

*Reunion East Community
Development District*

Agenda

March 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

March 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, March 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 February 8, 2018 Meeting
4. Ratification of Natural Gas Services Agreement with Teco Peoples Gas System
5. Consideration of Renewal Agreement with Infinite Energy
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items Lists
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
 - v. Presentation of JLAC Correspondence
7. Other Business
8. Supervisor's Requests
9. Next Meeting Date
10. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the February 8, 2018 meeting. The minutes are enclosed for your review.

The fourth order of business is the ratification of natural gas services agreement with Teco Peoples Gas System to heat the Terraces pool. A copy of the agreement is enclosed for your review.

The fifth order of business is the consideration of renewal agreement with Infinite Energy. A copy of the agreement will be provided under separate cover.

The sixth order of business is Staff Reports. Section 1 of the District Manager's Report is the presentation and discussion of the action items lists. Copies of the lists are enclosed for your review. Section 2 includes the check register for approval and Section 3 includes the balance sheet and income statement for your review. Section 4 is the discussion of the status of the direct bill assessment collections. A table with the direct bill information is enclosed for your review. Section 5 is the presentation of the correspondence sent to the Joint Legislative Auditing Committee. A copy of the correspondence is enclosed for your review.

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

Sincerely,



George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held Thursday, February 8, 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
Steven Goldstein	Assistant Secretary
Don Harding	Assistant Secretary
John Dryburgh	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Operations Manager
Mark Yahn	SunScape Landscape Consulting
Rob Stultz	Yellowstone Landscape
Daniel Baker	ACP Communities by telephone

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Bissoon: 7474 Excitement Drive, Unit 302. We want to know when the Terraces pool is going to convert to gas so we can heat that pool.

Mr. Scheerer: As the Board recalls you entered into an easement agreement with Teco, the problem we had and are still fighting is the ownership issue that may be clarified by now. On one of the parcels that Teco did not get the easement agreement from the property owner, so we got it from the Condo Association and from the CDD but the landowner did not respond with his easement agreement. Right now, we don't have any of the easement agreements that are

necessary to convert to natural gas and Teco is now telling me that we may need to start the process over. We heat the pool during the all the holiday seasons, spring break, Christmas, New Year, Thanksgiving and we have done that with propane gas but it is not cost effective to continue to use propane as the primary heat source. I am working with Teco and Karen Byron at the Terraces Condo Association to try to get the rest of the documents cleared up. Once they are cleared up we will bring that back to the Board at a future meeting for review and approval.

Resident: The problem with just a little heat in the wintertime, it is not useable.

Mr. Scheerer: We have another pool right down from The Terraces that is heated.

Resident: Yes, but not for swimming laps.

Mr. Scheerer: We will look into doing that.

Resident: I have been swimming laps at 7:00 a.m. and there is no one there.

Resident: The hot tub is not working.

Mr. Scheerer: The hot tub is working. We maintain those pools twice a day, somebody is there first thing in the morning, they clean and then go back in the afternoon and check everything again. I know the hot tub was working this morning.

Resident: Your guys may have been there but there was no drinking water.

Mr. Scheerer: I will give you my card and any concerns with that pool you can relay directly to me. The drinking fountains as you know are in a duplex receptacle, they are GFI protected and if there is a power surge or something like that it is going to trip the GFI and that is not going to allow the fountain to work. It is a simple fix and we can take care of it right away.

Mr. Flint: As far as the easement goes I will be involved also and see if I can help with whoever the property owner is and maybe we can get that moving.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 11, 2018 Meeting

On MOTION by Mr. Harding seconded by Mr. Dryburgh with all in favor the minutes of the January 11, 2018 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Presentation from Reunion Resort & Club Regarding MSA and Addition of Heritage Crossing Community Center and Horse Stables

Mr. Flint: Next is an issue that has been on the action items list and that is information from the Resort regarding a proposal to modify the management services agreement addressing the horse stables and Daniel Baker is on the phone and he has been working with Carlton.

Mr. Baker: Our intent was to provide you a written outline for the two facilities and I didn't forward that before this meeting, but I will lay out the concept and if it sounds like something the Board will entertain then we can put it in writing. As I mentioned at the last meeting the club looked into how to maximize the facilities and keeping the goal of the CDD to keep it open for general use. We came up with a structure where the club would manage those two facilities including events, collection of fees, as well as coordinating with the CDD regarding it being reserved for CDD functions and doing that we will take care of the administration of calendars, the facility, locking doors. We would accept all the users and schedule events at the facilities at each amenity and in looking at the market, the maintenance fee would be on the order of \$400 per four-hour event. In doing that, the club would collect the fees from the users and pass that along to the CDD for revenue. That user based fee because of the market as commodity, we would look at that on an annual basis based on the market. The club would be responsible for the routine maintenance of the facilities, help keep it clean and the CDD will be responsible as it is, whether we're involved or not. The other costs of the facility would include capital expenses which would be needed to bring the facility up to hospitality standards. We would look at an agreement similar to Seven Eagles that would detail the obligations and sharing of revenue for a three-year term with auto renewals.

Mr. Goldstein: Do you have an anticipated cost for upgrading the hospitality kitchen?

Mr. Baker: I think Carlton would be in a better position to answer.

Mr. Grant: I think you hit the nail on the head. We are sitting at Heritage Crossing now and the carpeting is still in good condition, it needs a good cleaning but there are some things such as the walls that have pretty bad dings and scuffs and scratches, painting that needs to be touched up. I think the Heritage Crossing Facility is somewhere in the \$5,000 range to get some of the things done. It depends on the condition in the other areas returned from Encore. The stables facility really needs a good pressure washing. From a structural standpoint, I recommend adding some large ceiling fans up in the rafters that would provide some air circulation for events. There is lighting, the restrooms are in good condition, it is sprinkled so it really is almost

about ready to utilize. Again, I think an order of magnitude number is roughly \$5,000 going into each facility from a capital standpoint and we can break that down and let the Board review it.

Mr. Goldstein: That is a lot less than I thought.

Mr. Flint: We are getting pricing now for the stables. There is some painting and some work that needs to be done. You have stained woodwork on the ceiling and things like that need to be addressed.

Mr. Harding: What sort of events would you put at the horse stables?

Mr. Grant: Right now that is probably the hottest venue for weddings. I brought our group sales team over there and our catering sales team and our destination management company that themes our events that we host in the club and they literally said, wow, this is going to be very attractive, very popular.

Mr. Harding: I assume you could get a pretty fair rate for renting out that facility along with the commercial kitchen and the other activity where alcohol is served. What is the sharing on that sort of revenue?

Mr. Grant: As Daniel was proposing the concept would be to charge a site fee whether it is a wedding, family reunion, event from the club or a CDD resident who would like to host an event there then that fee whether it is a \$400 for four-hour increment, roughly \$100 per hour, based on market pricing, all of that would go to the CDD.

Mr. Flint: Is there no contemplated compensation under the MSA to the resort based on the fact that you now have use of that facility to handle the special events? Is that the in-kind?

Mr. d'Adesky: The issue is going to come up at some point because once again this is going to have to be reviewed. First of all we are going to need something in writing, second that will have to pass that muster but I'm okay with the concept as laid out.

Mr. Flint: Right now in the MSA there is no cost to the District. We have to work through the issues because there is still landscape maintenance, utilities, janitorial and all those types of things. We need to make provisions for residents to be able to use it at no cost for social clubs and yoga and those sorts of things. You don't want to tell the younger people they have to pay \$400 to hold a yoga class. We need a provision for the sort of resident event use separate from the concept of someone who is going to hold a wedding or family reunion. I think \$400 is low for a non-resident event but you might want to give residents a break.

Mr. Grant: That is great feedback. I think that is enough for Daniel and me to be able to put something in writing and we will submit it to George for the Board review. If we can get that done at the next meeting maybe we can designate one of the supervisors to review it.

Mr. Greenstein: I appreciate the revenue recognition aspect of the proposal. At the same time, I think the more we can align it with the current MSA for simplicity's sake, which ties into all the O&M related issues that George mentioned would probably be a benefit to all parties. We need to identify and segregate non-resident use from resident use and have resort use.

Mr. Grant: If those are important components it may be an offsetting of expenses first prior to being a revenue generation.

Mr. Harding: The other thing is to make it beneficial to the CDD, the resort and to the residents, all three parties.

Mr. Greenstein: I think we are moving in the right direction.

Mr. Harding: Do you think we can have something by next month?

Mr. Grant: I think Daniel and I can probably get something on paper for the Board to review before that. Our goal would be to get something to George and we can designate a supervisor to take a look at it prior to the next meeting.

Mr. d'Adesky: Get it to me first because it needs to be vetted before we have any Board signoff. If you get it to us before the next meeting, we might be ready by the next meeting to say it is vetted.

FIFTH ORDER OF BUSINESS

Discussion of Addition of Landscape & Sod at Highway 532

Mr. Flint: We have Mark Yahn here and he has looked at the median on 532 and we tried over time to reduce the District's investment in the maintenance of that area and focus our attention more on the entranceways and the internal community landscaping. We have talked and the County seems amenable to some sort of offset on maintenance expenses for 532, it is the entranceway to the community. We have asked Mark to work with Yellowstone to put together a proposal to try to clean up 532 and that involves shrinking some of the beds, installing some additional sod, replacing some of the existing landscape material. Mark and Yellowstone are here to present the proposal and we are looking for Board discussion at this point.

Mr. Stultz: Mark Yahn is our associate that has been looking out for the CDD grounds since the onset of our services agreement. As we worked through a number of projects this 532 has continued to come up because of maintenance related issues. We agreed to not put any mulch out there last year because of the uncertainty of where we were going. We have been unhappy with its appearance and the fact of it is without the mulch, mulch is great for aesthetics, but it is a great medium to hold the herbicides that we put out that suppresses weed growth. Without mulch we are really taking a big tool away from Yellowstone to do that. We decided we didn't want to go into this year with the same sort of handicap. We had a lot of diseased holly trees and we removed them and a lot of the beds they were in don't need to be landscaped again, they can be sodded over. We started looking at before we put out mulch, which isn't inexpensive in itself, to look at trying to close in some of these areas, some are left irregular so we thought if we went out and sodded those voids and concentrated on our roads at the intersections and entrances into the community and at least arrive at some sort of contouring bed line and if we didn't want to put plants in right now we could mulch and would at least end up with nice lawns and then some sculpted beds, some of them have decent plantings in them now some don't. We tried to remove the plants that were not making a contribution. I don't think Yellowstone's proposal has any new plantings. We are just trying to clean it up, make irrigation adjustments so we could grow grass and have vacant areas mulched and we would apply pre-emergent and post-emergent herbicides to keep it looking presentable.

Right now we are discussing hard wood tree pruning for next fall as we work through Reunion that is about one of the only areas that is left and a lot of them are hanging down very low, we are not getting good air circulation. We looked at 532 in a lot of different ways. I think this is the fourth and final rendition of our proposal before we sent it to Alan and we found it to be the most complete yet most efficient way to take that problem and get it under control where it can be maintained in a presentable fashion until you can decide further if these beds are going to be left vacant or someday be planted or sod more of them and plant less. The turf estimates to do them all were out of sight so we allowed enough turf to give some design and layout to it because the whole green and brown appearance isn't so bad and there are still some plantings that look decent and those that do not will be out. I think it would be a huge step in the right direction and it is still a big number but it is a huge area. When you look at the square footage out there it is enormous. When you come off of I-4 and start up 532 there is one big slope on the

right we thought it was Bahia grass, it is not it is Zoysia but it constantly sluffs off in the road and looks very bad. The only way we can control that erosion is to sod it and in some cases the Zoysia thinned out because the trees are so thick they don't get any filtered sunlight for the turf anymore. I think it will be okay until we get around to the trees. Our thought for 532 was simply to expand the sod, sod over beds that have no plans of being replanted in the future, eventually trim the trees, put mulch in those beds with no plantings and sit on it. I think it takes us from undesirable to pleasant but it is still temporary eventually some of those beds will either receive plants or receive more sod but the balance would make a lot more sense and you wouldn't have all this vacancy that is just dirt. Rather than leaving it alone we thought we should at least bring something to you that would be an interim step and that proposal is it.

Mr. Harding: When does the County start paying their half?

Mr. d'Adesky: I tried to warn that Osceola speed is not the fastest but they are processing it right now. I had a call with Dave a week ago and I sent him a form Interlocal agreement. I have been pushing him to get it to us and get it finalized before May because that is our budget cycle.

Mr. Harding: I feel uncomfortable stepping up to a \$43,000 bill if we don't have them stepping in. If the County is not going to step up and pay for it I don't want to pay for it.

Mr. d'Adesky: They did reassure me and I understand we don't have it in writing and we don't have the money yet but I anticipate we are going to get it in the next couple months.

Mr. Harding: To his point, any future renovations of the property, if they are going to share the normal costs, they ought to share any kind of renovations as well. When you talk to the homeowners and you talk about how much in relative terms it is not a lot of money overall included in the CDD but when you talk to the homeowners about how the County is going to split the cost they say how much was it and they say we are paying for all of that and how did we wind up with that and how can we get out of it. In the interest of all the homeowners I think we ought to be careful what we do to renovate that thing at the CDD's cost.

Mr. Goldstein: We are looking at \$32,500 for Zoysia sod. What would it cost to mulch that area?

Mr. Stultz: It would probably cost \$10,000 then annually 1" to maintain it you are looking somewhere around \$7,000.

Mr. Dryburgh: What does it cost to mow the grass?

Mr. Stultz: It is going to stay the same. Remember the mulch is a recurring cost. Those same questions come up in a lot of communities and we are challenged to keep the grounds presentable and when we look at something like that it is difficult to maintain and difficult to keep it at that level. 532 is challenging and unless we do something, we don't want to make excuses but they spend so much time dealing with a problem like that and you can't keep them focused on horticulture practice this thing is really going to make a difference.

Mr. Greenstein: There is background to this. You said you went through three or four iterations before you came up with this. I think it would benefit the Board if you would explain to us what the cost would have been if you replaced the plants. You are pulling out diseased plants and if money was not a problem you would probably propose to replace the plant material.

Mr. Stultz: We did that if you will remember, part of our original presentation when we did an upfront assessment of the CDD property we gave general assessments for each area and we have gone back and refined those more precisely as we have done Reunion Boulevard, Linear Park and so forth. I don't have those numbers in front of me but it was upwards of \$182,000 to plant those islands. Just the exercise of going at it and trying to figure out the cost and that didn't include the large trees either that was just ground planting all three sides of the road was in that general neighborhood.

Mr. Greenstein: I know it was substantial, it was a six-figure number and it was a shock to the system. We took an alternative approach to try to get the O&M for this area down to a more manageable figure. What you are basically saying now, because it does stick out and it sounds like a lot of money for sod but you are saying by having the area sodded it should reduce our O&M cost for that area moving forward. Is that a true statement? Is there any offsetting savings?

Mr. Harding: Will the \$170,000 wind up being reduced in the future because we are simplifying it and doing this kind of work now?

Mr. Stultz: Yes, because a lot of the beds that we were anticipating to replant we sodded and quite frankly there is not a whole lot to be lost there. I thought the plantings in the beginning probably from the developer were a bit excessive for a main thoroughfare like that and a lot of the beds being removed and sodded over is a good move. We are trying to keep in mind future planting so as the sod we put down today wouldn't have to be disturbed. The shape of the bed

line at the intersections would be established. The irrigation would be set in mulch so all you have to do is pull back the mulch or wait until you need to plant and the mulching is done.

Mr. Harding: So, there would be a payback is what you are saying.

Mr. Stultz: There wouldn't be any redundancy, we are putting in sod where we think it would always be we are just not suggesting plantings right now. If you decide to plant later we have established a lawn, you just replace some of the bare mulch with new plants or in some cases where partial plantings are okay you would simply add to it and leave the existing. In many cases the existing plantings are okay and in some cases they are going to be completely gone and in some beds will be fully populated. It is kind of a mixed bag. We concentrated more on replacing the lawns and establishing future planting areas that for now it will just be mulch. Later it can receive plants without going back and redoing the turf. The Zoysia will all be secured.

Mr. Dryburgh: One of the considerations we have to keep in mind is the expansion of Poinciana Expressway. They are down to two options and one option is expanding it onto 532 and at that point they are looking at things 100 feet either to the north of the street or to the south of the street they will be taking over if they decide to go the 532 route. Planting more plants until they make that decision makes no sense. The lowest maintenance you can put in until they make that decision and they say it is a seven-year legal process.

Mr. Greenstein: I don't think that is anything that is going to happen tomorrow but from a financial standpoint you went through an analysis you decided this made the most sense versus replanting. We need to know what the alternative costs are. Is the alternative cost to replant in excess of this number? Is it less than this number and what is the ongoing cost of maintaining it in the out years? If there is no savings in the out years if it cost us \$170,000 a year to maintain that area and changing this is not going to change that \$170,000 that is fine but we have to know what the alternative cost is. I would not do anything with this until we knew we had the County contributing.

Mr. Dryburgh: It would be nice to simplify the landscaping out there so it is easily maintained and if we can accomplish that so we are not spending \$170,000 a year that would be great.

Mr. Greenstein: I was hoping that you would say with less plant material we could save 10% even if it were a five-year payback on this expense.

Mr. Dryburgh: The choices are they either put in more wood chips or they put in the grass, the grass pays for itself in four years. Just the difference in dropping the initial \$10,000 in wood chips and \$7,000 every year after that versus a one-time hit of \$32,000.

Mr. Stultz: That is the low hanging fruit the rest of it is less mulch more turf but depending on if that change was made and put in place and there is time to do a RFP when these guys do their measurements they measure for the acres and man hours and get their number. That calculation is more labor intensive than mowing the grass. When you are talking about a property this size and changing out 30,000 feet of grass it probably isn't going to have a material effect. It could be the difference in the way that one contractor would mow it. It is cheaper to mow grass in beds, the big savings is the mulch.

Mr. Greenstein: I don't want to beat this to death. From a budget standpoint do we have money in the budget for this expenditure for landscaping without the County contributing? I'm assuming with the County's contribution we should have a surplus.

Mr. Flint: We have \$125,000 total between both Districts' budgets for landscape improvements.

Mr. Scheerer: Most of that has been spent.

Mr. Flint: This \$40,000 is not a budgeted landscape item but if you look at the replacement and maintenance after we spend the \$270,000 we have budgeted this year we are still going to have \$3 million in that replacement and maintenance fund. You are projecting a carry forward in the next year after you spend this \$270,000 this year, \$3 million so \$40,000 out of \$3 million so you have the money to do it, it is just a matter if you feel the timing is right and that is a priority. We could have just as easily brought forward a landscape improvement budget of \$165,000 instead of \$125,000 and it wouldn't have been an issue from a budget perspective it was just that, which was not one of the items that was on that list.

Mr. Dryburgh: If we come forward with the \$160,000 and we have half being covered by Osceola then they are covering half of this, if we do it piecemeal and say we have this maintenance of \$40,000 they are going to say not their problem it is not part of the maintenance.

Mr. Flint: If they agree and we get this agreement signed they are going to pay roughly \$80,000.

Mr. Greenstein: We have employed Mark Yahn as a consultant to the Board to make a recommendation and this is his recommendation. Financially, from what I hear we can do it, it is

a question of timing. I think we are very confident that we are going to get the contribution from the County and I recommend we do it, approve the recommendation to sod 532.

Mr. Greenstein moved to approve the proposal from Yellowstone in the amount of \$43,333 to sod 532.

Mr. Dryburgh: I would like to hold off until we have heard from the County. Are you thinking we will hear from the County by April?

Mr. d'Adesky: I told them that we need a signed agreement, we need the funds before May.

Mr. Dryburgh: Is there a timing issue we should be aware of on planting the grass?

Mr. Stultz: The ideal planting period is the fourth quarter or first quarter. It is not that you can't but in March and April you start getting hot and dry conditions and is not the best time. When you get into summer it can be very good if you get heavy rainfall but then it is almost excessive. To answer your question I don't think it is the end of the world if you don't but it would be best to complete it in the first quarter and beyond that if you approved it we would probably slide it based on current weather conditions. You are going to get the best value if it goes in and performs well. We would be more sensitive to weather conditions if we waited into the May time period.

Mr. Dryburgh seconded the motion.

Mr. Goldstein: I think that the Board and the residents many times have said that is our front door, why doesn't it look nice.

On voice vote with all in favor motion passed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Boyd: The contractors are in the middle of making submittal packages of materials being ordered.

Mr. Harding: Will there be a Reunion Boulevard sign on the structure?

Mr. Boyd: Yes.

Mr. Harding: Both sides traffic, so you will know this is Reunion Boulevard coming up.

Mr. Boyd: Yes.

Mr. Harding: Can we also talk about the entrance off of Old Lake Wilson that has a broken arm?

Mr. Scheerer: I wasn't aware of that. The POA paid for that rapid arm but I will take care of it.

C. Manager

i. Action Items List

Mr. Flint: Daniel, is there any update on the Water Management District permit and irrigation turnover issue, the consumptive use permit?

Mr. Baker: We are currently in a holding pattern.

Mr. Flint: We have addressed the signalization. The 532 costs we have addressed. The amendment to the MSA we have addressed.

Mr. Harding: I have a couple other items. Sinclair Road and 429 I think The Resort was going to come back with maybe a proposed sign that the County could look at as far as this is Reunion.

Mr. Grant: I think I committed to getting with Alan to drive around and I haven't done it yet.

Mr. Harding: We still have that on the plan, right?

Mr. Grant: Right, I need to get with Alan to get out there and look at the physical location.

Mr. Harding: Could we add that to the list?

Mr. Flint: Yes, I got your email and we will add it.

Mr. Harding: The other thing is the parking, no parking spaces at the mailbox.

Mr. Scheerer: I approved that work and am just waiting to get a schedule.

Mr. Flint: The reason it dropped off is you have already approved the work to be done. If it is not done by the next meeting, we can put it back on.

Mr. Harding: I would like to see items on there until they are complete.

Mr. Dryburgh: Some sections of the roads in Reunion, as you are driving down the road, they will pouch in then pouch out. I have no idea why, I never thought I would ever see cars parked in the areas that are pouched in so you can't get a car through the center but this morning I watched two guys almost get into fight over it because one was going one way and the other and neither would pull over and they both stopped in the center of the road. Common sense says it is probably illegal to park there but they do. There is no signage; there is no coloring red on the side of the road. Have we looked at that, have we had problems with that in the past?

Mr. Boyd: It is a speed control element in sections of the road where people might tend to start to increase speed.

Mr. Dryburgh: Do we need to think about putting some signs there that say no parking?

Mr. Flint: It is a violation of state statute if you block emergency vehicle traffic even though there is a no parking sign there.

Mr. Dryburgh: I'm talking about some guy from another country who has no clue.

Mr. Scheerer: They actually appear to be bike lane markings on Gathering Drive, they go from Seven Eagles past Excitement to Sparkling Court, there is a narrow area there and then on Excitement Drive between Titian Court and the roundabout there is another area where it narrows in and chokes down there. There are no pavement markings there, on Gathering Drive it looks like it is marked and I would consider it a bike lane but these are not parking stalls, these are not designated parking spaces.

Mr. Dryburgh: Can we get it posted because I have noticed Yellowstone struggles to get through there. If you are not supposed to park on that whole segment of that street then it should be marked, if it is just where the little pods are that should be marked but something to tell people where they can and cannot legally park.

Mr. Flint: You could put no parking signs there, we don't have the legal ability to enforce that but we could ask Community Watch Solutions to put notices on the cars as a first step and if it becomes an issue then we can look at other steps. That is no cost to us and it also is going to resolve the sign pollution. I will add that to the action items list.

ii. Approval of Check Register

Mr. Flint: The next item is the approval of the check register for the month of January totaling \$457,375.32.

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

iii. Balance Sheet and Income Statement

Mr. Flint: The balance sheet and income statement are included in the agenda package. There is no Board action required.

iv. Status of Direct Bill Assessments

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

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting is March 8, 2018.

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor the meeting adjourned at 2:02 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

NATURAL CHOICE TRANSPORTATION SERVICE
Letter of Authorization

Peoples Gas System ("PGS")
P.O. Box 2562
Tampa, Florida 33601-2562

TO WHOM IT MAY CONCERN:

This letter constitutes a formal request by the undersigned ("Customer") for gas transportation service pursuant to PGS's Rider NCTS and other applicable provisions of PGS's applicable Natural Gas Tariff, as the same may be amended from time to time, for the following PGS customer account number(s):

ACCOUNT NUMBER(S):

7500 MOURNING DOVE CIRCLEKISSIMMEEFL 34747

**Start as soon as account
activated**

Turn on date:

February 1, 2018EAT: 10,000

CUSTOMER CONTACT:

Company:

REUNION EAST COMMUNITY

Contact Name:

GEORGE S. FLINT

Address:

135 W. CENTRAL BLVD Ste 320

City, State, Zip Code:

ORLANDO FL 32801

Phone:

407-841-5524

Fax:

Email Address:

GFLINT@GMSOFL.COM

As signified by initials in the box, Customer hereby authorizes PGS to release to the "Pool Manager" named below, the twelve-month historic gas usage for the accounts listed above. Customer understands that said Pool Manager will be assessed a fee of \$20 per account, payable upon receipt of request, for the authorized information.

Customer has entered, or intends to enter, into one or more agreement(s) with Pool Manager providing for Pool Manager's delivery of the gas purchased by Customer from or through Pool Manager to PGS pursuant to the Firm Delivery and Operational Balancing Agreement between PGS and Pool Manager (the "Firm Delivery Agreement").

Provided the Firm Delivery Agreement is in effect at the time gas is tendered to PGS by or on behalf of Pool Manager for Customer's account(s) listed above, PGS will transport gas delivered for such account(s) pursuant to Rider NCTS and the applicable provisions of PGS's tariff on file with the Florida Public Service Commission ("FPSC"), as the same may be amended from time to time.

Subject to the terms of Rider NCTS and the Firm Delivery Agreement, such service shall continue until Customer, Pool Manager, or PGS gives written notice to the others of the termination of such service in accordance with Rider NCTS. If the Firm Delivery Agreement is terminated for any reason as it applies to any Gas to be delivered for Customer's account(s) for transportation by PGS, PGS shall have the right to immediately terminate transportation service to the above account(s) under Rider NCTS.

Customer understands that it may terminate participation in Rider NCTS with thirty (30) days notice and return to sales service from the Company. However, the Customer must then remain on sales service for the following twelve-month period. In the event the Pool Manager terminates its agreement with the Customer without the Customer's consent, the Customer may return to Rider NCTS, but not to the Same Pool Manager within the twelve-month period.

Customer agrees to pay PGS in accordance with the applicable rate schedule for the transportation of gas for Customer's account(s), including charges that may be applicable under Rider NCTS that are not applicable under sales service. Customer understands that it is responsible for the payment of all bills rendered to Customer by Pool Manager, and that each Pool Manager's bill for gas purchased by Customer will be rendered separately from PGS's bill for transportation service. It is the Customer's obligation to make payments to the Company (or to an Authorized Payment Agent of the Company) of all bills rendered. Payment by a Customer to a third party (including a Third Party Gas Supplier) which has not been designated by Company as an Authorized Payment Agent will not satisfy the Customer's obligation to make payment of Company's bill for Gas Service.

* Signature: x [Signature]

Print Name: GEORGE S. FLINTTitle: DISTRICT MANAGERDate: February 15, 2018

The undersigned Pool Manager agrees that it will keep confidential, and not use or disclose to any person not named herein, information released pursuant to the above authorization, or information received from the above Customer, except to the extent necessary to deliver gas to PGS for transportation to the above Customer account(s), or as may be required by law (in which case Pool Manager will provide notice to PGS prior to making such disclosure).

Pool Manager: Florida Natural GasBy: Kevin LievsayTitle: Market Manager

☐ Customer history requested by Pool Manager. If requested, payment must be received to deem complete.

Please fax completed Letter of Authorization to (813) 228-4742.





Florida Natural Gas
Gas Service Agreement

DBA: REUNION EAST

Customer Name: REUNION EAST COMMUNITY **Date:** 02/15/18

Customer's Local Distribution Company ("LDC"): TECO Peoples Gas System (PGS)

Account Number(s): _____

Customer's Delivery Address: _____ **Customer's Mailing Address (if different)** _____

7500 MOURNING DOVE CIRCLE 135 W. CENTRAL BLVD Ste 320

KISSIMMEE, FL 34747 ORLANDO FL 32801

By executing this Gas Service Agreement (the "Agreement"), Customer hereby selects SouthStar Energy Services, LLC d/b/a Florida Natural Gas ("FNG") as its natural gas provider and, as applicable, authorizes the LDC to transfer Customer's gas service to FNG.

Price — Beginning at the start of transportation service for a term of 1 year ("the Term"), FNG shall sell natural gas to Customer and Customer shall purchase its full requirements of natural gas from FNG at FNG's Market Index Price (IFERC FGT Zone 3) per therm plus \$0.1100 per therm during the Term.

Gas Service Agreement Terms — The attached Terms and Conditions of Service for Commercial Customers (as the same may be modified as provided therein from time to time) are hereby incorporated into and made a part of this Agreement, and the parties expressly agree to be bound thereby. References herein and therein to "the Agreement" or "this Agreement" shall mean this Agreement as supplemented by the Terms and Conditions of Service for Commercial Customers as in effect from time to time.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date set forth above.

FNG:
SouthStar Energy Services, LLC
d/b/a Florida Natural Gas

By: _____
Title: _____

TECO Partners Rep:

Customer:
REUNION EAST COMMUNITY

* By: x [Signature]
Title: DISTRICT MANAGER

JENNIFER L. AARON



Florida Natural Gas

Terms and Conditions of Service for Commercial Customers

Effective 9/1/13

Price Plan and Other Charges – The gas price under the Gas Service Agreement (together with these Terms and Conditions of Service for Commercial Customers, each as amended or modified from time to time, the "Agreement") shall be in effect beginning with the first billing cycle that commences during the Term. FNG's Market Index Price may vary each calendar month and for each calendar month shall be based on the applicable index price in effect for such calendar month. Under FNG's Market Index Price, Customer will be charged for natural gas consumption during each billing cycle at the monthly Market Index Price in effect on Customer's applicable end meter read date. Regardless of the gas price plan for service under the Agreement, Customer's invoices will also include, as applicable: (i) FNG interstate and intrastate fuel and transportation charges, which are volumetric charges associated with transporting natural gas to the LDC's City Gate; (ii) a FNG customer service or monthly plan charge, which is a charge for FNG's cost of maintaining and servicing Customer's account; (iii) the FNG Signature Service Charge, as applicable; and (iv) applicable taxes, fees and charges. Title to the natural gas sold hereunder shall pass from FNG to Customer at the LDC's City Gate. The LDC is responsible for delivery of natural gas from the City Gate to Customer's premises. Customer will be billed separately by the LDC for the LDC's charges unless otherwise specified in the Agreement.

Tax – Customer agrees to pay, indemnify and hold FNG harmless against any sales, use or other tax imposed by any taxing authority upon the purchase or use by Customer of gas delivered pursuant to the Agreement. If Customer is tax exempt, Customer shall furnish FNG a Certificate of Exemption (ST-A1 or ST-5) or other written documentation of exempt status acceptable to FNG.

Payment/Credit – FNG will invoice Customer on a monthly basis. Payment is due 23 days from the invoice date. A late charge of 1.5% per month (but no less than \$10) may be assessed for all payments not paid by the date due. Customer authorizes FNG to periodically make credit inquiries of others and to obtain credit reports with respect to Customer. FNG may, in its discretion, require a security deposit from Customer in an amount determined by FNG and Customer shall adhere to such requirement. Customer shall be liable for any collection agency fees, attorneys' fees (including in-house counsel fees), court costs, and all other costs of collecting outside balances. If Customer disputes an invoice, Customer must notify FNG in writing within thirty (30) days of the invoice date; if Customer does not raise a dispute within this time frame, Customer waives all right to do so. After giving written notice, Customer may withhold payment for the disputed portion of the invoice only.

Term and Termination – Upon the expiration of the initial Term (or any renewal term, which, if applicable, shall be included in and extend such Term), the Agreement shall automatically renew for a like term (as the initial Term) and price (unless the parties have agreed otherwise in writing), unless and until either party notifies the other party in writing at least 60 days in advance of the end of the Term of such party's intent for the Agreement not to renew. At any time after the initial Term, FNG may change Customer's pricing by providing Customer with prior notice of FNG's intent to change the price. Customer will then have 30 days after the date of such notice to terminate the Agreement without penalty or the change in pricing will become effective as provided in FNG's notice. If there is a material adverse change in the business or financial condition of Customer (as determined by FNG in its discretion) or if Customer breaches any obligation, including a failure to make payment as provided herein, then, in addition to any other remedies that it may have, FNG may discontinue service and/or terminate the Agreement by notifying Customer in writing and further cause Customer's service to be transferred to the LDC. Customer acknowledges that, in all events, whether upon initiation of service or expiration or termination of the Agreement, the LDC is responsible for transferring Customer's account to FNG or another marketer, as applicable, and FNG is not responsible for any delays in the transfer of Customer's account. The transfer of Customer's account to the LDC or another marketer will be subject to FNG's switch fee and any other charges that the LDC or such marketer may charge.

Meter Reading – Under applicable rules of the Florida Public Service Commission (the "FPSC"), the LDC is responsible for reading Customer's meter. FNG is not responsible for delayed or inaccurate meter readings. If Customer's meter fails to accurately record Customer's gas consumption, then FNG has the right, in its discretion, to bill Customer based on estimated consumption. If no meter reading is received from the LDC for a billing period, then FNG's bill for such period may reflect zero gas consumption and the gas charge for such period will appear on a subsequent invoice after a valid meter reading is received by FNG.


Breach/Damages – Customer acknowledges that Customer is agreeing to purchase natural gas for the entire Term and that it will be a breach of the Agreement if Customer discontinues natural gas service from FNG or FNG terminates this Agreement for cause prior to the end of the Term (an "Early Termination"). Customer further acknowledges that FNG will suffer damages if Customer breaches the Agreement.

To compensate FNG for such damages it estimates it will suffer, Customer agrees that in the event of an Early Termination, in addition to any other applicable charges, Customer shall pay FNG an early termination charge, determined as of the date of the termination of the Agreement or natural gas service (as determined by FNG in its sole discretion), as follows: (i) in the case of a Fixed Price Agreement, such termination charge shall be equal to the product of (A) Customer's aggregate Estimated Volume for each of the months (or portions thereof) remaining in the Term multiplied by (B) the difference between the Fixed Price under the Agreement and 90% of the prevailing IFERC FGT Zone 3 Strip Price, where Customer's "Estimated Volume" for any month (or portion thereof) shall be calculated based upon Customer's gas usage for the same month in the prior calendar year or as mutually agreed by FNG and Customer and set forth on Exhibit A; and (ii) in the case of a Market Index Price Agreement, such termination charge shall be \$500 per meter if the Agreement or natural gas service is terminated six months or more prior to the end of the Term, and \$250 per meter if the Agreement or natural gas service is terminated fewer than six months prior to the end of the Term.



To Whom It May Concern;

TECO Partners, Inc. is authorized to act on behalf of Client as an energy consultant with respect to requesting and receiving tariff information, third party supplier's contract and review of all energy related invoices. TPI is not authorized to amend or cancel existing contracts, or sign new contracts on behalf of the client.

Client's Name:	<u>REUNION EAST COMMUNITY</u>
Client's Address:	<u>135 W. CENTRAL BLVD Ste 320</u>
	<u>ORLANDO</u>
	<u>FL</u> <u>32801</u>
Contact Name:	<u>GEORGE S. FLINT</u>
* Signature:	<u>x </u>
Date:	<u>2/14/18</u>

TECO Partners, Inc.
702 North Franklin Street
Tampa, Fl 33602
(813) 228 - 1408 Fax: (813) 228 - 1527



TECO Partners, Inc. ("TPI") Master Energy Consulting Agreement

1. Facilities:

Business Name: **REUNION EAST COMMUNITY**
d/b/a: **REUNION EAST**
Service Address: **7500 MOURNING DOVE CIRCLE**
KISSIMMEE FL 34747
Billing Address: **135 W. CENTRAL BLVD Ste 320**
ORLANDO FL 32801

Account #:
Contact: **GEORGE S. FLINT**
Telephone: **407-841-5524**
Billing Contact:
Telephone:
Fax:
Email: **GFLINT@GMSFCFL.COM**
of Locations: **1**
Starting Date: **2/1/2015**

2. Fee Structure:

Contract Rate: **30 Monthly Rate per Location**
Contract Term: **1 Year(s)**

3. Management Services:

3.01 TPI agrees to provide to Client services shown on the Scope of Work described in Exhibit A. TPI has the right to refuse to perform specific requests by Client other than those defined in Exhibit A. At TPI's sole discretion additional work may be completed.

3.02 TPI may, at its own expense, employ such assistants as TPI deems necessary to perform the services required of TPI by this Agreement. Client may not control, direct, or supervise TPI's assistants or employees in the performance of those services. TPI assumes full and sole responsibility for the payment of all compensation and expenses of its employees and assistants and for all state and federal income tax, unemployment insurance, Social Security, disability insurance and other applicable withholdings with respect to its employees and assistants.

4. Requirements of Client:

4.01 Each Facility shall confirm future changes in its consumption and supply requirements.

4.02 Supply other information to TPI as may reasonably be requested by TPI to support the energy services to be provided pursuant to this Agreement.

5. Authorization:

5.01 TPI is authorized to act on behalf of Client as an energy consultant with respect to the purchase and transportation of gas to the identified Facilities, including requesting and receiving tariff information, receiving responses to RFPs, assisting in the nomination process with the Client, energy suppliers, and energy transporters, and review of all energy related invoices. TPI is not authorized to amend or cancel existing contracts, or sign new contracts on behalf of the client.

6. Assignment:

6.01 Neither party shall have the right to assign this agreement unless mutually agreed between the parties.

7. Consideration:

7.01 In consideration of the services to be performed by TPI for Client, Client agrees to pay TPI fees and payments as specified in Fee Structure.

7.02 Any work that TPI performs for Client that is outside the Scope of Work as described on Exhibit A to this Agreement shall be charged and paid at the rate of \$250/hour or at another negotiated rate. Client will be informed when requested work is outside the Scope of Work described in Exhibit A, and TPI will request written approval before work is commenced.

7.03 TPI shall submit a monthly invoice to Client. If additional hourly charges are applicable for a month, they will be included on the invoice, along with a brief description of the services rendered.

7.04 Client shall pay invoices such that payment is received on or before the 25th day of the month or within fifteen (15) days of the date of the invoice, whichever is later.

8. Proprietary and Confidential Information.

8.01 If either party discloses information to the other party that the disclosing party considers to be secret or proprietary and so notifies the receiving party ("Confidential Information"), the receiving party agrees to hold such Confidential Information in confidence and to exercise at least the same degree of care and safeguards to prevent its disclosure that the receiving party exercises to prevent the disclosure of its own confidential information. The receiving party may disclose Confidential Information to the extent it is required to do so, provided the receiving party promptly notifies the disclosing party of all such Confidential Information so disclosed. Confidential Information shall be used by the receiving party only in connection with services rendered or received under this Agreement.

8.02 Confidential Information shall not be deemed to include information that (a) is in or becomes in the public domain without violation of this Agreement by the receiving party, or (b) is already in the possession of the receiving party, as evidenced by written documents, prior to the disclosure thereof by the disclosing party, or (c) is rightfully received from a third entity having no obligation to the disclosing party and without violation of this Agreement by the receiving party.

9. Limitation on Liability:

9.01 In performing services under this Agreement, TPI must rely on information provided by Client and other persons not party to this Agreement, but shall not be responsible for any independent investigation with respect to the accuracy of such information. TPI's services hereunder are advisory in nature, and Client shall remain solely responsible for its decisions based on TPI's advice or recommendations. In no event shall either party be liable to the other for any consequential, incidental or special damages, and in no event shall TPI be liable for any claim of any kind arising out of this Agreement in an amount exceeding the sum of the fees paid to TPI by Client for one year.

10. Indemnification:

10.01 Each party shall, to the fullest extent permitted by law, indemnify, defend, and hold harmless the other party, its officers, directors, employees and agents from and against claims, losses, damages and liabilities, including reasonable attorneys' fees and expenses, for bodily injury, sickness or death, and property damages or destruction, to the extent resulting from the negligent acts or omissions of the indemnifying party.

11. Termination and Renewal:

11.01 Upon expiration this Agreement shall automatically renew for an additional one-year term, and year to year thereafter, unless Client gives TPI written notice of termination not later than 30 days prior to the then-scheduled expiration.

11.02 Should Client fail to pay TPI all or any part of any TPI invoice on or before the date due, TPI, at its, may terminate this Agreement if the failure is not remedied by Client within ten (10) days from the date payment is due.

12. Independent Contractor:

12.01 The parties acknowledge that TPI and Client shall perform under this Agreement as independent contractors. There is no partnership or joint venture that is presumed to exist, or that has, or is intended to be formed between Client and TPI by this Agreement. Neither TPI nor Client is the partner of, or joint venturer with, the other, and nothing herein shall be construed or deemed to imply otherwise.

13. General Provisions:

13.01 This Agreement supersedes any and all agreements, oral or written, between the parties hereto with respect to the rendering of services by TPI for Client and contains all covenants and agreements between the parties with respect to the rendering of such services. Each party to this Agreement acknowledges that no representation, inducement, promise, or agreement, oral or otherwise, has been made by either party, or by anyone acting on behalf of either party, which is not set forth herein, and that no agreement, statement, or promise not specifically set forth herein shall be valid or binding on either party hereto. No modification of this Agreement shall be effective unless it is in writing and signed by both parties.

13.02 This Agreement will be governed by and construed in accordance with the laws of the State of Florida. Venue for any action contemplated under this Agreement shall be in a court of competent jurisdiction located within the State of Florida.

15. Notices: TECO Partners, Inc.
Energy Manager
702 North Franklin Street
Tampa, FL 33602
Fax: (813) 228 - 1527

TECO Partners, Inc.

Signature: _____

Name: JENNIFER L. AARON

Title: Account Manager

Date: February 15, 2018

REUNION EAST COMMUNITY

Signature: x _____

Name: GEORGE S. FLINT

Title: DISTRICT MANAGER

Date: _____

Statement of Work

In exchange for compensation defined in agreement, Consultant agrees to provide Client with the following services:

A. Initial Assessment Report ("Report"): Upon Client request, Consultant will provide an initial, Client-specific evaluative Report by electronic mail within three (3) weeks of Consultant's receipt of a complete set of the data needed to prepare the Report (namely, legible photocopies of twelve months of gas invoices which may be mailed or faxed to Consultant by Client). The Report will analyze historic usages/peak load patterns/seasonal fluctuations, relate the analysis to possible Client gas commodity purchasing risk management strategies, and suggest optional methods of evaluation.


B. Market Monitoring: Consultant will monitor natural gas commodity markets on a daily basis to identify conditions which may assist Client in reaching its gas commodity purchasing goals and objectives;

C. Market Alerts (Alert): As market conditions warrant, Consultant will alert Client, by electronic mail, or by fax, of possible market pricing conditions and opportunities that may be beneficial to Client's position, along with technical and fundamental analysis to explain any recommendations.

D. Weekly Market Updates ("Update"): Consultant will send Client, each week by electronic mail, a gas commodity market overview report, providing a snapshot of current conditions and expected trends;

E. Annual Budget Tool: Upon Client request, Consultant will provide Client with an annual Gas Report to help aid in budgeting purposes.

F. Contract Analysis: Review current gas supplier agreements.

* Signature:  _____

Gas Marketer Bid:

Teco
(only)

TECO AGS
+
FNG
+
TECO PARTNERS

	Current Month Costs		
	Propane	Utility NG	Marketer NG
Consumption	1,638	1,500	1,500
Energy Charge *	\$ 0.9900	\$ 0.2561	\$ 0.2778
Fuel Cost	\$ 1.1330	\$ 0.9676	\$ 0.4812
Customer Charge	\$ -	\$ 50.00	\$ 55.00
Energy Charge	\$ 1,621	\$ 384	\$ 417
Fuel Cost	\$ 1,855	\$ 1,451	\$ 722
Total Gas Charges	\$ 3,477	\$ 1,886	\$ 1,193
Taxes:			
Franchise Fee		\$ 115.72	\$ -
Local Tax	\$ 347.65	\$ 69.83	\$ -
State Tax	\$ 229.45	\$ 126.86	\$ 43.31
Gross Receipts	\$ -	\$ 43.19	\$ 43.19
Total Taxes	\$ 577	\$ 356	\$ 86
Grand Total	\$ 4,054	\$ 2,241	\$ 1,280
Estimated savings from propane to Utility Supply			\$ 1,812
Gas Management, Fixed			\$ 35
Estimated savings from propane to Marketer NG			\$ 2,739
Estimated savings from Utility supply to Marketer NG			\$ 926
Cost per gallon or per therm	\$ 2.12	\$ 1.26	\$ 0.80

per
Therm

Average
monthly
Savings

* Includes all LDC tariff charges

Suggested LDC deposit:	\$ 3,771	\$ 1,594
Suggested Gas Marketer deposit*, IF REQUIRED:		\$ 1,528
Customer's average monthly bill * 2.		

FNG deposit waived through Teco PARTNERS



It's your NaturalChoice.



999 0803 4mpC.org 2/10 1M 09

Business Name

Customer Signature

Date _____



Attached please find the following documents for your review and signature, as per our conversion.

Agreement one is for TECO PGS to be your local distribution company. You will pay them to get your natural gas through TECO's pipe and meter.

Agreement two (2nd attachment) is for **FLORIDA NATURAL GAS (FNG)** to be your 3rd Party Natural Gas Marketer.

You will pay them for the actual commodity of gas.

- As I mentioned, Teco Peoples Gas' Natural Choice Transportation Program allows you to purchase your gas from a 3rd party supplier at a competitive rate. (See brochure or go to www.peoplesgas.com for a full listing of pool managers.)
- Included is a *Letter of Authorization (LOA)* which allows Teco to share information with FNG in connection with the sales agreement.

Agreement three is for TECO Partners to be your gas manager. We will send you weekly email updates on the current natural gas pricing, trends and conditions. We will monitor the natural gas markets for you on a daily basis and Alert you when you should hedge or fix your natural gas rate. Finally, *upon your request*, we will prepare an annual gas report for you to help you budget for the upcoming year.

Thank you for choosing natural gas and I look forward to working with you.

Jennifer L. Aaron
Commercial Account Manager
TECO Partners
Cell 407.466.4428
Fax 407.420.6602
jlaron@tecoenergy.com

Please see last page for your monthly savings through Teco Partners.

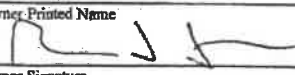
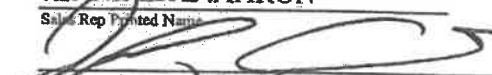
PGS GAS SERVICE AGREEMENT

Customer Name REUNION EAST COMMUNITY		Day Phone 407-841-5524	Evening Phone	Fax
Service Address 7500 MOURNING DOVE CIRCLE		City KISSIMMEE	St. FL	Zip 34747
C/O Name REUNION EAST COMMUNITY		City Limits (Enter Yes or No) YES	County Name ORANGE	
Mailing Address 135 W. CENTRAL BLVD Ste 320		City ORLANDO	St. FL	Zip 32801
Contact Name GEORGE S. FLINT		Day Phone	E-mail GFLINT@GMSCFL.COM	
Federal ID/Social Security # 59-3754116	Tax Exempt (Yes or No) No	Date Service Line Required NEW SERVICE		Date Gas Service Required 5/1/2018
Field Contact Name ALAN SCHEERER@GMSCFL.COM		Phone		Alt Phone

SALES INSTRUCTIONS/REMARKS		SERVICE TYPE	
LP<NG CONVERSION		Main (Enter On or Off)	OFF
INTALL NEW SERVICE / SET METER		New (N), Added Load (AL), Conversion (Co)	CO
		LP Company, if Conv	
		Reactivate (RA), Restart (RE)	
		Resident (R), Commr (C) Industrial (I)	C
		Rate Class	GS2
THANK YOU		Map #	

QTY.	APPLIANCE TYPE	PEAK HR DEMAND CF/H	ANNUAL THERMS PRESENT	ADDITIONAL	PRESSURE AT EQPT.	FINANCIAL INFORMATION		OTHER SERVICES	
3	PH	1,200		10,000		Deposit	\$850.00	WH Billing Prog	
						Aid to Construction (Non- Refundable)	\$0.00	Conversion Bill	
						Turn-on Charge	\$75.00	Construction Dep Agmt Required	
						Other (Details in Remarks)	\$0.00	Other	
						Prepayment	\$0.00	Other	
						Balance Due	\$925.00	Other	
						DEALER INFORMATION			
						Name			
						Phone	Alt Phone		
TOTAL						Services to be provided by Dealer			
		1,200	0	10,000					

TO BE COMPLETED BY PGS ONLY				
Meter Size	Regulator Size	Premise #	Rt/Cycl	Account #
System Pressure	Delivery Pressure	Project #	WOS#	
Remarks				

I have read all of the terms and conditions on the second page and agree to them.			
GEORGE S. FLINT Buyer/Owner Printed Name x 		JENNIFER L. AARON Sales Rep Printed Name 	
Buyer/Owner Signature Date		Sales Rep ID # 17508 Date 2/15/2018	

PGS CONTACT DURING INSTALLATION OF GAS SERVICE:

DIVISION

PHONE #:

NATURAL GAS SERVICE TERMS AND CONDITIONS:

Page 2

The applicant named on the first page hereof ("Customer") makes application to Peoples Gas System ("Company") for natural gas service under the rate classification indicated on the first page hereof according to the following terms and conditions in consideration of the Company's agreement to deliver natural gas to Customer pursuant to the applicable provisions of Company's tariff approved by the Florida Public Service Commission.

Gas is to be delivered to Customer at the outlet side of the Company's gas meter serving the premises indicated on the first page hereof, such meter and service line there to be installed and operated by the Company, and, if located on Customer's property, the site therefor to be furnished free of charge by Customer.

The Company and its representatives are hereby authorized to enter upon and install on Customer's property any required gas meter or meters and gas pipe for furnishing gas to said address, and to ditch, lay, or otherwise install pipe as is required outside the building(s). The gas pipe from the Company's gas system to and including said meter or meters shall be owned, operated, and maintained by the Company with a perpetual right of ingress and egress thereto, hereby granted to the Company for such purposes. All gas pipe, from the outlet side of said meter or meters, shall be owned, operated, and maintained by Customer at its sole cost and risk.

Customer shall receive and pay for all gas delivered to Customer according to the applicable provisions of Company's Tariff and the applicable rules and regulations of the Florida Public Service Commission. Any gas delivered to Customer at any other delivery point is also subject to the terms and conditions hereof. No oral statement shall change the term of this obligation. A customer receiving gas service under the residential or commercial standby generator tariff rate shall be obligated to remain on that schedule for 12 months. This 12-month requirement shall be renewed at the end of each 12-month period unless Customer terminates gas service at the end of any 12-month period.

If Customer fails or refuses to take gas service from the Company, Customer shall pay to the Company the actual cost incurred by the Company in constructing the facilities to have been used in providing service to the Customer. Any deposits currently held by the Company shall be forfeited by Customer in payment or partial payment of these costs.

UNDERGROUND FACILITIES:

Prior to construction of gas pipeline, it is extremely important that the Company be made aware of existing underground obstacles, sprinkler systems, septic tanks, sewer lines, or structures, etc. located on Customer's property which may be damaged as a result of installation of the gas pipeline. Customer shall be responsible for marking and/or locating any underground facilities that may be on Customer's property that do not belong to local utilities (Power, Telephone, Water, Cable TV companies, etc.), and agrees to indemnify and hold Company harmless for any damages arising out of Customer's failure to do so.

GENERAL TERMS AND CONDITIONS APPLICABLE TO NATURAL GAS SERVICE:

This agreement is not assignable or transferable by Customer without prior written consent by the Company.

IN NO EVENT SHALL THE COMPANY OR ITS AFFILIATED COMPANIES, OFFICERS, DIRECTORS, EMPLOYEES, AGENTS OR REPRESENTATIVES BE LIABLE FOR ANY INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL, EXEMPLARY OR PUNITIVE DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOSS OF USE OF ANY PROPERTY OR EQUIPMENT, LOSS OF PROFITS OR INCOME, LOSS OF PRODUCTION, RENTAL EXPENSES FOR REPLACEMENT PROPERTY OR EQUIPMENT, DIMINUTION IN VALUE OF REAL PROPERTY, EXPENSES TO RESTORE OPERATIONS, OR LOSS OF GOODS OR PRODUCTIONS, EVEN IF THE COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

Customer understands and acknowledges that the dealer (if any) identified on the first page of this document ("Dealer") is not affiliated in any way with the Company and has not been engaged by the Company as a contractor or subcontractor. The Company assumes no responsibility whatsoever for any acts or omissions of, or any services or goods provided by, such Dealer.

This agreement may not be amended or modified except by an instrument in writing signed by the Company and Customer.

This agreement shall be governed by the laws of the State of Florida without regard to principles of conflicts of laws.

This agreement contains the entire understanding between the parties hereto and supersedes any written or oral, prior or contemporaneous agreement or understanding between the parties.

* x  2/16/18
Customer - Authorized Signature Date

SECTION V

*This item will be provided under
separate cover*

SECTION IV

1

1

Reunion East

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	3/14/11	Irrigation Turnover	Developer		In Process	Committee Meeting Held 10/19/17
2	2/12/15	Research Signalization of Reunion Entrance	Boyd		In Process	Agreement Entered into with TCD on 1/11/18
3	3/16/17	Allocation of 532 Costs	Scheerer/d'Adesky		In Process	Letter sent to Osceola County on 12/6/17
4	1/11/18	Discussion of Amendment to MSA to Incorporate Heritage Crossing Community Center & Horse Stables	Resort/Flint		In Process	Presentation to be made by Resort on 3/8/18
5	2/8/18	Signage on Sinclair Entrance	Grant/Scheerer		In Process	
6	2/8/18	Mail Kiosk Parking	Scheerer		Complete	Signage installed on 2/27/18
7	2/8/18	Parking on Excitement & Gathering Drive	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	Agreement Entered into between RECDD & TCD on 1/11/18
2	1/11/18	Installation of Neighborhood Monuments	Scheerer		In Process	Staff in process of soliciting proposals

Reunion Resort & Club Seven Eagles Cove CDD Action Items Punch List						
Ref #	Notes & Action Items Description	Target Date	Responsible Party(ies)	Status/Notes/Next Steps	Completed Date	Comments
1	Pavers around pool need to be leveled	completed	J. Reid			
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/\$3,000 for poles & \$4,200 for ground lights
3	Building in need of painting	completed	CDD / Resort		27-Feb	
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 \$28,000
5	Hot water tank is leaking	completed	CDD / Resort		24-Aug	
6	Landscaping around building is over grown	15-Sep	Yellowstone	Landscaping needs to be replaced in serval areas		To submit bid to board for approval proposal is \$5,670.00
7	Fitness A/C is not functioning	completed	CDD / Resort		18-Aug	
8	Mirror in men's room desilvering	completed	J. Reid			
9	Fitness carpeting needs to be cleaned	completed	S.Contes		20-Aug	
10	Replace game room back lights with white	completed	J. Reid		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	completed	S.Contes			

Reunion East

Community Development District

Summary of Check Register

February 1, 2018 to February 28, 2018

Fund	Date	Check No.'s		Amount
General Fund	2/1/18	3855	\$	45,281.96
	2/2/18	3856-3862	\$	88,689.01
	2/7/18	3863	\$	7,760.11
	2/9/18	3864-3866	\$	27,153.62
	2/16/18	3867-3872	\$	11,446.65
	2/23/18	3873-3874	\$	7,893.20
	2/24/18	3875-3876	\$	123,495.02
			\$	311,719.57
Replacement & Maintenance	2/16/18	41	\$	1,914.00
			\$	1,914.00
Payroll	February 2018			
	Carlton Grant III	50407	\$	184.70
	Donald Harding	50408	\$	184.70
	John Dryburgh	50409	\$	184.70
	Mark Greenstein	50410	\$	184.70
	Steven Goldstein	50411	\$	184.70
			\$	923.50
			\$	314,557.07

AP300R

*** CHECK DATES 02/01/2018 - 02/28/2018 ***

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

RUN 3/01/18

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/01/18	00101	2/01/18 02012018	201802 300-20700-10100	EXPENSE DUE TO RW SEP-DEC	*	45,281.96	
							REUNION WEST CDD
							45,281.96 003855
2/02/18	00097	1/18/18 78527	201801 320-53800-43200	PROPANE DELIVERY	*	1,695.27	
		1/18/18 78527	201801 300-13100-10100	PROPANE DELIVERY	*	1,130.18	
							CENTRAL FLORIDA PROPANE, INC.
							2,825.45 003856
2/02/18	00054	12/29/17 2018FEB	201802 320-53800-34500	SECURITY SERVICES FEB18	*	7,000.00	
		12/29/17 2018FEB	201802 300-13100-10100	SECURITY SERVICES FEB18	*	4,666.66	
							REUNION RESORT & CLUB MASTER ASSOC.
							11,666.66 003857
2/02/18	99999	2/02/18 VOID	201802 000-00000-00000	VOID CHECK	C	.00	
							*****INVALID VENDOR NUMBER*****
							.00 003858
2/02/18	00060	1/05/18 316661	201801 320-53800-46200	RESTRT HEATR/RPLC CTRL BD	*	332.97	
		1/05/18 316661	201801 300-13100-10100	RESTRT HEATR/RPLC CTRL BD	*	221.98	
		1/19/18 316827	201801 320-53800-46200	INST.NEW POOL RULES SIGN	*	112.65	
		1/19/18 316827	201801 300-13100-10100	INST.NEW POOL RULES SIGN	*	75.10	
		1/19/18 316828	201801 320-53800-46200	INST.POOLRULE/RPC LAD STP	*	156.06	
		1/19/18 316828	201801 300-13100-10100	INST.POOLRULE/RPC LAD STP	*	104.04	
		1/19/18 316829	201801 320-53800-46200	INST.NEW POOL RULES SIGN	*	112.65	
		1/19/18 316829	201801 300-13100-10100	INST.NEW POOL RULES SIGN	*	75.10	
		1/19/18 316830	201801 320-53800-46200	INST.NEW POOL RULES SIGN	*	112.65	
		1/19/18 316830	201801 300-13100-10100	INST.NEW POOL RULES SIGN	*	75.10	
		1/19/18 316831	201801 320-53800-46200	INST.NEW POOL RULES SIGN	*	112.65	
		1/19/18 316831	201801 300-13100-10100	INST.NEW POOL RULES SIGN	*	75.10	
		1/23/18 316919	201801 320-53800-46200	INST.TANK CLAMP/RPR ORING	*	195.81	

REUE REUNION EAST TVISCARRA

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/01/18
 *** CHECK DATES 02/01/2018 - 02/28/2018 ***
 REUNION EAST-GENERAL FUND
 BANK A REUNION EAST CDD

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/23/18	316919	201801 300-13100-10100	*	130.54	
				INST.TANK CLAMP/RPR ORING			
		1/23/18	316926	201801 320-53800-46200	*	306.00	
				INST. 4" BUTTERFLY VALVE			
		1/23/18	316926	201801 300-13100-10100	*	204.00	
				INST. 4" BUTTERFLY VALVE			
				SPIES POOL LLC			2,402.40 003859
2/02/18	00154	2/01/18	6557	201802 320-53800-48000	*	1,950.00	
				LANDSCAPE CONSULTING FEB			
		2/01/18	6557	201802 300-13100-10100	*	1,300.00	
				LANDSCAPE CONSULTING FEB			
				SUNSCAPE CONSULTING			3,250.00 003860
2/02/18	00075	1/29/18	66107952	201801 320-53800-47000	*	677.10	
				PESTICIDE/HERBICIDE/MERPH			
		1/29/18	66107952	201801 300-13100-10100	*	451.40	
				PESTICIDE/HERBICIDE/MERPH			
				TEST AMERICA			1,128.50 003861
2/02/18	00030	1/31/18	200563	201801 320-53800-46200	*	3,703.20	
				AQUATIC SERVICES-JAN18			
		1/31/18	200563	201801 300-13100-10100	*	2,468.80	
				AQUATIC SERVICES-JAN18			
		2/01/18	201450	201802 320-53800-47300	*	32,514.51	
				LANDSCAPE CONTRACT-FEB18			
		2/01/18	201450	201802 300-13100-10100	*	21,676.34	
				LANDSCAPE CONTRACT-FEB18			
		2/01/18	201450	201802 330-53800-47300	*	881.15	
				LANDSCAPE CONTRACT-FEB18			
		2/01/18	201711	201802 320-53800-46200	*	3,703.20	
				AQUATIC SERVICES-FEB18			
		2/01/18	201711	201802 300-13100-10100	*	2,468.80	
				AQUATIC SERVICES-FEB18			
				YELLOWSTONE LANDSCAPE			67,416.00 003862
2/07/18	00049	2/01/18	426	201802 310-51300-34000	*	3,582.08	
				MANAGEMENT FEES FEB18			
		2/01/18	426	201802 310-51300-35100	*	183.33	
				INFO TECHNOLOGY FEB18			
		2/01/18	426	201802 310-51300-31300	*	416.67	
				DISSEMINATION FEE FEB18			
		2/01/18	426	201802 310-51300-51000	*	21.98	
				OFFICE SUPPLIES			
		2/01/18	426	201802 310-51300-42000	*	32.85	
				POSTAGE			

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/01/18 426	201802 310-51300-42500		*	68.70	
		COPIES					
		2/01/18 427	201802 320-53800-12000		*	3,454.50	
		FIELD MANAGEMENT FEB18					
				GOVERNMENTAL MANAGEMENT SERVICES			7,760.11 003863
2/09/18 00074		1/31/18 167341	201801 320-53800-47000		*	77.40	
		AQUATIC PLANT MGMT JAN18					
		1/31/18 167341	201801 300-13100-10100		*	51.60	
		AQUATIC PLANT MGMT JAN18					
				APPLIED AQUATIC MANAGEMENT, INC.			129.00 003864
2/09/18 00134		2/06/18 1775	201801 310-51300-31100		*	544.62	
		PREP/ATTEND MTG/MILEAGE					
				BOYD CIVIL ENGINEERING			544.62 003865
2/09/18 00161		2/01/18 1	201802 320-53800-47700		*	11,121.60	
		PRESS.WASH/STUCCO/PAINTNG					
		2/01/18 1	201802 300-13100-10100		*	7,414.40	
		PRESS.WASH/STUCCO/PAINTNG					
		2/07/18 32	201802 320-53800-47700		*	4,766.40	
		PRESS.WASH/STUCCO/PAINTNG					
		2/07/18 32	201802 300-13100-10100		*	3,177.60	
		PRESS.WASH/STUCCO/PAINTNG					
				HERITAGE SERVICE SOLUTIONS LLC			26,480.00 003866
2/16/18 00092		1/31/18 013118	201801 320-53800-41000		*	33.10	
		HC PHONE LINE 4574 JAN18					
		1/31/18 013118	201801 300-13100-10100		*	22.06	
		HC PHONE LINE 4574 JAN18					
		1/31/18 013118	201801 330-53800-41000		*	55.16	
		HC PHONE LINE 9758 JAN18					
		1/31/18 013118	201801 330-53800-41000		*	55.16	
		HC PHONE LINE 9867 JAN18					
				REUNION RESORT			165.48 003867
2/16/18 00095		2/16/18 S98894	201802 320-53800-57400		*	507.23	
		RPLC MAINBRD/SHR PIN/BELT					
		2/16/18 S98894	201802 300-13100-10100		*	338.16	
		RPLC MAINBRD/SHR PIN/BELT					
		2/16/18 S98973	201802 320-53800-57400		*	27.00	
		REATTACH BARRIER ARM					
		2/16/18 S98973	201802 300-13100-10100		*	18.00	
		REATTACH BARRIER ARM					
				ACCESS CONTROL TECHNOLOGIES, INC.			890.39 003868
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	....INVOICE..... DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/16/18	00119	2/12/18	79672	201801	310	51300-31500				*	1,496.04		
			SIGN.CONTRACT/EHOF ADD.										
									LATHAM,SHUKER,EDEN & BEAUDINE,LLP			1,496.04	003869
2/16/18	00092	1/31/18	DUKE-DUK	201712	320	53800-43000				*	259.73		
			DUKE ENERGY #54512 29301										
		1/31/18	DUKE-DUK	201712	320	53800-43000				*	614.67		
			DUKE ENERGY #64321-61161										
		1/31/18	RECDDREE	201801	320	53800-46200				*	1,980.00		
			POOL CLEANING SERVS-JAN18										
		1/31/18	RECDDREE	201801	300	13100-10100				*	1,320.00		
			POOL CLEANING SERVS-JAN18										
		1/31/18	TOHO-TOH	201712	320	53800-43100				*	381.21		
			TOHO METER#49005514 DEC17										
		1/31/18	013118A	201801	320	53800-41000				*	33.10		
			CP PHONE LINE 2365 JAN18										
		1/31/18	013118A	201801	300	13100-10100				*	22.06		
			CP PHONE LINE 2365 JAN18										
		1/31/18	013118A	201801	320	53800-41000				*	33.10		
			HS PHONE LINE 9325 JAN18										
		1/31/18	013118A	201801	300	13100-10100				*	22.06		
			HS PHONE LINE 9325 JAN18										
		1/31/18	013118A	201801	320	53800-41000				*	33.10		
			HS PHONE LINE 9385 JAN18										
		1/31/18	013118A	201801	300	13100-10100				*	22.06		
			HS PHONE LINE 9385 JAN18										
		1/31/18	2302A	201801	320	53800-47200				*	6.26-		
			CNI ELECTRIC-SALES TAX CD										
									REUNION RESORT			4,714.83	003870
2/16/18	00162	11/07/17	8895	201811	320	53800-53200				*	449.93		
			FAB/INST. PRINT/LAM.SIGN										
		11/07/17	8895	201811	300	13100-10100				*	299.96		
			FAB/INST. PRINT/LAM.SIGN										
									STELLAR SIGN AND DESIGN, LLC			749.89	003871
2/16/18	00030	1/31/18	199107	201712	320	53800-46500				*	544.21		
			ROTR/RAINBRD/NOZ/SOLENOID										
		1/31/18	199107	201712	300	13100-10100				*	362.81		
			ROTR/RAINBRD/NOZ/SOLENOID										
		1/31/18	201153	201801	320	53800-47400				*	1,513.80		
			ADD/RPLC PLANTS & SOD										
		1/31/18	201153	201801	300	13100-10100				*	1,009.20		
			ADD/RPLC PLANTS & SOD										
									YELLOWSTONE LANDSCAPE			3,430.02	003872
									REUE REUNION EAST				
									TVISCARRA				

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 3/01/18

PAGE 5

*** CHECK DATES 02/01/2018 - 02/28/2018 ***

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	#
2/23/18	00129	2/16/18 4208	201802 320-53800-46200			*	78.00		
		RPLC LIGHT BULBS W.RESTRM							
		2/16/18 4208	201802 300-13100-10100			*	52.00		
		RPLC LIGHT BULBS W.RESTRM							
		2/16/18 4209	201802 320-53800-47700			*	276.00		
		CLN GUTTERS/REATTCH 3 SPT							
		2/16/18 4209	201802 300-13100-10100			*	184.00		
		CLN GUTTERS/REATTCH 3 SPT							
		2/18/18 4210	201802 320-53800-47700			*	1,020.00		
		RMV/RPLC 4 STBL DOORS/PNT							
		2/18/18 4210	201802 300-13100-10100			*	680.00		
		RMV/RPLC 4 STBL DOORS/PNT							
		2/18/18 4211	201802 320-53800-47200			*	1,582.50		
		RPLC BALLAST/BULB/LED/FIX							
		2/18/18 4211	201802 300-13100-10100			*	1,055.00		
		RPLC BALLAST/BULB/LED/FIX							
					BERRY CONSTRUCTION INC.			4,927.50	003873
2/23/18	00097	2/15/18 78929	201802 320-53800-43200			*	1,779.42		
		PROPANE DELIVERY							
		2/15/18 78929	201802 300-13100-10100			*	1,186.28		
		PROPANE DELIVERY							
					CENTRAL FLORIDA PROPANE, INC.			2,965.70	003874
2/24/18	00103	2/23/18 02232018	201802 300-20700-10000			*	122,232.51		
		FY18 DEBT SERVICE SER15A							
					REUNION EAST CDD C/O USBANK			122,232.51	003875
2/24/18	00103	2/23/18 02232018	201802 300-20700-10500			*	1,262.51		
		FY18 DEBT SERV SER2015-1							
					REUNION EAST CDD C/O USBANK			1,262.51	003876
					TOTAL FOR BANK A		311,719.57		
					TOTAL FOR REGISTER		311,719.57		

REUE REUNION EAST TVISCARRA

AP300R
 *** CHECK DATES 02/01/2018 - 02/28/2018 ***

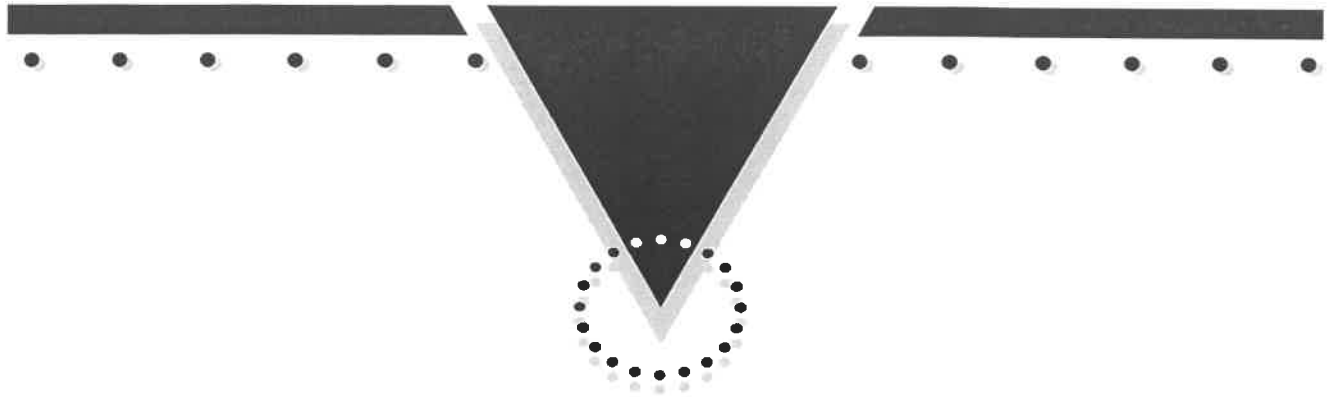
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/01/18 PAGE 1

REUNION EAST-R&M
 BANK C REUNION EAST R&M

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/16/18	00003	2/01/18 012518SL	201802 320-53800-64000		*	1,148.40	
		RPLC 20	SLINGS/10 W/ FAB.				
		2/01/18 012518SL	201802 300-13100-10100		*	765.60	
		RPLC 20	SLINGS/10 W/ FAB.				
JNJ HOME SERVICES							1,914.00 000041

TOTAL FOR BANK C						1,914.00	
TOTAL FOR REGISTER						1,914.00	

REUE REUNION EAST TVISCARRA



Reunion East
Community Development District

Unaudited Financial Reporting

January 31, 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
January 31, 2018

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2018
<u>ASSETS:</u>					
CASH	\$2,383,308	\$99,378	---	---	\$2,482,686
CUSTODY ACCOUNT	\$460,798	---	---	---	\$460,798
STATE BOARD OF ADMINISTRATION INVESTMENTS	---	\$2,549,440	---	---	\$2,549,440
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$124,646	---	\$124,646
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$215,004	---	\$215,004
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$1,999,040	---	\$1,999,040
Prepayment	---	---	\$0	---	\$0
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$89,443	---	\$89,443
SERIES 2015-2					
Reserve	---	---	\$374,013	---	\$374,013
Revenue	---	---	\$799	---	\$799
Prepayment	---	---	\$3,305	---	\$3,305
SERIES 2015-3					
Revenue	---	---	\$58	---	\$58
DUE FROM REUNION WEST	\$324,434	\$75,883	---	---	\$400,317
DUE FROM GENERAL FUND	---	---	\$870,974	---	\$870,974
TOTAL ASSETS	\$3,168,539	\$2,724,702	\$4,197,565	\$10	\$10,090,815
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$23,009	---	---	---	\$23,009
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
CUSTOMER DEPOSIT	\$15,000	---	---	---	\$15,000
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO DEBT 2015-1	\$324,798	---	---	---	\$324,798
DUE TO DEBT 2015-2	\$370,830	---	---	---	\$370,830
DUE TO DEBT 2015-3	\$167,004	---	---	---	\$167,004
DUE TO REUNION WEST	\$56,512	---	---	---	\$56,512
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
<u>FUND EQUITY:</u>					
FUND BALANCES:					
ASSIGNED	\$242,752	\$2,724,702	---	---	\$2,967,454
UNASSIGNED	\$1,962,311	---	---	---	\$1,962,311
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$3,028,547)	---	(\$3,028,547)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$1,959,992)	---	(\$1,959,992)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$2,179,041	---	\$2,179,041
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$761,511	---	\$761,511
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$750,096	---	\$750,096
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$167,260	---	\$167,260
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$3,168,539	\$2,724,702	\$4,197,565	\$10	\$10,090,815

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,092,735	\$796,770	\$796,770	\$0
Special Assessments - Direct	\$922,677	\$461,339	\$462,467	\$1,129
Interest	\$250	\$83	\$308	\$225
Miscellaneous Income	\$5,368	\$1,789	\$0	(\$1,789)
Rental Income - Base	\$12,150	\$12,150	\$12,150	\$0
Rental Income - Operating Expenses/CAM	\$10,585	\$10,584	\$10,584	\$0
TOTAL REVENUES	\$2,043,765	\$1,282,715	\$1,282,279	(\$436)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$4,000	\$3,800	\$200
FICA	\$918	\$306	\$291	\$15
Engineering	\$15,000	\$5,000	\$3,444	\$1,556
Attorney	\$35,000	\$11,667	\$5,802	\$5,865
Trustee Fees	\$17,500	\$0	\$0	\$0
Arbitrage	\$3,600	\$0	\$0	\$0
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$5,000	\$1,667	\$1,667	(\$0)
Property Appraiser Fee	\$1,000	\$333	\$0	\$333
Property Taxes	\$400	\$133	\$0	\$133
Annual Audit	\$5,100	\$1,700	\$0	\$1,700
District Management Fees	\$42,985	\$14,328	\$14,328	\$0
Information Technology	\$2,200	\$733	\$733	\$0
Telephone	\$300	\$100	\$0	\$100
Postage	\$3,500	\$1,167	\$166	\$1,000
Printing & Binding	\$2,500	\$833	\$196	\$637
Insurance	\$14,800	\$14,800	\$13,453	\$1,347
Legal Advertising	\$1,500	\$500	\$208	\$292
Other Current Charges	\$600	\$200	\$178	\$22
Office Supplies	\$500	\$167	\$84	\$83
Travel Per Diem	\$500	\$167	\$0	\$167
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$170,078	\$62,976	\$49,525	\$13,451
<u>MAINTENANCE-SHARED EXPENSES:</u>				
Field Management	\$41,454	\$13,818	\$13,818	\$0
Facility Lease Agreement	\$31,562	\$10,521	\$8,173	\$2,348
Telephone	\$4,800	\$1,600	\$1,801	(\$201)
Electric	\$348,000	\$116,000	\$133,161	(\$17,161)
Water & Sewer	\$45,000	\$15,000	\$17,566	(\$2,566)
Gas	\$46,200	\$15,400	\$13,225	\$2,175
Pool & Fountain Maintenance	\$105,000	\$35,000	\$36,160	(\$1,160)
Environmental	\$6,000	\$2,000	\$1,980	\$20
Property Insurance	\$26,100	\$26,100	\$24,914	\$1,186
Irrigation Repairs	\$7,500	\$2,500	\$1,487	\$1,013
Landscape Contract	\$465,774	\$155,258	\$109,566	\$45,692
Landscape Contingency	\$23,295	\$7,765	\$2,832	\$4,933
Landscape Consulting	\$23,400	\$7,800	\$15,891	(\$8,091)
Gate and Gatehouse Expenses	\$19,200	\$6,400	\$1,830	\$4,570
Roadways/Sidewalks	\$27,840	\$9,280	\$27,165	(\$17,885)
Lighting	\$4,800	\$1,600	\$2,868	(\$1,268)
MSA Building Repairs	\$24,000	\$8,000	\$3,467	\$4,533
Pressure Washing	\$24,000	\$8,000	\$576	\$7,424
Maintenance (Inspections)	\$1,050	\$350	\$39	\$311
Pest Control	\$435	\$145	\$0	\$145
Signage	\$2,400	\$800	\$4,419	(\$3,619)
Security	\$84,000	\$28,000	\$28,000	\$0
<u>COMMUNITY CENTER:</u>				
Landscape	\$16,000	\$5,333	\$2,969	\$2,364
Telephone	\$1,500	\$500	\$441	\$59
Electric	\$33,000	\$11,000	\$5,861	\$5,140
Water & Sewer	\$4,200	\$1,400	\$629	\$771
Gas	\$500	\$167	\$99	\$68
Maintenance (Inspections)	\$1,250	\$417	\$65	\$352
<u>MAINTENANCE-DIRECT EXPENSES:</u>				
Irrigation System Operations	\$100,000	\$33,333	\$0	\$33,333
Contingency	\$0	\$0	\$160	(\$160)
Transfer Out	\$355,427	\$0	\$0	\$0
TOTAL MAINTENANCE	\$1,873,687	\$523,487	\$459,162	\$64,325
TOTAL EXPENDITURES	\$2,043,765	\$586,463	\$508,687	\$77,776
EXCESS REVENUES (EXPENDITURES)	\$0		\$773,592	
FUND BALANCE - Beginning	\$0		\$1,431,471	
FUND BALANCE - Ending	\$0		\$2,205,063	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures
For The Period Ending January 31, 2018

	ADOPTED BUDGET	PRORATED THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
REVENUES:				
Transfer In	\$355,427	\$0	\$0	\$0
Interest	\$10,000	\$3,333	\$12,365	\$9,032
TOTAL REVENUES	\$365,427	\$3,333	\$12,365	\$9,032
EXPENDITURES:				
Building Improvements	\$60,000	\$20,000	\$0	\$20,000
Signage	\$6,000	\$2,000	\$0	\$2,000
Pool Furniture	\$7,200	\$2,400	\$5,088	(\$2,688)
Pool Repair & Replacements	\$31,800	\$10,600	\$3,036	\$7,564
Landscape Improvements	\$75,000	\$25,000	\$95,184	(\$70,184)
Roadways/Sidewalks Improvement	\$0	\$0	\$5,592	(\$5,592)
Signalization	\$90,000	\$30,000	\$0	\$30,000
TOTAL EXPENDITURES	\$270,000	\$90,000	\$108,900	(\$18,900)
EXCESS REVENUES (EXPENDITURES)	\$95,427		(\$96,535)	
FUND BALANCE - Beginning	\$2,842,453		\$2,821,236	
FUND BALANCE - Ending	\$2,937,880		\$2,724,702	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$296	\$296
TOTAL REVENUES	\$0	\$0	\$296	\$296
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		\$296	
FUND BALANCE - Beginning	\$0		(\$3,028,843)	
FUND BALANCE - Ending	\$0		(\$3,028,547)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$530	\$530
TOTAL REVENUES	\$0	\$0	\$530	\$530
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		(\$9,259)	
FUND BALANCE - Beginning	\$0		(\$1,950,733)	
FUND BALANCE - Ending	\$0		(\$1,959,992)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$2,568,595	\$1,871,295	\$1,871,295	\$0
Interest	\$100	\$33	\$1,361	\$1,327
TOTAL REVENUES	\$2,568,695	\$1,871,328	\$1,872,655	\$1,327
EXPENDITURES:				
Interest Expense 11/01	\$691,000	\$691,000	\$691,000	\$0
Principal Expense 05/01	\$1,215,000	\$0	\$0	\$0
Interest Expense 05/01	\$691,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$2,597,000	\$691,000	\$691,000	\$0
OTHER FINANCING SOURCES (USES)				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$28,305)		\$1,181,655	
FUND BALANCE - Beginning	\$807,010		\$997,385	
FUND BALANCE - Ending	\$778,705		\$2,179,041	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

Statement of Revenues & Expenditures

For The Period Ending January 31, 2018

	ADOPTED BUDGET	PRORATED THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$22,855	\$21,323	\$21,323	\$0
Special Assessments - Direct Billed	\$656,310	\$328,155	\$329,851	\$1,696
Interest	\$0	\$0	\$1,156	\$1,156
TOTAL REVENUES	\$679,165	\$349,478	\$352,330	\$2,852
EXPENDITURES:				
Interest Expense 11/01	\$220,770	\$220,770	\$220,770	\$0
Principal Expense 05/01	\$245,000	\$0	\$0	\$0
Interest Expense 05/01	\$220,770	\$0	\$0	\$0
TOTAL EXPENDITURES	\$686,540	\$220,770	\$220,770	\$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)		\$131,560	
FUND BALANCE - Beginning	\$283,704		\$629,951	
FUND BALANCE - Ending	\$276,329		\$761,511	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
REVENUES:				
Special Assessments - Direct Billed	\$745,860	\$372,930	\$373,127	\$197
Interest	\$100	\$33	\$1,123	\$1,089
TOTAL REVENUES	\$745,960	\$372,963	\$374,250	\$1,286
EXPENDITURES:				
Interest Expense 11/01	\$265,650	\$265,650	\$265,650	\$0
Principal Expense 05/01	\$220,000	\$0	\$0	\$0
Interest Expense 05/01	\$265,650	\$0	\$0	\$0
TOTAL EXPENDITURES	\$751,300	\$265,650	\$265,650	\$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)		\$108,600	
FUND BALANCE - Beginning	\$266,862		\$641,496	
FUND BALANCE - Ending	\$261,522		\$750,096	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
REVENUES:				
Special Assessments - Direct Billed	\$336,265	\$168,133	\$167,401	(\$732)
Interest	\$0	\$0	\$112	\$112
TOTAL REVENUES	\$336,265	\$168,133	\$167,513	(\$620)
EXPENDITURES:				
Interest Expense 11/01	\$108,735	\$108,735	\$108,735	\$0
Principal Expense 05/01	\$12,000	\$0	\$0	\$0
Interest Expense 05/01	\$108,735	\$0	\$0	\$0
TOTAL EXPENDITURES	\$229,470	\$108,735	\$108,735	\$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)	\$106,795		\$58,778	
FUND BALANCE - Beginning	\$108,414		\$108,482	
FUND BALANCE - Ending	\$215,209		\$167,260	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$10	
FUND BALANCE - Ending	\$0		\$10	

Reunion East CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collector	\$0	\$140,448	\$612,154	\$44,167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$796,770
Special Assessments - Direct	\$12,830	\$0	\$0	\$449,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$462,467
Interest	\$76	\$78	\$76	\$78	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$308
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental Income - Base	\$4,050	\$4,050	\$4,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,150
Rental Income - Operating Expenses/CAM	\$3,528	\$3,528	\$3,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,584
Total Revenues	\$20,484	\$148,105	\$619,808	\$493,883	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,282,279
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$800	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800
FICA	\$77	\$77	\$61	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$291
Engineering	\$572	\$1,239	\$1,089	\$545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,444
Attorney	\$1,584	\$1,384	\$1,338	\$1,496	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,802
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$417	\$417	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,667
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
District Management Fees	\$3,582	\$3,582	\$3,582	\$3,582	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,328
Information Technology	\$183	\$183	\$183	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$733
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$84	\$16	\$25	\$41	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166
Printing & Binding	\$51	\$61	\$39	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196
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	\$0	\$0	\$0	\$0	\$0	\$208
Other Current Charges	\$178	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178
Office Supplies	\$21	\$21	\$21	\$21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
	\$26,584	\$7,979	\$7,555	\$7,407	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,525

**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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,818
Facility Lease Agreement	\$2,043	\$2,043	\$2,043	\$2,043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,173
Telephone	\$449	\$451	\$451	\$451	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,801
Electric	\$33,063	\$33,359	\$33,315	\$33,423	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,161
Water & Sewer	\$3,995	\$4,396	\$4,983	\$4,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,566
Gas	\$286	\$3,316	\$5,211	\$4,411	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,225
Pool & Fountain Maintenance	\$9,786	\$6,587	\$8,935	\$10,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,160
Environmental	\$157	\$833	\$157	\$834	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,980
Property Insurance	\$24,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,914
Irrigation	\$349	\$0	\$1,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,487
Landscape Contract	\$32,515	\$32,515	\$44,537	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,566
Landscape Contingency	\$196	\$735	\$387	\$1,514	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,832
Landscape Consulting	\$1,950	\$1,950	\$8,393	\$3,597	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,891
Gatehouse and Gatehouse Expenses	\$1,106	\$724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,830
Roadways/Sidewalks	\$9,276	\$6,348	\$10,263	\$1,278	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,165
Lighting	\$1,774	\$161	\$933	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,868
MSA Building Repairs	\$1,719	\$845	\$387	\$517	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,467
Pressure Washing	\$0	\$576	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$576
Maintenance (Inspections)	\$0	\$0	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$0	\$0	\$4,188	\$231	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,419
Security	\$7,000	\$7,000	\$7,000	\$7,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,000
Community Center													
Landscape	\$881	\$881	\$1,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,969
Telephone	\$110	\$111	\$110	\$110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$441
Electric	\$1,912	\$1,581	\$1,012	\$1,356	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,861
Water & Sewer	\$145	\$160	\$166	\$158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$629
Gas	\$25	\$25	\$25	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99
Maintenance (Inspections)	\$0	\$0	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65
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
Contingency	\$0	\$160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160
Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$137,105	\$108,211	\$138,401	\$75,445	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$459,162
Total Expenditures	\$163,689	\$116,190	\$145,956	\$82,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$508,687
Excess Revenues (Expenditures)	(\$143,205)	\$31,915	\$473,852	\$411,031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$773,592

[illegible]

OFF ROLL ASSESSMENTS

Citicommunities

Ott communities			\$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
10/12/17	11/1/17	29723	\$ 12,986.00	\$ -	\$ 5,490.00	\$ -	\$ -	\$ -
10/12/17	2/1/18	29723	\$ 6,494.00	\$ -	\$ 2,746.00	\$ -	\$ -	\$ -
10/12/17	5/1/18	29723	\$ 6,494.00	\$ -	\$ 2,746.00	\$ -	\$ -	\$ -
			\$ 25,974.00	\$ -	\$ 10,982.00	\$ -	\$ -	\$ -

EHOF Acquisitions II, LLC

EHOF Acquisitions II, LLC			\$417,271.00		100%		\$60,979.00	14.61%	\$133,942.00	32.10%	\$153,398.00	36.76%	\$68,952.00	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						
	2/1/18		\$ 104,318.00	\$ -	\$ -	\$ -	\$ -	\$ -						
	5/1/18		\$ 104,318.00	\$ -	\$ -	\$ -	\$ -	\$ -						
			\$ 417,271.00	\$ 208,635.00	\$ 30,489.43	\$ 66,970.84	\$ 76,698.82	\$ 34,475.92						

EHOF Acquisitions II, LLC

EMOF Acquisitions II, LLC			\$478,249.00		\$325,021.00	\$57,603.00	\$65,971.00	\$29,654.00
				100%	67.96%	12.04%	13.79%	6.20%
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	\$ 173,724.34	\$ 30,788.91	\$ 35,261.62	\$ 15,850.12
	2/1/18		\$ 127,812.00	\$ -	\$ -	\$ -	\$ -	\$ -
	5/1/18		\$ 127,812.00	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 511,249.00	\$ 255,625.00	\$ 173,724.34	\$ 30,788.91	\$ 35,261.62	\$ 15,850.12

EHOF Acquisitions II, LLC

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

LRA Orlando LLC

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
10/12/17	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	\$889,677.00	\$656,310.00	\$745,860.00	\$335,260.00
TOTAL RECEIVED	\$ 462,467.27	\$ 329,850.75	\$ 371,978.44	\$ 167,202.54
VARIANCE	\$ (427,209.73)	\$ (326,459.25)	\$ (373,881.56)	\$ (168,057.46)

Reunion East/West CDD Direct Billed Assessments for FY 2018

District	Landowner	Product	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Reunion East	Citicommunities					Nov	\$5,491	\$7,496	\$12,987	Paid - \$10,982 - Just O & M
	11-1-15 DS Interest					Feb	\$2,746	\$3,748	\$6,494	
	34-25-27-4012-0001-0013	66 Comm	\$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>	
							O & M	Debt	Total	Paid
	LRA ORLANDO LLC		\$1,848	\$5,053	\$6,901	Nov	\$924	\$2,527	\$3,451	Paid - 10/13/17
	35-25-27-4885-PRCL-OC30	4 MF				Feb	\$462	\$1,263	\$1,725	Paid - 10/13/17
						May	\$462	\$1,263	\$1,725	Paid - 10/13/17
						Total	<u>\$1,848</u>	<u>\$5,053</u>	<u>\$6,901</u>	
							O & M	Debt	Total	Paid
	EHOF									
	11-1-15 Interest									
	27-25-27-2985-TRAC-FD20	30 Comm/755 MF	\$358,021	\$153,228	\$511,249	Nov	\$454,923	\$858,693	\$1,313,616	Paid 1/5/18
	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>	
Reunion West	Landowner		Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
	Reunion West SPE									
	22-25-27-0000-0020-0000		\$197,596		\$197,596	Dec	\$79,974	\$0	\$79,974	12/29/17
	27-25-27-4927-0001-SF10		\$53,310		\$53,310	March	\$79,974	\$0	\$79,974	
	27-25-27-4927-0001-SF20		\$58,746		\$58,746	June	\$79,974	\$0	\$79,974	
	35-25-27-4881-PRCL-006A		\$10,244.00		\$10,244	September	\$79,974	\$0	\$79,974	
			<u>\$319,896.00</u>	<u>\$0.00</u>	<u>\$319,896.00</u>	Total	<u>\$319,896</u>	<u>\$0</u>	<u>\$319,896</u>	
	Reunion West HOA		\$159,095	\$207,088	\$366,183	Nov	\$79,547.50	\$103,544.00	\$183,091.50	Paid - 1/2/17
	22-25-27-4923-0001-0080					Feb	\$39,773.75	\$51,772.00	\$91,545.75	
	22-25-27-4923-0001-00M0					May	\$39,773.75	\$51,772.00	\$91,545.75	
						Total	<u>\$159,095.00</u>	<u>\$207,088.00</u>	<u>\$366,183.00</u>	

Reunion East Community Development District
135 West Central Boulevard - Suite 320 - Orlando - Florida - 32801

March 2, 2018

Via Electronic and U.S. Mail

jlac@leg.state.fl.us

Honorable Jennifer Sullivan, Chair
Joint Legislative Auditing Committee
111 West Madison Street, Room 876
Tallahassee, Florida 32399-1400

RE: Fiscal Year 2016 Annual Financial Audit for
Reunion East Community Development District ("District")

Dear Chair Sullivan:

The following is an update to the District's response dated May 30, 2017 to a previous request Joint Legislative Auditing Committee for information related to certain findings in the District's Annual Audit Report for Fiscal Year 2016 which is attached.

Please be advised there has been no material additional corrective action taken by the District from what was provided in our prior response and the District continues to work with all interested parties to provide a resolution to this matter.

Also, it is important to note that the District continues to collect sufficient annual assessments to fully fund the operating expense and debt service payments on the Series 20015 Bonds and Series 2015A Bonds. The District does not require any financial assistance from the State of Florida.

If the District or my office can provide any additional information, please feel free to contact me. Thanks you.

Sincerely,



George S. Flint
District Manager

CC: Board of Supervisors
Jan A. Carpenter, District Counsel

JOE NEGRON
President of the Senate



Senator Dennis Baxley
Senator Audrey Gibson
Senator Kathleen Passidomo
Senator Perry E. Thurston, Jr.

**THE FLORIDA LEGISLATURE
JOINT LEGISLATIVE AUDITING
COMMITTEE**

**Representative Jennifer Mae Sullivan, Chair
Senator Debbie Mayfield, Vice Chair**

RICHARD CORCORAN
Speaker of the House



Representative Tracie Davis
Representative Randy Fine
Representative Joe Gruters
Representative Roy Hardemon
Representative Cyndi Stevenson

January 30, 2018

Mr. Jan Carpenter, Registered Agent
Reunion East Community Development District
111 North Magnolia Avenue, Suite 1400
Orlando, FL 32801

Dear Ms. Carpenter:

You are receiving this letter as the current registered agent for Reunion East Community Development District based on the records of the Department of Economic Opportunity, Special District Accountability Program (DEO). If you are no longer the registered agent, please contact the DEO as required by Section 189.014, *Florida Statutes*, to revise the public records; the telephone number for DEO is (850) 717-8430. Also please forward this letter to the current registered agent.

Section 218.39(8), *Florida Statutes*, requires the Auditor General to notify the Joint Legislative Auditing Committee (Committee) when a special district has failed to correct an audit finding that has been reported in three successive audit reports. The Committee may then require the special district to provide a written explanation of the status of corrective action that has been taken. If the explanation is either not provided or determined to be not sufficient, the Committee may require the chair of the governing body of the special district to appear before the Committee.

On December 7, 2017, the Committee adopted a motion to direct the Reunion East Community Development District (District) to provide a written explanation of the status of corrective action that has been taken (Response) to the Committee. For each audit finding that was reported in the FY 2015-16 audit report and also in the two preceding audit reports, the Response should either explain why full corrective action has not been taken or, if the governing body intends to take full corrective action, describe the corrective action to be taken and when it will occur. Please see the enclosure for the audit findings that require a Response.

You may access this audit report from the Auditor General's website (<https://FLauditor.gov>) under the heading 'Reports Filed with the Auditor General.' Hover over 'Filed Reports,' select 'Special Districts,' and then select 'Reunion East Community Development District' and the report for FY 2015-16.

Kathryn H. DuBose, Coordinator
111 West Madison Street, Room 876, Claude Pepper Building, Tallahassee, Florida 32399-1400
Telephone (850) 487-4110 Fax (850) 922-5667
jlac@leg.state.fl.us

The following guidance is provided to assist you in your Response:

- If any of the audit findings have been corrected and were not included in the audit report for FY 2016-17, please indicate such in the required Response.
- If any of the audit findings have not been corrected and relate to areas that may never be fully resolved due to limited staff and resources of a small entity, please explain such in the written Response and briefly describe any procedures that may have been implemented to help address the issue. One example is a separation of duties finding. While it is understood and acknowledged that there are many small governmental entities in this state with limited resources, there are always compensating controls that can be implemented to help mitigate some of the inherent risk that exists when one individual at such an entity has access to both physical assets and the related accounting records, or to all phases of a transaction. Another example is a finding related to the auditors assisting in the preparation of the District's financial statements and related note disclosures.
- If any of the audit findings have not been corrected and the previous bullet is not applicable, please explain the corrective action(s) being taken to resolve the audit finding(s). While we understand that the audit report referenced in this letter contained a written response to the findings included in the audit report, we are requesting a Response with an updated status of the corrective action(s) being taken. Please do not provide just a copy of the written response from your audit report, unless it includes details and was provided to the auditor within the past month.

Please provide the written Response by March 26, 2018. You may address it to The Honorable Jennifer Sullivan, Chair, Joint Legislative Auditing Committee, and send it to the Committee's office using one of the following methods:

E-mail: jlac@leg.state.fl.us

Fax: 850-922-5667

Mail: 111 W. Madison St., Rm. 876; Tallahassee, FL 32399-1400

Please note that your Response will be posted on the Committee's website.

Thank you for your cooperation.

Best regards,



Representative Jennifer Sullivan
Chair



Senator Debbie Mayfield
Vice Chair

Enclosure

cc sent by email: Ariel Lovera, District Accountant

Reunion East Community Development District

CPA Firm Audit Report	
Fiscal Year Audit Report	Finding Number/Finding Description/PDF Page Number(s)
FY 2015-16	13-01 - <u>Failure to Make Bond Debt Service Payments When Due</u> : The Prior Developer failed to pay debt service special assessments to the District. Therefore, all of the debt service payments due on the Series 2005 and Series 2002A-2 Bonds have not been made as of fiscal year-end. The auditors recommend that the District utilize all legal remedies available to collect delinquent assessments and bring debt service payments current. (See PDF Page 40)
	13-02 - <u>Failure to Meet Reserve Account Requirement</u> : The District did not meet the reserve requirement on the Series 2005 Bonds at fiscal year-end. The District had to use amounts in the reserve account to pay debt service since the Prior Developer has not paid the special assessments to the District. The auditors recommend that the District utilize all legal remedies available to collect delinquent assessments and replenish the Reserve account. (See PDF Page 40)