditures
For The Period Ending September 30, 2018

	ADOPTED BUDGET	PRORATED THRU 9/30/18	ACTUAL THRU 9/30/18	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$22,855	\$22,855	\$27,119	\$4,264
Special Assessments - Direct Billed	\$656,310	\$656,310	\$656,310	\$0
Interest	\$0	\$0	\$6,043	\$6,043
TOTAL REVENUES	\$679,165	\$679,165	\$689,472	\$10,307
EXPENDITURES:				
Interest Expense 11/01	\$220,770	\$220,770	\$220,770	\$0
Principal Expense 05/01	\$245,000	\$245,000	\$245,000	\$0
Interest Expense 05/01	\$220,770	\$220,770	\$220,770	\$0
TOTAL EXPENDITURES	\$686,540	\$686,540	\$686,540	\$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)	(\$7,375)		\$2,932	
FUND BALANCE - Beginning	\$283,704		\$629,951	
FUND BALANCE - Ending	\$276,329		\$632,883	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-2
Statement of Revenues & Expenditures
For The Period Ending September 30, 2018

	ADOPTED BUDGET	PRORATED THRU 9/30/18	ACTUAL THRU 9/30/18	VARIANCE
REVENUES:				
Special Assessments - Direct Billed	\$745,860	\$745,860	\$745,860	(\$0)
Interest	\$100	\$100	\$5,914	\$5,814
TOTAL REVENUES	\$745,960	\$745,960	\$751,774	\$5,814
EXPENDITURES:				
Interest Expense 11/01	\$265,650	\$265,650	\$265,650	\$0
Principal Expense 05/01	\$220,000	\$220,000	\$220,000	\$0
Interest Expense 05/01	\$265,650	\$265,650	\$265,650	\$0
TOTAL EXPENDITURES	\$751,300	\$751,300	\$751,300	\$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)	(\$5,340)		\$474	
FUND BALANCE - Beginning	\$266,862		\$641,496	
FUND BALANCE - Ending	\$261,522		\$641,970	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3
Statement of Revenues & Expenditures
For The Period Ending September 30, 2018

	ADOPTED BUDGET	PRORATED THRU 9/30/18	ACTUAL THRU 9/30/18	VARIANCE
REVENUES:				
Special Assessments - Direct Billed	\$336,265	\$336,265	\$335,260	(\$1,005)
Interest	\$0	\$0	\$801	\$801
TOTAL REVENUES	\$336,265	\$336,265	\$336,061	(\$205)
EXPENDITURES:				
Interest Expense 11/01	\$108,735	\$108,735	\$108,735	\$0
Principal Expense 05/01	\$120,000	\$120,000	\$120,000	\$0
Interest Expense 05/01	\$108,735	\$108,735	\$108,735	\$0
TOTAL EXPENDITURES	\$337,470	\$337,470	\$337,470	\$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)	(\$1,205)		(\$1,410)	
FUND BALANCE - Beginning	\$108,414		\$108,482	
FUND BALANCE - Ending	\$107,209		\$107,073	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005
Statement of Revenues & Expenditures
For The Period Ending September 30, 2018

	ADOPTED BUDGET	PRORATED THRU 9/30/18	ACTUAL THRU 9/30/18	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$10	
FUND BALANCE - Ending	\$0		\$10	

Reunion East CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collector	\$0	\$140,448	\$612,154	\$44,167	\$52,045	\$27,863	\$72,083	\$29,436	\$132,575	\$34	\$0	\$7,128	\$1,117,934
Special Assessments - Direct	\$12,830	\$0	\$0	\$449,637	\$0	\$0	\$224,818	\$235,391	\$0	\$0	\$0	\$0	\$922,677
Interest	\$76	\$78	\$76	\$78	\$78	\$71	\$78	\$94	\$98	\$95	\$117	\$118	\$1,056
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$1,278	\$2,130	\$0	\$852	\$0	\$852	\$5,112
Rental Income - Base	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$0	\$0	\$0	\$0	\$32,400
Rental Income - Operating Expenses/CAM	\$3,528	\$3,528	\$3,528	(\$12,336)	\$2,947	\$2,947	\$2,947	\$2,947	\$0	\$0	\$0	\$0	\$10,035
Total Revenues	\$20,484	\$148,105	\$619,808	\$485,597	\$59,120	\$34,931	\$305,255	\$274,048	\$132,673	\$981	\$117	\$8,098	\$2,089,215
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$800	\$1,000	\$1,000	\$800	\$1,000	\$1,000	\$1,000	\$800	\$1,000	\$1,000	\$11,400
FICA	\$77	\$77	\$61	\$77	\$77	\$61	\$77	\$77	\$77	\$61	\$77	\$77	\$872
Engineering	\$2,152	\$1,239	\$1,089	\$545	\$898	\$600	\$1,200	\$0	\$600	\$450	\$545	\$0	\$9,316
Attorney	\$1,584	\$1,384	\$1,338	\$1,496	\$1,125	\$2,992	\$3,515	\$4,106	\$3,701	\$0	\$1,175	\$0	\$22,415
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000	\$4,310	\$0	\$16,310
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$417	\$417	\$417	\$417	\$417	\$517	\$417	\$417	\$417	\$417	\$417	\$417	\$5,100
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$817	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$817
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183	\$0	\$0	\$0	\$0	\$183
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$5,100	\$0	\$0	\$0	\$0	\$0	\$0	\$5,100
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	\$3,582	\$42,985
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$2,200
Telephone	\$0	\$0	\$0	\$0	\$0	\$21	\$18	\$0	\$0	\$0	\$0	\$0	\$39
Postage	\$84	\$16	\$25	\$41	\$33	\$10	\$17	\$25	\$20	\$24	\$121	\$20	\$436
Printing & Binding	\$51	\$61	\$39	\$45	\$69	\$36	\$48	\$39	\$86	\$64	\$44	\$145	\$728
Insurance	\$13,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,453
Legal Advertising	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$189	\$0	\$0	\$591	\$272	\$1,260
Other Current Charges	\$178	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2	\$0	\$0	\$180
Office Supplies	\$21	\$21	\$21	\$21	\$22	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$252
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
	\$28,164	\$7,979	\$7,555	\$7,407	\$8,221	\$13,924	\$10,677	\$9,822	\$9,687	\$17,604	\$12,065	\$5,717	\$138,821

**Reunion East CDD
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	\$3,455	\$3,455	\$3,455	\$3,455	\$3,455	\$3,455	\$3,455	\$3,455	\$3,455	\$3,455	\$3,455	\$3,455	\$41,454
Facility Lease Agreement	\$2,043	\$2,043	\$2,043	\$2,043	\$2,043	\$2,043	\$2,043	\$2,043	\$2,043	\$2,043	\$2,043	\$2,043	\$24,518
Telephone	\$449	\$451	\$451	\$550	\$352	\$451	\$458	\$556	\$616	\$458	\$468	\$467	\$5,726
Electric	\$33,063	\$33,359	\$33,315	\$34,090	\$34,811	\$33,595	\$33,761	\$34,800	\$33,506	\$33,479	\$34,095	\$33,043	\$404,917
Water & Sewer	\$3,995	\$4,396	\$4,983	\$4,650	\$4,536	\$4,456	\$5,040	\$4,718	\$5,526	\$5,246	\$7,683	\$3,532	\$58,762
Gas	\$286	\$3,316	\$5,211	\$4,411	\$6,382	\$7,297	\$3,314	\$2,363	\$2,729	\$890	\$431	\$1,303	\$37,934
Pool & Fountain Maintenance	\$9,786	\$6,587	\$8,935	\$10,852	\$7,510	\$10,057	\$7,975	\$9,688	\$7,189	\$11,278	\$10,256	\$21,638	\$121,752
Environmental	\$157	\$833	\$157	\$834	\$157	\$157	\$157	\$834	\$157	\$864	\$157	\$157	\$4,617
Property Insurance	\$24,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,914
Irrigation	\$349	\$0	\$1,138	\$1,240	\$599	\$542	\$2,027	\$916	\$1,119	\$928	\$753	\$546	\$10,156
Landscape Contract	\$32,515	\$32,515	\$44,537	\$32,515	\$32,515	\$37,807	\$32,515	\$32,515	\$41,696	\$32,515	\$32,515	\$41,738	\$425,895
Landscape Contingency	\$196	\$735	\$387	\$1,514	\$0	\$960	\$3,114	\$7,137	\$0	\$3,281	\$17,344	\$1,133	\$35,800
Landscape Consulting	\$1,950	\$1,950	\$8,393	\$3,597	\$1,950	\$1,950	\$4,160	\$1,950	\$1,950	\$1,950	\$1,950	\$1,950	\$33,701
Gatehouse and Gatehouse Expenses	\$1,106	\$724	\$0	\$0	\$1,476	\$445	\$971	\$964	\$1,977	\$757	\$296	\$1,977	\$10,693
Roadways/Sidewalks	\$9,276	\$6,348	\$10,263	\$1,278	\$14,019	\$30,015	\$8,580	\$23,388	\$4,470	\$441	\$99	\$0	\$108,177
Lighting	\$1,774	\$161	\$933	\$0	\$1,583	\$0	\$0	\$0	\$156	\$0	\$0	\$0	\$4,606
MSA Building Repairs	\$1,719	\$845	\$387	\$517	\$17,184	\$885	\$1,482	\$3,183	\$1,248	\$360	\$573	\$1,600	\$29,982
Pressure Washing	\$0	\$576	\$0	\$0	\$720	\$0	\$0	\$2,203	\$8,089	\$5,643	\$0	\$0	\$17,231
Maintenance (Inspections)	\$0	\$0	\$39	\$0	\$0	\$39	\$0	\$180	\$120	\$203	\$0	\$93	\$674
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$0	\$0	\$4,188	\$231	\$0	\$48	\$111	\$0	\$3,906	\$225	\$1,681	\$0	\$10,390
Security	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$84,000
Community Center													
Landscape	\$881	\$881	\$1,207	\$881	\$881	\$1,025	\$881	\$881	\$1,130	\$881	\$881	\$1,275	\$11,686
Telephone	\$110	\$111	\$110	\$110	\$111	\$111	\$111	\$110	\$110	\$110	\$115	\$113	\$1,331
Electric	\$1,912	\$1,581	\$1,012	\$1,356	\$1,849	\$1,466	\$1,449	\$1,976	\$1,677	\$1,793	\$1,964	\$1,798	\$19,832
Water & Sewer	\$145	\$160	\$166	\$158	\$158	\$158	\$158	\$158	\$151	\$158	\$151	\$151	\$1,873
Gas	\$25	\$25	\$25	\$24	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$299
Contract Cleaning	\$0	\$0	\$250	\$825	\$700	\$750	\$700	\$875	\$700	\$825	\$750	\$700	\$7,075
Maintenance (Inspections)	\$0	\$0	\$65	\$0	\$180	\$245	\$0	\$300	\$295	\$0	\$0	\$155	\$1,240
Maintenance-Direct													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$160	\$0	\$0	\$0	\$0	\$0	\$90	\$0	\$0	\$0	\$0	\$250
Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$355,427	\$0	\$0	\$0	\$355,427
	\$137,105	\$108,211	\$138,651	\$112,131	\$140,195	\$144,980	\$119,485	\$142,306	\$486,466	\$114,808	\$124,683	\$125,891	\$1,894,912
Total Expenditures	\$165,269	\$116,190	\$146,206	\$119,538	\$148,416	\$158,904	\$130,163	\$152,127	\$496,153	\$132,413	\$136,747	\$131,608	\$2,033,733
Excess Revenues (Expenditures)	(\$144,785)	\$31,915	\$473,602	\$366,059	(\$89,296)	(\$123,973)	\$175,092	\$121,921	(\$363,480)	(\$131,432)	(\$136,631)	(\$123,510)	\$55,481

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2018

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	General Fund 29.65%	Debt Svc Fund 69.63%	2015A	2015-1	Debt Svc Fund 0.72%	Total 100%			
11/9/17	ACH	\$ 35,519.87	\$ 1,874.08	\$ 672.91	\$ -	\$ 32,972.88	\$ 9,775.94	\$ 22,959.79			\$ 237.15	\$ 32,972.88			
11/24/17	ACH	\$ 468,473.73	\$ 18,739.19	\$ 8,994.70	\$ -	\$ 440,739.84	\$ 130,672.44	\$ 306,897.53			\$ 3,169.86	\$ 440,739.84			
12/15/17	ACH	\$ 1,899,768.69	\$ 75,991.77	\$ 36,475.53	\$ -	\$ 1,787,301.39	\$ 529,906.80	\$ 1,244,540.07			\$ 12,854.52	\$ 1,787,301.39			
12/28/17	ACH	\$ 294,109.32	\$ 11,039.36	\$ 5,661.39	\$ -	\$ 277,408.57	\$ 82,247.28	\$ 193,166.12			\$ 1,995.16	\$ 277,408.57			
1/16/18	ACH	\$ 156,127.07	\$ 4,687.95	\$ 3,028.80	\$ -	\$ 148,410.32	\$ 44,001.33	\$ 103,341.60			\$ 1,067.39	\$ 148,410.32			
1/26/18	ACH	\$ -	\$ -	\$ -	\$ 559.51	\$ 559.51	\$ 165.89	\$ 389.60			\$ 4.02	\$ 559.51			
2/14/18	ACH	\$ 183,086.30	\$ 3,964.04	\$ 3,582.44	\$ -	\$ 175,539.82	\$ 52,044.80	\$ 122,232.51			\$ 1,262.51	\$ 175,539.82			
3/15/18	ACH	\$ 416.07	\$ -	\$ 8.33	\$ -	\$ 407.74	\$ 120.89	\$ 283.92			\$ 2.93	\$ 407.74			
3/15/18	ACH	\$ 96,628.73	\$ 1,148.51	\$ 1,909.59	\$ -	\$ 93,570.63	\$ 27,742.22	\$ 65,155.43			\$ 672.97	\$ 93,570.63			
4/13/18	ACH	\$ 231,043.31	\$ 88.37	\$ 4,619.07	\$ -	\$ 226,335.87	\$ 67,105.03	\$ 157,603.00			\$ 1,627.84	\$ 226,335.87			
4/13/18	ACH	\$ 17,008.29	\$ -	\$ 340.20	\$ -	\$ 16,668.09	\$ 4,941.83	\$ 11,606.38			\$ 119.88	\$ 16,668.09			
4/25/18	ACH	\$ -	\$ -	\$ -	\$ 122.41	\$ 122.41	\$ 36.29	\$ 85.24			\$ 0.88	\$ 122.41			
5/11/18	ACH	\$ 2,325.44	\$ -	\$ 46.51	\$ -	\$ 2,278.93	\$ 675.67	\$ 1,586.87			\$ 16.39	\$ 2,278.93			
5/11/18	ACH	\$ 98,983.07	\$ -	\$ 1,979.66	\$ -	\$ 97,003.41	\$ 28,759.99	\$ 67,545.76			\$ 697.66	\$ 97,003.41			
6/14/18	ACH	\$ 77,700.11	\$ -	\$ 1,554.00	\$ -	\$ 76,146.11	\$ 22,576.13	\$ 53,022.33			\$ 547.65	\$ 76,146.11			
6/14/18	ACH	\$ 427.24	\$ -	\$ 8.55	\$ -	\$ 418.69	\$ 124.14	\$ 291.54			\$ 3.01	\$ 418.69			
6/20/18	ACH	\$ 378,155.85	\$ -	\$ 7,563.11	\$ -	\$ 370,592.74	\$ 109,874.93	\$ 258,052.46			\$ 2,665.36	\$ 370,592.74			
7/17/18	ACH	\$ -	\$ -	\$ -	\$ 115.56	\$ 115.56	\$ 34.26	\$ 80.47			\$ 0.83	\$ 115.56			
10/31/18	ACH	\$ 23,784.20	\$ -	\$ -	\$ 257.81	\$ 24,042.01	\$ 7,128.08	\$ 16,741.02			\$ 172.91	\$ 24,042.01			
						\$ -	\$ -	\$ -			\$ -	\$ -			
Totals		\$ 3,963,557.29	\$ 117,533.27	\$ 76,444.79	\$ 1,055.29	\$ 3,770,634.52	\$ 1,117,933.93	\$ 2,625,581.66			\$ 27,118.94	\$ 3,770,634.52			

OFF ROLL ASSESSMENTS

Citcommunities		\$25,974.00		100%		\$10,982.00	\$5,636.00	\$6,455.00	\$2,901.00
						42.28%	21.70%	24.85%	11.17%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3	
10/12/2017 & 4/9/18	11/1/17	29723/WIRE	\$ 12,986.00	\$ -	\$ 5,490.00	\$ 2,818.00	\$ 3,227.00	\$ 1,451.00	
10/12/2017 & 4/9/18	2/1/18	29723/WIRE	\$ 6,494.00	\$ -	\$ 2,746.00	\$ 1,409.00	\$ 1,614.00	\$ 725.00	
10/12/2017 & 4/9/18	5/1/18	29723/WIRE	\$ 6,494.00	\$ -	\$ 2,746.00	\$ 1,409.00	\$ 1,614.00	\$ 725.00	
			\$ 25,974.00	\$ -	\$ 10,982.00	\$ 5,636.00	\$ 6,455.00	\$ 2,901.00	

EHOF Acquisitions II, LLC		\$417,271.00		100%		\$60,979.00	\$133,942.00	\$153,398.00	\$68,952.00
						14.61%	32.10%	36.76%	16.52%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3	
1/5/18	11/1/17	WIRE	\$ 208,635.00	\$ 208,635.00	\$ 30,489.43	\$ 66,970.84	\$ 76,698.82	\$ 34,475.92	
4/5/18	2/1/18	WIRE	\$ 104,318.00	\$ 104,318.00	\$ 15,244.79	\$ 33,485.58	\$ 38,349.59	\$ 17,238.04	
5/23/18	5/1/18	WIRE	\$ 104,318.00	\$ 104,318.00	\$ 15,244.79	\$ 33,485.58	\$ 38,349.59	\$ 17,238.04	
			\$ 417,271.00	\$ 417,271.00	\$ 60,979.00	\$ 133,942.00	\$ 153,398.00	\$ 68,952.00	

EHOF Acquisitions II, LLC		\$511,249.00		100%		\$358,021.00	\$57,603.00	\$65,971.00	\$29,654.00
						70.03%	11.27%	12.90%	5.80%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3	
1/5/18	11/1/17	WIRE	\$ 255,625.00	\$ 255,625.00	\$ 179,010.85	\$ 28,801.56	\$ 32,985.56	\$ 14,827.03	
4/5/18	2/1/18	WIRE	\$ 127,812.00	\$ 127,812.00	\$ 89,505.07	\$ 14,400.72	\$ 16,492.72	\$ 7,413.49	
5/23/18	5/1/18	WIRE	\$ 127,812.00	\$ 127,812.00	\$ 89,505.07	\$ 14,400.72	\$ 16,492.72	\$ 7,413.49	
			\$ 511,249.00	\$ 511,249.00	\$ 358,021.00	\$ 57,603.00	\$ 65,971.00	\$ 29,654.00	

EHOF Acquisitions II, LLC		\$1,698,712.00		100%		\$490,847.00	\$454,076.00	\$520,036.00	\$233,753.00
						28.90%	26.73%	30.61%	13.76%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3	
1/5/18	11/1/17	WIRE	\$ 849,356.00	\$ 849,356.00	\$ 245,423.50	\$ 227,038.00	\$ 260,018.00	\$ 116,876.50	
4/5/18	2/1/18	WIRE	\$ 424,678.00	\$ 424,678.00	\$ 122,711.75	\$ 113,519.00	\$ 130,009.00	\$ 58,438.25	
5/23/18	5/1/18	WIRE	\$ 424,678.00	\$ 424,678.00	\$ 122,711.75	\$ 113,519.00	\$ 130,009.00	\$ 58,438.25	
			\$ 1,698,712.00	\$ 1,698,712.00	\$ 490,847.00	\$ 454,076.00	\$ 520,036.00	\$ 233,753.00	

LRA Orlando LLC		\$6,901.00		100%		\$1,848.00	\$5,053.00	
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1		
10/12/17	11/1/17	2625	\$ 3,451.00	\$ 3,451.00	\$ 924.00	\$ 2,527.00		
10/12/17	2/1/18	2625	\$ 1,725.00	\$ 1,725.00	\$ 462.00	\$ 1,263.00		
10/12/17	5/1/18	2625	\$ 1,725.00	\$ 1,725.00	\$ 462.00	\$ 1,263.00		
			\$ 6,901.00	\$ 6,901.00	\$ 1,848.00	\$ 5,053.00		

SUMMARY				
	GENERAL FUND	DEBT SERVICE SERIES 2015-1	DEBT SERVICE SERIES 2015-2	DEBT SERVICE SERIES 2015-3
TOTAL DIRECT BILLED	\$922,677.00	\$656,310.00	\$745,860.00	\$335,260.00
TOTAL RECEIVED	\$ 922,677.00	\$ 656,310.00	\$ 745,860.00	\$ 335,260.00
VARIANCE	\$ -	\$ -	\$ -	\$ -

SECTION 4

Reunion East/West CDD Direct Billed Assessments for FY 2019

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

District Reunion West	Landowner		Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
	Reunion West SPE									
	27-25-27-4927-0001-WC10		\$7,276		\$7,276	Dec	\$29,883	\$0	\$29,883	
	27-25-27-4927-0001-SF10		\$37,864		\$37,864	March	\$29,883	\$0	\$29,883	
	27-25-27-4927-0001-SF20		\$41,725		\$41,725	June	\$29,883	\$0	\$29,883	
	27-25-27-4935-0001-OXX0		\$32,667.00		\$32,667	September	\$29,883	\$0	\$29,883	
			<u>\$119,532.00</u>	<u>\$0.00</u>	<u>\$119,532.00</u>	Total	<u>\$119,532</u>	<u>\$0</u>	<u>\$119,532</u>	
	Reunion West HOA		\$215,885	\$0	\$215,885	Dec	\$53,971.25	\$0.00	\$53,971.25	
	22-25-27-4923-0001-00B0					March	\$53,971.25	\$0.00	\$53,971.25	
						June	\$53,971.25	\$0.00	\$53,971.25	
						September	\$53,971.25	\$0.00	\$53,971.25	
						Total	<u>\$215,885.00</u>	<u>\$0.00</u>	<u>\$215,885.00</u>	