

*Reunion East Community
Development District*

Agenda

March 16, 2017

AGENDA

Reunion East

Community Development District

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

March 9, 2017

Board of Supervisors
Reunion East Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion East Community Development District will be held **Thursday, March 16, 2017 at 2:00 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 9, 2017 Meeting
4. Discussion of Estoppel Request from Armstrong Reunion, LLC
5. Consideration of Transfer of Environmental Resource Permits
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
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 9, 2017 meeting. The minutes are enclosed for your review.

The fourth order of business is the discussion of the estoppel request received from Armstrong Reunion, LLC. A copy of the request letter is enclosed for your review.

The fifth order of business is the consideration of transfer of environmental resource permits from Reunion Resort. A copy of the permit application request is enclosed for your review.

The sixth order of business is Staff Reports. Section 1 of the District Manager's Report is the presentation and discussion of the action items list. A copy of the list is enclosed for your review. Section 2 includes the check register for approval and Section 3 includes the balance sheet and income statement for your review. Section 4 is the discussion of the status of the direct bill assessment collections. A table with the direct bill information is enclosed for your review.

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

Sincerely,



George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, February 9, 2017 at 2:00 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 Treasurer
John Dryburgh	Assistant Secretary
Don Harding	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
Reunion West CDD Board	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, and roll call was taken.

SECOND ORDER OF BUSINESS

Public Comment Period

There not being any, the next item as followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the January
12, 2017 Meeting**

Mr. Flint: These are included in your agenda packet. If there are any deletions, additions, or corrections we can address those at this time.

Mr. Harding: On the first page, Mr. Harding made a statement in regards to the weird wording. On page 3 of 13 I think it should say, "Some of the signs are just a board with a post and these kinds of signs I think are very unprofessional and do not look good." That is all I had.

On MOTION by Mr. Harding, seconded by Mr. Goldstein, with all in favor, the minutes of the January 12, 2017 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Discussion of Proposed Signage Policy

Mr. Flint: Mr. Harding worked with Mr. d'Adesky between the last meeting and today on this policy. You have seen a version of it previously. I will let Andrew present it to you.

Mr. d'Adesky: As George said, this is based on what you saw before but with Mr. Harding's proposed edits. Obviously I added some legal language. This is as far as we could go as a government, and this kind of pushes the boundaries of what we are allowed to do. Any further would be more appropriate for the HOA. Based on informal conversations with the HOA it seems like they are open to enacting or looking at some sort of standards for HOA property. That might be a productive conversation to have in the HOA context. This is the best we are going to get gentlemen.

Mr. Harding: I'm going to talk to David Burman with regards to it.

On MOTION by Mr. Harding, seconded by Mr. Greenstein, with all in favor, the Signage Policy was approved.

FIFTH ORDER OF BUSINESS

Discussion of Re-Purposing of Horse Stables

Mr. Flint: Mr. Harding, myself, and Alan met with three representatives of the architectural firm that originally designed the horse stables. Butler Moore Architects, Guy Butler is the principal of that firm, designed the stables, this building, and the buildings associated with the community pools. They do a lot of work for Disney also. I was surprised to see Guy Butler actually here because he is semi-retired. He has a personal interest in that project because he was involved in the design of that. He brought an award that they won for that building when it was originally built. We walked around the building and went through it. We were talking about different options that building could be used for. He suggested that they would go back and try to come up with a design concept. He suggested sending out a survey to the community with some options. One of the things he brought up was the example in Winter Garden, there is a craft brewery called Crooked Can and they designed that building. The

building is a combination of a microbrewery, where they actually make beer, small restaurant/bar and a small market. He was suggesting something like that might work. We've got tax issues though. If that thing is used for a private purpose we have to deal with that issue. I think we ought to probably do what he is suggesting. We should do some type of survey and see what the community might want to see. Then we can figure out if it is something that is achievable.

Mr. Harding: He is going to come back with something specific though, right? Did he already do that?

Mr. Flint: Yes, it is in the agenda. Initially he thought they could get some more parking between the building and the Polk County Line Road. After looking at the site plan he does not think that is achievable. He does think that they could get 24 additional parking spaces in there. I believe there are 11 parking spaces there now. Whether that is adequate or not I do not know. They did think they could get some additional spots.

Mr. Harding: He did not think parking would be an issue at all.

Mr. Flint: He doesn't think after looking at the site plan that we can get additional spaces between the building and the road. He does think we can pick up another 24 parking spaces. He provided some possible options that people could rank 1,2,3. He suggested a craft brewery, a restaurant, an artisan farmer's market, a spa, a fitness center, a high-end mini-market, a coffee shop, or an event room with a kitchen for parties.

Mr. Dryburgh: We also discussed an art room because there are people who live here who are interested in art. There is no place they can go except downtown Orlando.

Mr. Flint: We do not have to go with what he suggested if there are other items we want.

Mr. Dryburgh: Was he discussing using an electronic survey where we could send it out to all the people who own property here?

Mr. Flint: We were going to go through the POA. The CDD is not set up to do that. I would think through the POA we could get something set up.

Mr. Harding: Does it make sense to go through with the survey before we understand the tax issue?

Mr. d'Adesky: Jan and I are extremely concerned about this. We cannot underestimate how expensive it is to try to deal with the conversion of public use bond funds, used to build that building, into a private use. We are trying to craft a carefully worded management contract that will fall into the IRS safe harbor for dealing with certain limited private uses. The Bond

Counsel is extremely expensive. It would be significant, in terms of research, to try to deal with converting it into fully private use.

Mr. Dryburgh: What do you mean when you say converting it into a fully private use? Is that for any purpose?

Mr. d'Adesky: For example, Starbucks.

Mr. Dryburgh: Let's assume that no money is being transferred to anyone. It's a nonprofit. As soon as you bring in money, that's a problem? If were using for the benefit of the community, it's not a problem?

Mr. d'Adesky: Exactly, you got it right on the head. That's the issue. That's also my concern with sending out a survey. You might see people looking at a Starbucks and saying that's wonderful.

Mr. Dryburgh: What we need to do is tailor it down to the things that don't involve money transferring.

Mr. d'Adesky: Our recommendation would be to start with those ideas because those would be the easiest to implement and manage. That would be the best to start with.

Mr. Goldstein: Those other things are going to happen here anyway. We are a closed community, no one is going to sink a million dollars here.

Mr. d'Adesky: No, the roads are still public. You can get by the gate. That's the issue we don't like to put on the record. It's factual. Technically, if there was a market there someone could come in and go to the market.

Mr. Flint: We did talk about the entrance being on this side of the gate. There are options to address that issue to make it more accessible. You do have the tax issue. The thing has been sitting there unused for several years; I don't know that we want to tie our hands on that issue. We had a tax analysis done when we leased out this facility. Three quarters of this facility was leased out and that lease is coming up.

Mr. d'Adesky: My recommendation for that would be to find a public use as well. Once again that makes it easier. We don't have to go back and crunch the numbers and see whether we can permit it. I'm not saying private use would not be possible. We could probably figure something out, we are pretty creative. It just makes our job easier and reduces the cost on you.

Mr. Flint: If we did something like some of these that look like private uses could be public.

Mr. d'Adesky: Right.

Mr. Flint: Like the farmer's market, depending on who is running it if it is running as a CDD program.

Mr. Dryburgh: How does that differ from this building itself where you have someone putting on a Pilates class? Let's say Carlton's organization is paying money to this woman to come in. They are collecting fees for that process. Is that not also money transferring?

Mr. Flint: No, it's a service to the residents.

Mr. Dryburgh: Which brings us back to this particular property. As long as it is a service to the residents, the money can still transfer, it just has to be done in a different fashion.

Mr. d'Adesky: You would have to find out what the public benefit is. If you are able to say there is a benefit to the residents and not just the benefit of having coffee nearby, it would have to be a service or activity.

Mr. Dryburgh: I'm just trying to understand.

Mr. d'Adesky: As you know, it is very complicated. If we violate this we could be in deep trouble.

Mr. Dryburgh: You could have a workout facility here, right?

Mr. d'Adesky: Yes.

Mr. Harding: What about the Resort's interest in having it as something like a Seven Eagles? Where you guys would benefit from that. The Resort would also benefit.

Mr. Grant: I'm just wrestling with the cost of converting it into anything functional and the return. It looks like a money pit to me. Somebody is going to put a bunch of money in and get no return on it. I'm not in that business.

Mr. Harding: I understand that.

Mr. Grant: The location has some inherent issues just from a proximity standpoint. The transportation and parking is an issue. The 24 parking spaces don't serve a wedding. The space would not serve a 100 person wedding the way it is now. Again, brainstorming some public uses that would benefit the community is a great idea.

Mr. Harding: Andrew, what are some of the items you would include in the survey?

Mr. d'Adesky: If I was editing this myself, I would cross out the second sentence and the second paragraph because that information does not need to go out and it is not necessarily accurate. The ones that I see on here that are definitely okay are the fitness center, the event room, maybe the farmer's market, and maybe the spa depending on how you run it. The ones that are definitely out, or are definitely private and more difficult, are the craft brewery, the

restaurant, the mini market, and the Starbucks. The farmer's market is a maybe because if it was a resident thing then we could do it. We could open up the space for people to come and do something. We may be able to justify that.

Mr. Dryburgh: Would it generate enough revenue to make it worthwhile?

Mr. d'Adesky: With the farmer's market idea, if it was an event space that could be something that occurs in there as an event versus it as a dedicated farmer's market.

Mr. Greenstein: When we brought this up at an earlier meeting I had thrown out the suggestion about an arts and crafts studio. It's kind of making it an extension of this facility. It is across the street. It still has to be community centric. Whether or not we utilize the resort under an MSA arrangement because somehow we've come up with an amenity that makes sense or we contract out certain aspects of it to manage it. It has to be a community centric thing. To me it is an extension of this building and we know we are going to be looking at the use of this building with the expiration of the lease next door. The whole thing should tie together as one entity and come up with a repurposing for these two facilities.

Mr. d'Adesky: Correct, and I think it's good to have these conversations because it is a similar conversation. It is the same sort of public use.

Mr. Dryburgh: You're going to send the survey as well?

Mr. Greenstein: Sure.

Mr. Flint: Does the Board want some time to look at these options that are listed here? We struck off four that are listed and we are adding the art room. Is there is anything else the Board would want to add, or do you want a little time to think about that? Then we send it out after you've had time to think about it?

Mr. Harding: I think we ought to send it out now with those changes. We should do what Andrew says, eliminate the sentence in the second paragraph and change those to what we want to have on there and send it out.

Mr. Goldstein: Let's get some feedback; we're not spending any money to send it out.

Mr. Harding: We send it out through Aegis and David Burman.

Mr. Flint: We will do that and have some survey results for the next meeting.

SIXTH ORDER OF BUSINESS

Discussion of Resident use of the Heritage Crossing Community Center

Mr. Flint: I believe Mr. Harding had sent an email asking about what the options were for residents to use this facility. My response back was that currently we don't have any amenity policies or rules, rates, set up for use of this facility by residents. We are allowing the yoga people to use the facility. We don't have a policy to rent this out. If someone wanted to have a wedding reception or a reunion or anniversary dinner, we don't really have a policy or fees set up to do that. We don't have any administrative procedures in place to reserve it. In other communities where we are set up we do the onsite amenity management, we have that in place. Here we have never done that. The resort does that. If there is a desire to reserve, you would have to define what the uses would be. Then you would have to decide if you would charge a fee for that and if you are what the fee would be. We would have to go through a rate hearing to set the fees. I don't know if the Board has thoughts on this issue and whether it might be premature today because we only have one quarter of this facility to do that.

Mr. Harding: How do we allow the yoga people to be in here?

Mr. Flint: We are just informally allowing that to happen.

Mr. d'Adesky: You can grant them permission to use that.

Mr. Flint: It's a service for the residents, we aren't charging a fee for that. But if you want to actively allow this to be used then we are going to need to start having a process for reserving the room. We may require a deposit, and we may have pre and post inspections.

Mr. Dryburgh: I'm assuming you have to have insurance that is different than what you currently have?

Mr. Flint: No we have insurance in place.

Mr. Harding: We have a situation George, when Encore leaves for sure this whole facility is going to be open. We have to come up with something. The Resort does not want to be involved again as far as managing it.

Mr. Grant: May or may not, the Resort's position on it is on a short term basis like 3 months, 6 months, 12 months. It does not make sense because it takes us 12 months to book business. On a longer-term basis we may be interested. I could see the stables being turned into a very unique and very exciting event venue served out of this facility. I could see this as a banquet facility as well as a facility used by our growing Reunion Community. Again, the Resort would be interested under the right circumstances. A quarter of the ballroom as it sits today is not the right circumstances. When we are booking business 12 to 24 months out I need some guarantees that it will be here when we book business 24 months from now.

Mr. Chiste: We'll restore this back to the original state whenever you want us to. We're just not doing it now because there is no reason to because there is an existing lease on there. If it is something you guys want to start moving towards so you can start doing something different with it just let us know. We already have the bid out. We don't really need the space anymore.

Mr. Dryburgh: At the same time, we have to make a pretty clear determination if we will be benefiting the residents here. Once you start saying you are booking it out for the next 2 or 3 years through Carlton you're not going to be benefitting the residents. You're generating revenue but you're not giving services that are currently not available to those who live here.

Mr. d'Adesky: The same analysis applies back to the horse stable comments. Even if it was going to be used in that way, we would have to say what is the benefit to the residents plus the community. In our other Districts we do have places used as banquet facilities for weddings. Our other CDD has the most booked wedding venue in Polk County or something like that. It is very popular and generates revenue for the District to use to offer programming and invest in other elements of the community. It can be a lucrative aspect and has to be tied into the public benefit and to the community as a whole.

Mr. Dryburgh: Well it has to benefit the CDD as well. You're going to have people coming to stay at the hotel and you have revenue coming in the restaurants. So it's all benefiting Carlton's group for that.

Mr. d'Adesky: That's exactly what I meant. If we were to collect a fee for the use of this facility, it would have to go back towards programming or be invested somehow in the public benefit. That could go towards offering a class for free or something like that, as long as it is public benefit.

Mr. Goldstein: Carlton, I'm just throwing this out because I know you're kind of thinking about this building. What when you're not booking banquets or conventions, during that time we do art class or yoga in there. Now we show a benefit of it being used. Maybe you could even do something for the residents. You could book it for private parties. We aren't going to charge a fee for residents to use the facility but you can charge a fee for doing the catering on it and make money that way. I know it is not just you making that decision.

Mr. Grant: No and today is not the day to have that discussion. I think the main thing is that the resorts interest will be evaluated down the road at some point in the coming months based upon the planned expiration of the lease and the availability of this facility and tying it

into the stables. We are going to do the survey and ask property owners what they want to see this building operate as. Going back to the early days when the residents were not involved in this decision, the developer decided it was for the community good to create this facility and created the stables. We are justifying everything and coming up with a new business plan for the next 5 or 10 years to move forward. I think we can do that in the coming months. Short term, let me bring this up: yoga is very popular. Regardless of who sanctions it and how it got started. I think most of the folks who attend are probably residents but I'm sure there are some guests of the resort that come because they are invited by the residents. This room is too small. On the other side of this wall is basically the same room as this. It just doubles the space. It's part of the space that Encore is leasing. I would like to propose that we go back to Encore and ask them if they can relinquish that space for yoga. We can then enter into a discussion of need adjustments for the lease arrangements for the remainder of the lease.

Mr. d'Adesky: We could do that, it is feasible. But, if we are going back and reducing the amount of space used by Encore that is going to go with a corresponding adjustment in their existing lease. They would be paying less money than what they are currently paying for that space.

Mr. Grant: John, did you hear that?

Mr. Chiste: Yeah, to be honest, we are either in or out. We do not want to take on the responsibility if you someone were to get hurt from an insurance stand point and they come to us because were the tenant.

Mr. Flint: Well I think what we are suggesting is to amend the lease to reduce the space.

Mr. Dryburgh: I think we need to know how much money we are bringing in with this.

Mr. Goldstein: Well I think, according to Bev, the resort is going to be discussing this week how you guys are going to proceed with the yoga.

Mr. Dryburgh: How do we know the people who are coming? Are they guests of your hotel or are they just people from outside?

Mr. Grant: I don't think it is a single guest at the Resort. I think it is the members and their friends. I don't believe a single Resort guest is participating. I believe it has become popular with the members and they are inviting their friends from other communities or their friends within the Reunion. That is wonderful to see but it is outgrowing the space. Indoor and air conditioned space in Florida is valuable. Again, yoga is also done on the beach,

paddleboards and outdoors. I could do it on the event lawn too but no one wants to use the lawn, they want the air-conditioned ballroom.

Mr. Greenstein: We use the area around the cove. The overhang and the pool deck but there was pushback. Why don't we just agree that between now and the next meeting we can investigate the yoga dilemma and see what it is all about as far as the demand, need, and management of it. Then we can determine if there is a need for expansion of that space.

Mr. d'Adesky: We will look at the cost of the lease.

Mr. Flint: It's about \$2,800 a month.

Mr. Dryburgh: We could charge the people who come and bring their friends. Each friend would pay something per visit just like we do the water parks.

Mr. Goldstein: They already do charge. They charge \$10 a guest.

Mr. Greenstein: The instructor is charging that. The arrangement is going to change and the building use is going to change. On a temporary basis, we can just address this need and deal with it on short-term basis. Whatever the long-term arrangement is going to be for this building, that event will fold into that.

Mr. Grant: They are two separate issues. If the club is sponsoring the yoga class somehow that is a club issue separate from the CDD Board. The use of this space is a CDD Board issue.

Mr. Greenstein: They should have come to the meeting it would have been a little easier to deal with.

Mr. Grant: As a club issue, I can take my CDD hat off and we can talk about yoga. We will talk with George about what we do with this space.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: You've already heard what we have been working on. We have no updates. We have no updates on the settlement negotiations between the Trustee and LRA. We assume they are going to proceed. The trustees are going to send something to LRA soon. That was the last status. We are waiting on that, so we are not going to take any action in that regard. That is all I have.

B. Engineer

Mr. Boyd: I don't have anything other than Scott Leftwich is underway on the signal design. I don't have anything from him yet. He is currently evaluating those existing foundations to see if they can be reused. I am pressing him to have something by the end of the month.

Mr. Greenstein: Were we able to find out anything about what is going on down the street?

Mr. Boyd: No sir, not yet. I'm working on it.

Mr. Greenstein: I would hope that since they permitted to the County they would have some schedule of when they are doing things. They're down the road and we can compare what they are going through. They are starting from scratch down there.

C. District Manager's Report

i. Action Items List

Mr. Flint: Regarding the irrigation turnover that is in LRA's court as far as the CUP renewals. We are just keeping it on here to monitor it. Signalization Steve has already addressed. We discussed the horse stables and the signage policy. The proposals for the spa at Heritage Crossing A, has got two proposals so far. They are both similar dollar amounts, mid to upper \$70,000's.

Mr. Scheerer: If the Board may recall, last month I reported that the original designer of the Heritage Crossing pools both of them and declined the bid on the spa. We are waiting on a second quote and still looking for quotes. The original quote we received from All Season Pools for a ten-person spa, the exact same spa design as in the Heritage Crossing Pool B, their estimate was \$79,700. I received a recommendation to get with Blue Escapes Pools and Spas. They recently sent me a quote for \$73,800.

Mr. Dryburgh: Is there any way that they are so busy they don't want the business? That's why they are throwing these high numbers up.

Mr. Scheerer: No, especially with All Seasons. They are doing a lot of work through here. They are over on the west side doing a bunch of work. The Blue Escape gentleman that I spoke to was very enthusiastic. The only one that I think did not want the work was Davenport Post.

Mr. Dryburgh: But it seems excessively expensive.

Mr. Scheerer: Yes, it seems extremely expensive which is why we are continuing to try to find someone willing to bid this.

Mr. Flint: The fact that the numbers are close means they are not outliers.

Mr. Dryburgh: That's why I'm wondering. If both companies are being kind and responding but throwing the price out really high, they don't really want that business. Is that not the case?

Mr. Scheerer: That's just my opinion. This gentleman would like to come in and do work for the District as well. He does repairs and things like that. Like I said, my first company that I would've chose to do the work would have been Davenport Post. They have the familiarity with what is in the ground already. He just said they are too busy and they had to decline the bid respectfully. There are some other people out there that I contacted and we will continue to bring back numbers. If I get a consistent \$70,000 range on this hot tub then the decision will be up to the Board. This is just for your information. One thing not on the agenda but we need to have a little discussion about is streetlights. For the Board Members that are new, the CDD does not own, but have lease agreements for all the streetlights at Reunion. We have them and the resort has them.

Mr. Dryburgh: Do we have a map that shows what the CDD is responsible for?

Mr. Scheerer: No, but that is very easy for me to put together if you would like. Just so you know, we do come through here every two weeks. We go through everywhere except the Grande because we come in at 4:30 in the morning to try to get everything done. It takes two hours to do the whole community. We mark them all, log them all, and then to report it you don't want to know what we have to go through with Duke Energy. It is absolutely out of control the way they report their lights now. One of the stipulations for repairing the light, if you have vehicles parked within the vicinity of that streetlight they will not repair that light. So basically you need about three parking spaces. Sometimes we place cones and try to block that area. At the Grande it has to be totally crazy to get people in there to fix the lights. Duke Energy has told me if they do not have free unobstructed access they will not even make an attempt.

Mr. Harding: It's like the members parking lot as well.

Mr. Dryburgh: So they don't come in?

Mr. Scheerer: They'll come in. I reported 25 of the lights out and Duke Energy said they wouldn't make those repairs if there is a vehicle anywhere in the proximity of the light. With the new reporting method, it is all done by map. If you punch in 123 Radian and you find the

light pole and you reported it the previous month. When you got to try to report it again, it doesn't let you do that. It says, "We are aware that it has been reported and it is on our schedule to be repaired." There are different icons for each light with Duke Energy whereas with OUC it is a very simple process. When I see, it I email Don, he brings the guys out and they fix all the OUC lights. They are basically Reunion Boulevard to the traffic circle, the traffic circle all the way to Sinclair Road, all Sinclair Road and Excitement Drive all the way to 545 Old Lake Wilson Road. All the interior roads are Duke Energy.

Mr. Dryburgh: So basically you are the reporting agency and they are the fixing agency.

Mr. Scheerer: We have a lease so we are obligated to keep the lights exposed. We report the lights out, but the repairs are done by them, not us. When I go to the drop down boxes, I have a photo cell cover hanging off a light fixture, busted globe, light going on and off, that is what we report. Whether or not they get here after we report it we don't know. Usually they are pretty good and are here within 5 to 7 business days. In some cases I have lights out for a couple of months.

Mr. Dryburgh: Do they call you and tell you when they are going to be there?

Mr. Scheerer: No. They do not call. They'll call me if there is a problem. If they can't get into Carriage Point they will call. Even if I put on there, pull up to the gate and the gate will open. You would think they would know that. They call me and I have to let them know. I've got an email box that is dedicated to streetlights. I send it in and I get an acknowledgement within a couple hours that they have received it. When it is repaired they send me an email acknowledgement that this ticket has been completed. We were talking about Seven Eagles, there were two or three lights. There are two in the back as you come in Seven Eagles to the right on the overflow side. Each one of those have vehicles parked underneath them all the time so the lights have not been repaired. I tried to get with Gerald to mark it but that doesn't keep the residents from pulling the cone out because they want to park in front of their condo unit. Duke Energy has made the process way more complicated than it needs to be. Sometimes the address doesn't match up when you press the button. There are lights in these parks that are not part of the street light lease. If you go into the Villas at Cabana Court they have a pool and light fixtures that look similar to light poles but those are not ours. They are owned by the Condo Association. So those lights need to be repaired by that association.

Mr. Greenstein: In your spare time, could we come up with a map?

Mr. Scheerer: I would be more than happy to do that.

Mr. Dryburgh: Does the CDD own and manage all seven pools here?

Mr. Harding: No.

Mr. Scheerer: No, we have Homestead, Terrace Point, Heritage A and B, and Seven Eagles. We don't do any of the condos, they are all private.

Mr. Harding: That is all spilled out in the entity document.

ii. Approval of the Check Register

Mr. Flint: You have the check register for the month of January for the General Fund, Renewal and Replacement Maintenance Fund, and Payroll totaling in the amount of \$1,461,007.79. If there are any questions we can discuss it. A lot of that is transfer to the Debt Service Fund.

On MOTION by Mr. Greenstein, seconded by Mr. Harding, with all in favor, the Check Register in the amount of \$1,461,007.79 was approved.

iii. Balance Sheet and Income Statement

Mr. Greenstein: The only question I had, and hopefully this is a five second answer, the emergency phones. What's the billing cycle for emergency phones?

Mr. Scheerer: We bill them annually.

Mr. Greenstein: That's what I thought when I looked at the prices, thank you.

iv. Status of Direct Bill Assessment

Mr. Flint: the financial statements through December 31st are in the agenda. If you have questions, we can discuss it.

Mr. Flint: I think the direct bills are up to date through February 1st. We will follow up on that.

Mr. Greenstein: I'm assuming February is in process.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Harding: Let's make the Heritage Crossing issue an Action Item. The other thing, what do we pay for the landscaping on the center of 532, the median? Maybe down the road it

would be beneficial for us, as a CDD, to only pay for a portion of that. Maybe the portion in front of the resort versus the entire center median especially where all the new apartments are being built. I'm not sure why Reunion CDD should be paying for that entire thing. Maybe we could get some participation from the other communities. It would be nice to understand what that cost is. Maybe there is some money we could save there. We talked about adding a sign coming up 532 where you turn in. Some sort of sign indicating Reunion.

Mr. Dryburgh: Something to reduce the chance that someone will go up to the wrong entrance and the gate is locked. Then they wait until they can budge their way in.

Mr. Harding: Exactly.

Mr. Greenstein: If the sign goes on CDD property then it is a CDD issue. It is almost more of a Master Association issue. Is it a State road or a County road?

Mr. Flint: County road.

Mr. d'Adesky: You probably need a right of way permit from the County.

Mr. Goldstein: At the Neighborhood Watch the other night a lot of this came up. Everybody is really upset about the Excitement, Lake Wilson Road gate. It's now causing almost accidents. I almost got in a fight last week and I had to call security. A guy was in front of me and security came and almost handcuffed the guy because he was so belligerent. It's got to be a real issue. The owners feel like one of the biggest problems is they want a manned gate in there and what the cost will be. I talked to Alan and the HOA is willing to consider increasing our assessments to cover the cost of manning that gate. We all talk about how expensive it is going to be and it can't be done. But it can be done. Question is, what would it cost and what would it take to get it done? We ought to at least research that so that we can give the homeowners something so they know it either cannot be done at all or this is what it would cost.

Mr. Flint: Labor costs are pretty easy to calculate. It's \$16 per hour times 24 hours per day times 365 days a year. You're going to need to charge your Engineer with looking to see if physically a guardhouse can be constructed there. That's the main issues. The County is going to require you to have a bathroom in the guardhouse and electricity.

Mr. Goldstein: I think we should at least explore it if it's not going to cost us a fortune to do. We should at least be able to go back to the homeowners and say this can be done and this is what it is going to cost us. They talk like they would not mind paying for it.

Mr. Flint: Without doing an engineering analysis we came to the conclusion that it was not feasible. However, we are not engineers. If you want an official opinion we can do that.

Mr. Boyd: We can do that fairly quickly. It's just a matter of getting my CAD guys to draw the gatehouse. There are affordable ways to run sewer to that. We can look at that if you would like us to.

Mr. Harding: Again, we have a number of property owners very concerned. We told them it may cost them and they want to know how much because they may be able to pay.

Mr. Goldstein: The other thing is we are saying it is going to cost so much to man it, but right now we are paying for guys to sit in their cars. So we're already paying for it.

Mr. Greenstein: There are security cameras where they can monitor the activity at the "CVS gate" at the main guardhouse, but it is standalone. We've got people on both sides of the aisle. I got emails from people saying that between a combination of things that the Master has done and other measures that they're okay. We do need to surface it and revisit what we looked at in the past. We can come up with some numbers and throw it out because we will be responsible for dealing with the facility. The ongoing maintenance will be the Master Association's cost.

Mr. Flint: I'll add it to the action items list.

NINTH ORDER OF BUSINESS

Supervisor's Request

Mr. Goldstein: Right now, signage on that gate is terrible. They could put a big sign up, even possibly one that could be lit, that says this is a resident only entrance with directions they can see before they get to the box that doesn't work. Why we have a speaker and touch-tone box that doesn't work so the people sit there for 5 minutes.

Mr. Scheerer: I believe the Master Association installed that box. They use to call the guard and they would let them in. I would take it down but it's not ours.

Mr. Goldstein: It needs to be covered or something to move people through there quicker.

Mr. Greenstein: We will revisit that and get the costs for a facility.

TENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Greenstein: If possible, I would like to move the March meeting forward one week. I would like to move it from March 9th to March 16th.

Mr. d'Adesky: We will have to re-notice the meeting but we can get that done.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Harding, seconded by Mr. Greenstein, with all in favor, the meeting was adjourned at 2:58 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

PETERSON & MYERS, P.A.

ATTORNEYS AT LAW · SINCE 1948

Winter Haven
(863) 294-3360
Fax (863) 299-5498

P.O. Box 1079
Lake Wales, Florida 33859-1079

Lakeland
(863) 683-6511
Fax (863) 682-8031

100 West Stuart Avenue
Lake Wales, Florida 33853
(863) 676-7611
Fax (863) 676-0643

www.PetersonMyers.com

March 1, 2017
Sent Via Email Only

George S. Flint, District Manager
Governmental Management Services
Central Florida, LLC
135 W. Central Blvd.
Suite 320
Orlando, FL 32801

Re: Armstrong Reunion, LLC ("Armstrong") – Reunion East Community Development District ("CDD")
Declaration Estoppel Letter

Dear George,

It was nice talking to you earlier today. Our firm represents Armstrong in regards to the sale of a portion of its Ovation property to Publix Super Markets, Inc. Armstrong and Reunion are parties to a Maintenance Agreement recorded in O.R. Book 7675, Page 1523, Public Records of Polk County, Florida, a copy of which is enclosed. Publix has requested that Armstrong obtain from the CDD a standard Estoppel Letter in regards to this Maintenance Agreement. Enclosed is a Declaration Estoppel Letter for this purpose. I have reviewed this and believe it is accurate. If you concur, I would appreciate you having this instrument executed by the appropriate party and return the original to my attention.

If you have any questions or concerns, please call me.

Sincerely,



David G. Fisher

DGF/jb
Enclosures

Return to:
Prepared by:
Re Jacob C. Dykxhoorn
Peterson & Myers, P.A.
130 East Central Avenue
Lake Wales, FL 33853

MAINTENANCE AGREEMENT

This Maintenance Agreement (the "Agreement") is made this 16th day of June, 2008, by and between Armstrong Reunion, LLC, a Florida limited liability company ("Armstrong"), whose address is 13801 North Dale Mabry Hwy., Suite 200, Tampa, FL 33618, and Reunion East Community Development District (the "District"), a community development district created pursuant to the provisions of Chapter 190, Florida Statutes, whose address is 201 East Pine Street, Suite 950, Orlando, Florida 32801.

RECITALS

- A. Armstrong is the owner of that certain tract of real property situated in Polk County, Florida, as further described on Exhibit "A" attached hereto and made a part hereof (the "Armstrong Property"). The Armstrong Property lies South of and adjacent to County Road 532 (Osceola-Polk Line Road), which road is in Osceola County, Florida.
- B. The District is an independent special district and a local unit of special-purpose government which was created pursuant to Chapter 190, Florida Statutes. The District is responsible for certain improvements within the right of way for County Road 532, as set forth in the Interlocal Agreement described below.
- C. Armstrong has agreed to make certain road improvements to County Road 532 in conjunction with its development of the Armstrong Property (the "Road Improvements").
- D. In order to approve the Road Improvements, Osceola County, Florida (the "County"), a political subdivision of the State of Florida, has required Armstrong to construct a retaining wall within the right of way for County Road 532, as further depicted on Exhibit "B" attached hereto and made a part hereof (the "Retaining Wall Improvements").
- E. In conjunction with the Road Improvements, Armstrong will also make certain landscape and irrigation improvements within the right of way for County Road 532, which landscape and irrigation improvements are further depicted on Exhibit "C" attached hereto and made a part hereof (the "Landscape Improvements"). The Road Improvements, the Retaining Wall Improvements and the Landscape Improvements are collectively referred to herein as the "Improvements".
- F. As a condition to approving the Road Improvements, the County has required that Armstrong enter into an agreement with the District setting forth who will be responsible for the maintenance of the Retaining Wall Improvements and Landscape Improvements after they are constructed.

G. Armstrong and the District desire to enter into this Agreement to formalize their agreement as to each party's respective duties and obligations pertaining to the maintenance of the Retaining Wall Improvements and Landscape Improvements, after they are constructed.

In consideration of the mutual terms, covenants, and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties mutually agreed as follows:

AGREEMENT

1. Recitals. The foregoing recitals are incorporated into and made a part of this Agreement.

2. Interlocal Agreement. Armstrong and the District hereby agree that this Agreement is being made in conformance with and according to the terms of that certain Interlocal Agreement for Maintenance of Road Rights-of-Way, entered into on March 5, 2007 between the District and the County and recorded in the Public Records of the County in Book 3432, Page 1507 which is incorporated herein by reference. The Retaining Wall Improvements and the Landscape Improvements, once constructed, shall become a part of the Improvements as defined in this Interlocal Agreement.

3. Construction of Improvements. Armstrong hereby agrees to pay and be responsible for the initial construction of the Improvements, including, but not limited to, any engineering, land planning, permitting, and attorney's fees associated therewith. The District shall bear no cost in the construction of any of the Improvements.

4. Maintenance. Following the completion of construction of the Improvements, the Improvements shall be maintained as follows:

a. The Road Improvements shall become a part of County Road 532 and shall be maintained by the County as a part of this road.

b. The District shall be responsible for, and shall pay the cost of, the maintenance of the Landscape Improvements upon their final completion. The District shall mow the areas of the road right of way that require mowing, and shall maintain the plants and other landscaping that are located within the road right of way, and keep such areas free and clear of trash and debris, in accordance with the terms of the Interlocal Agreement.

c. Armstrong, for itself and its successors and/or assigns, as the owner of the Armstrong Property, shall be responsible for, and shall pay the cost of, the maintenance of the Retaining Wall Improvements. Armstrong agrees to maintain the Retaining Wall Improvements in compliance with all permits requirements, conditions, terms, and regulations, and in accordance with the terms of the Interlocal Agreement. This covenant shall run with the Armstrong Property and shall be binding on the subsequent owners of the Armstrong Property.

5. Insurance. Armstrong shall maintain commercial general liability coverage for all operations under this Agreement, with limits of not less than one million (\$1,000,000.00) dollars combined single limited or its equivalent. Prior to commencing operations under this

Agreement, Armstrong shall provide certificates of insurance to the District to verify coverage. The insurance coverage shall name the District and the County as an additional insured, and shall contain a provision which forbids any cancellation, changes or material alterations or renewal of coverage without providing thirty (30) days written notice to the District.

6. Notices. Any notice, designation, consent, approval or other communication required or permitted to be given pursuant to the provisions of this Agreement (referred to collectively, as "Notice") shall be given in writing and shall be sent to the other party at the address for such party set forth above in the first paragraph of this Agreement. Either party may, by notice given in accordance with this paragraph, designate any further or different addresses to which subsequent Notices shall be sent pursuant to the provisions of this Agreement. Notices shall be sent only by personal delivery, U.S. certified or registered mail, return receipt requested, telephone facsimile process, Federal Express, UPS Express or other overnight courier. Any Notice shall be effective only upon actual receipt. A copy of any and all Notices sent to the District under this Agreement shall also be simultaneously sent to the District's Counsel at the following address: Shuffield, Lowman & Wilson, P.A., Attn: Jan Albanese Carpenter, Esq., 1000 Legion Place, Suite 1700, Orlando, Florida 32801.

7. No Waiver. The failure by any party to insist upon or enforce any of their rights shall not constitute a waiver thereof and nothing shall constitute a waiver of any party's right to insist upon strict compliance with the terms of this Agreement.

8. Attorney's Fees. In the event of any dispute hereunder for any action to interpret or enforce this Agreement, any provisions hereof or any other matter arising under this Agreement, the prevailing party shall be entitled to recover its reasonable fees and expenses, including but not limited to witness fees, expert fees, consultant fees, attorney and paralegal and legal assistant fees and expenses and other professional fees and expenses, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal.

9. Governing Law: Venue. This Agreement is governed exclusively by the laws of the State of Florida. Litigation arising under this Agreement shall be litigated in the Circuit Court in and for Osceola County, Florida.

10. Joint Preparation. Preparation of this Agreement has been a joint effort of the parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

11. Relationship of the Parties. Armstrong and the District hereby acknowledge and agree that the relationship established by this Agreement is solely that of beneficiaries and users of the Improvements. This Agreement does not establish, ratify, constitute or imply, and shall not be construed to establish, ratify, constitute or imply, the creation or undertaking of a partnership, joint venture or any other legal entity or relationship between or among the parties, nor shall any party, its successors or assigns, have any liability or responsibility whatsoever for the legal obligations or debts of any other party, its successors or assigns.

12. No Third Party Beneficiary Rights Created. The rights and benefits created in this Agreement are created and reserved for the exclusive use and benefit of Armstrong and the

District, except the County. No other person or entity shall be deemed a third party beneficiary of this Agreement.

13. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their heirs, devisees, personal representatives, successors and assigns.

14. Entire Document; Modifications. This is a fully integrated document. It embodies the full intention of the parties as negotiated. No oral modifications of this Agreement are permitted. Only amendments, modifications or changes executed in writing by all parties will be binding.

15. Authority. Each party hereto represents to the other that it has taken all necessary actions to execute this Agreement and that it has the legal authority to enter into this Agreement and undertake all the obligations imposed on it.

16. Headings. Descriptive headings are for convenience and reference only and shall not control or affect the meaning or construction of any provision of this Agreement.

17. Counterparts: This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original instrument, but all such counterparts together shall constitute one and the same instrument.

18. Time Is of the Essence: Time is of the essence of each and every term, provision and covenant of this Agreement. Whenever any date specified in this Agreement shall fall, or whenever any period of time specified in this Agreement shall end, on a Saturday, Sunday or legal holiday (on which day the U.S. post office is closed), such date or period of time shall automatically be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

19. Exhibits. All exhibits stated herein are hereby incorporated by reference and made a part hereto.

20. Successors and Assigns. It is intended that the provisions of this Agreement shall constitute covenants running with the land or an equitable servitude upon the land, as the case may be, applicable to all the real property described herein or any portion thereof. It is further intended that this Agreement shall be binding on all parties now or hereinafter having any rights, title or interest under this Agreement, as well as their heirs, personal representatives, successor and assigns. This Agreement shall inure to the benefit of and to be enforceable by the County, the District, and Armstrong, and their respective legal representatives, successors and assigns.

21. Sovereign Immunity. Nothing herein shall cause or be construed as a waiver of the District's sovereign immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

22. Indemnification. To the extent permitted by law, Armstrong shall indemnify and hold harmless the District from and against all claims, damages, losses and expenses, including reasonable attorneys' fees and costs, arising out of or resulting from the construction, installation or placement of the Improvements and/or accessories appurtenant thereto, or from Armstrong's breach of any provision of this Agreement. Notwithstanding the above, Armstrong shall not be under any responsibility to indemnify or hold harmless the District with regard to those claims, damages, losses or expenses that are the result of the gross negligence or willful misconduct of the District.

23. Guarantee of Landscape Improvements. All plantings which are installed by Armstrong as part of the Landscape Improvements under this Agreement shall be guaranteed free from defects for a period of twelve (12) months from the date of final completion of the Landscape Improvements. All sod which is installed by Armstrong as part of the Landscape Improvements under this Agreement shall be guaranteed free from defects for a period of three (3) months from the date of final completion of the Landscape Improvements. Should any defects in any of the Landscape Improvements be discovered during the applicable guarantee period, Armstrong shall ensure that such defects are corrected, or that the affected plantings/sod is replaced (with items of the same or better quality, and of the same variety, number, size and type), within fifteen (15) days from the date of discovery of said defect. The District shall not be responsible in any way whatsoever with any costs associated with the correcting of any defects that are the responsibility of Armstrong.

24. Compliance with All Laws. Armstrong and all of its contractors, licensees, invitees, employees and agents shall at all times comply with all laws, ordinances, rules and regulations, if any, of municipal, state, and federal governmental authorities relating to the construction, installation, application, composition, height, size, location or use of any Improvements effected by Armstrong within the area(s) subject to this Agreement. Armstrong shall fully indemnify the District against any loss, cost, or expense which may be sustained or incurred by the District as a result of the construction, installation, application, composition, height, size, location or use of any Improvements effected by Armstrong within the area(s) subject to this Agreement unless such loss is due to the negligence of the District, its employees, agents, or invitees. The District makes no representation that applicable laws, ordinances, or regulations permit the construction or installation of the Improvements within the area(s) subject to this Agreement.

25. Term and Termination. The provisions, restrictions and covenants of this Agreement shall run with and bind the land for an initial period of five (5) years from the date this Agreement is made effective (the "Initial Term"), and upon the conclusion of the Initial Term this Agreement shall automatically renew for successive five (5) year terms unless terminated in accordance with this Section. Notwithstanding anything contained herein, the District shall have the right to cancel this Agreement upon sixty (60) days written notice to Armstrong. No such cancellation shall be effective until a written instrument has been executed and acknowledged by the District's Board of Supervisors and recorded in the Public Records of Osceola County, Florida.

21. Recording. It is intended that this Agreement shall be recorded in the Public Records of Polk County, Florida and Osceola County, Florida upon execution of the Agreement, and Armstrong shall be responsible for the applicable costs of recording this Agreement.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement as of the date first set forth above.

SIGNATURES ON FOLLOWING PAGES



F:\HOME\UCD\Client Folders\Armstrong\Ovation\Reunion East CDD Agreement(3).doc
6/12/2008

Page 6

Sign, Sealed and Delivered
in the presence of:

**Armstrong Reunion, LLC,
a Florida limited liability company**

[Signature]

Witness #1 – sign name above

Print Name: JEFF MATROS

[Signature]

Witness #2 – sign name above

Print Name: RICHARD MCKAIGOE

By: [Signature]
Allen Goins, as manager

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 16th day of June, 2008 by **Allen Goins**, as manager of **Armstrong Reunion, LLC**, a Florida limited liability company, on its behalf. He [] is personally known to me or [] has produced a driver's license as identification.

(SEAL)



[Signature]
Notary Public
Print Name: Jackie Dillon
My Commission expires: May 31, 2009

Sign, Sealed and Delivered
in the presence of:

Reunion East Community Development
District

Cheryl H. Levine
Witness #1 – sign name above
Print Name: Cheryl H. Levine

By: Ralph E. Zeigler
Print Name: Ralph E. Zeigler
Title: Chairman

William W. Tschetter
Witness #2 – sign name above
Print Name: William W. Tschetter

State of Florida
County of Osceola

The foregoing instrument was acknowledged before me this June 23, 2008, by Ralph E. Zeigler as Chairman of Reunion East Community Development District, on its behalf. He/she is personally known to me or [X] has produced a driver's license as identification.

(SEAL)

Robin A. Olivier
Notary Public
Print Name: Robin A. Olivier
My Commission expires: 2/08/2010

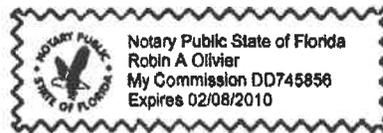


Exhibit "A"
Armstrong Property

Polk County Property Appraiser's Tax Parcel Numbers:

#27-26-03-000000-011010
#27-26-03-000000-011020
#27-26-03-000000-011030

Legal Description:

√ The Northeast 1/4 of the Northeast 1/4 of Section 3, Township 26 South, Range 27 East, Polk County, Florida, less and except road rights of way.

Exhibit "B"
Plans for Retaining Wall Improvements



SHORING WALL
CONSTRUCTION DRAWINGS

Prepared For

Reclaimed Water Pipe
Ovation Shoring Wall

Orlando, Florida

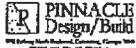
LIST OF DRAWINGS

SHEET	DESCRIPTION
RW1	Title Sheet
RW2	Plan View & Typical Section-Alternate 1
RW3	Plan View & Typical Section Alternate 2
RW4	Profile View
RW5	Typical Details
RW6	Typical Details (Cont.)

PERMIT LEVEL NOT FOR CONSTRUCTION

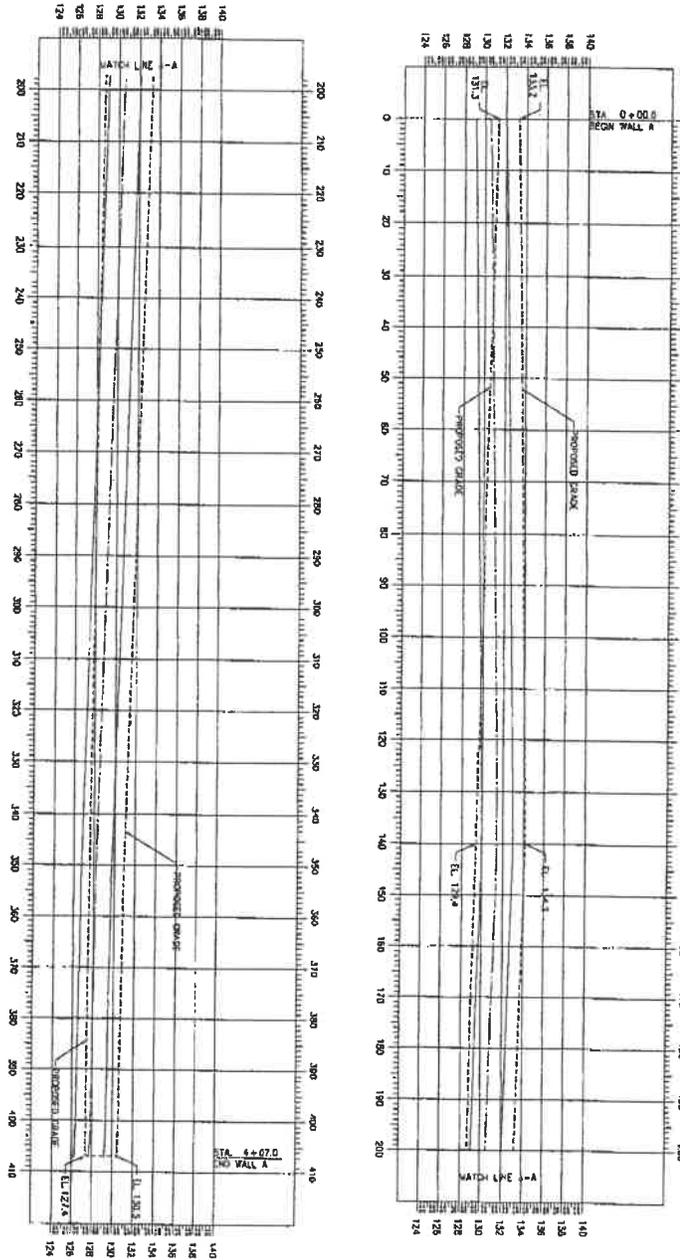
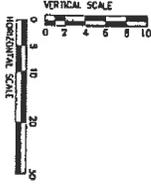


FLORIDA

 <p>ertex Design Group 14425 Parkway North Blvd., Clearwater, FL 34616 Phone: 774-477-1387 Fax: 813-477-2347 www.ertex.com</p>				
<p>Reclaimed Water Pipe Ovation Shoring Wall</p> <p>Orlando</p> <p>Florida</p> <p>Title Sheet</p>	<p>REVISION/ISSUE</p> <table border="1"> <tr> <td>0</td> <td>5/14/08</td> <td>ISSUED FOR REVIEW</td> </tr> </table>	0	5/14/08	ISSUED FOR REVIEW
0	5/14/08	ISSUED FOR REVIEW		
<p>DESIGNED FOR:</p> <p> PINNACLE Design/Build</p> <p>1000 N. Orange Blossom Trail, Suite 200, Orlando, FL 32809 www.pinnacle-d.com</p>				
<p>Project Number: 2008116</p> <p>DATE: 5/14/08</p> <p>Drawn By: [Signature]</p> <p>Checked By: [Signature]</p> <p>Project Manager: [Signature]</p> <p>Title Sheet</p> <p>RW1</p>				

Out

Drawing name: BWA_2008116TS.dwg Plotted on: Jun 12, 2008 - 1:08pm
 C:\Users\jgarcia\AppData\Local\Temp\AutoCAD2008\Plot\BWA_2008116TS.dwg



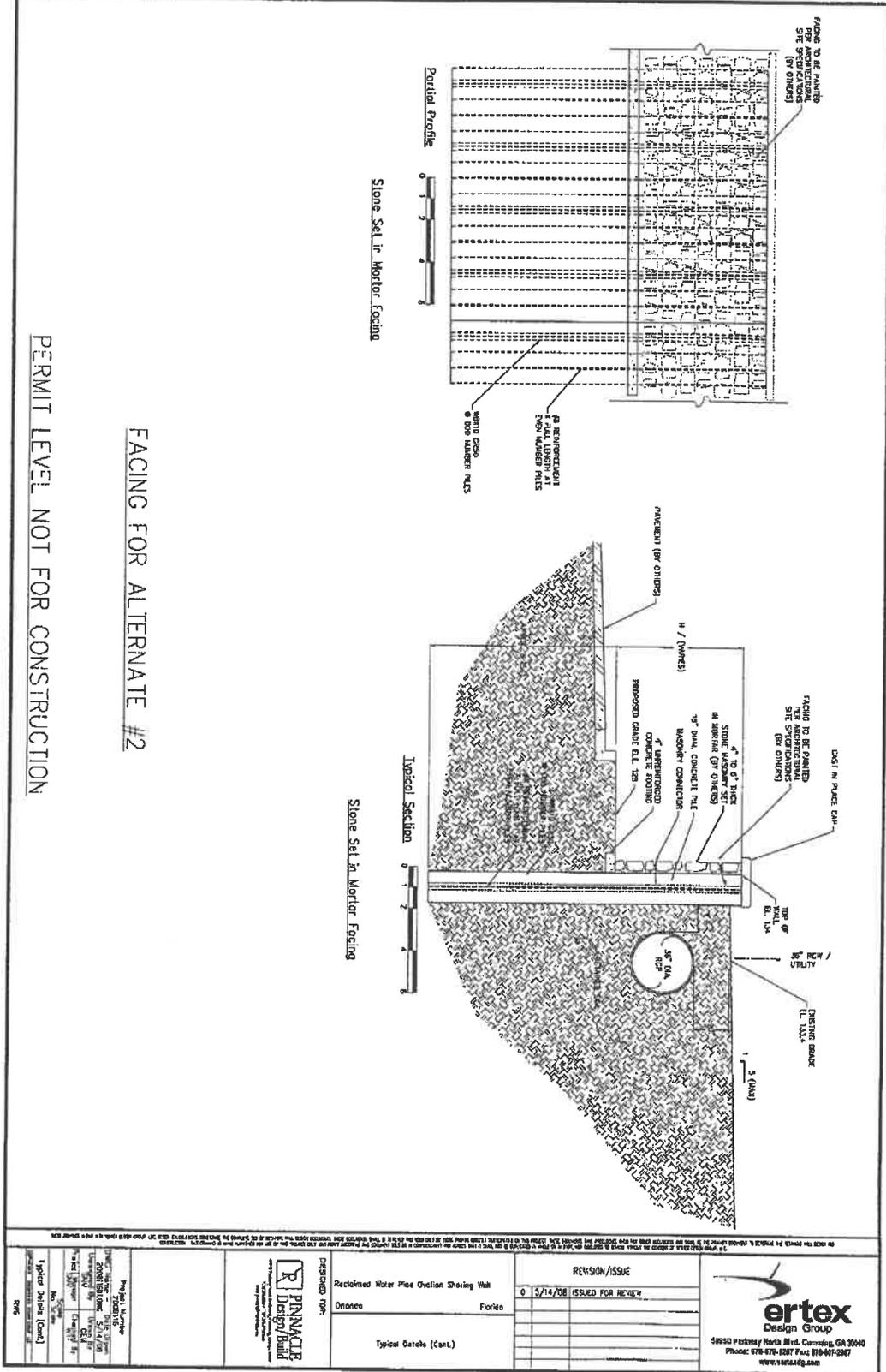
Approximate Area = 1530.0 sq. feet

PERMIT LEVEL NOT FOR CONSTRUCTION

NOTE: THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

Project Name: Residential Water Pipe Ducting Shoring Well Location: Orlando, Florida Profile View	REVISION/ISSUE 5/14/08 ISSUED FOR REVIEW	 5050 Parkway North Blvd., Gaining, GA 30646 Phone: 678-471-1287 www.ertexdesign.com
	Pinnacle Design/Build 11111 E. Colonial Ave., Suite 200 Orlando, FL 32817 Phone: 407-241-1111 www.pinnaclebuild.com	

Car



FACING FOR ALTERNATE #2

PERMIT LEVEL NOT FOR CONSTRUCTION

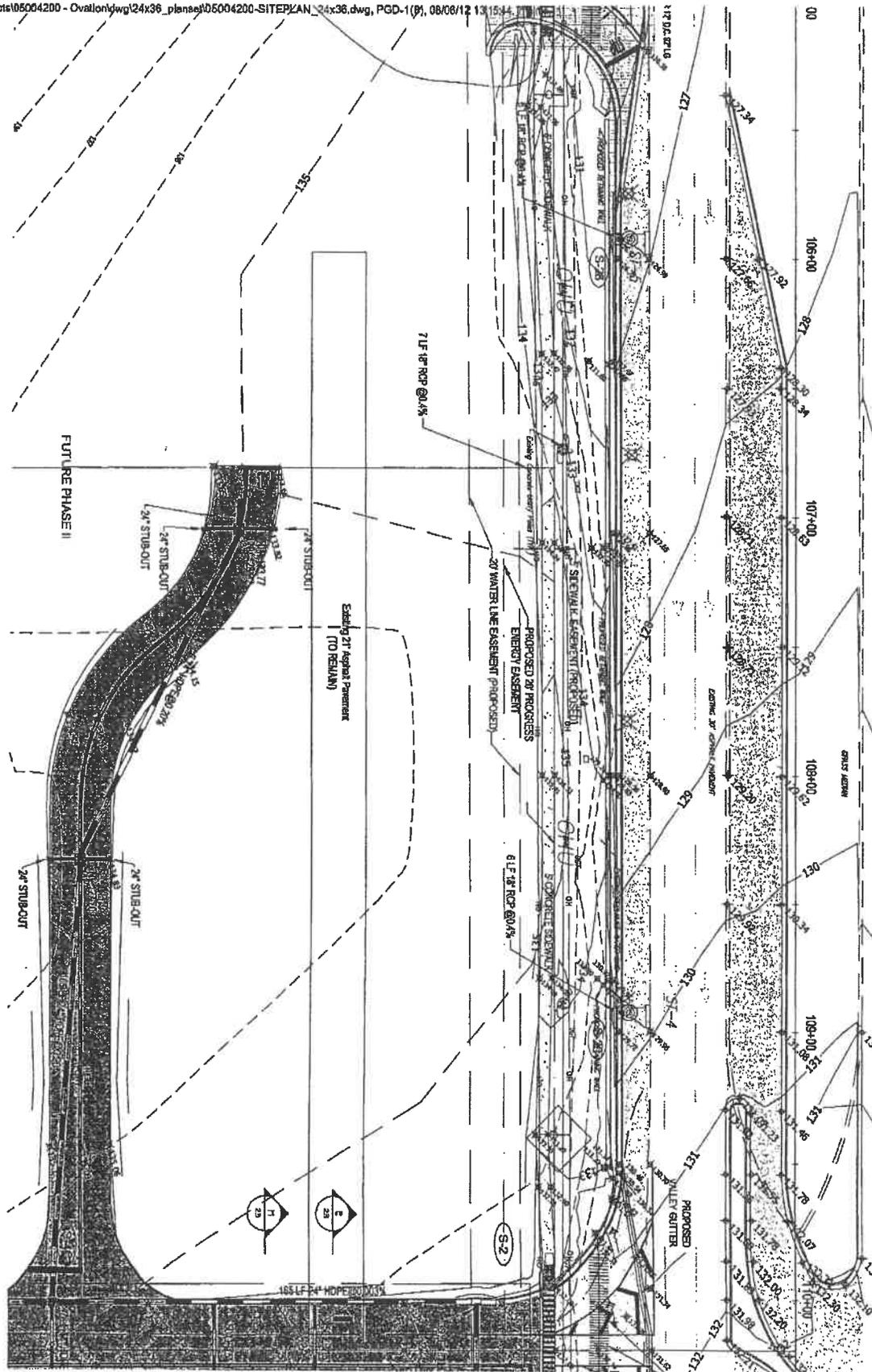


Exhibit "C"
Plans for Landscape Improvements

VIA FEDEX

Reunion East Community Development District
201 East Pine Street, Suite 950
Orlando, Florida 32801

Shuffield, Lowman & Wilson, P.A.
Attention: Jan Albanese Carpenter, Esquire
1000 Legion Place, Suite 1700
Orlando, Florida 32801

DECLARATION ESTOPPEL LETTER

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT (the "*District*") hereby certifies and represents to and for the benefit of Publix Super Markets, Inc., a Florida corporation, Old Republic National Title Insurance Company, and each of their successors and assigns, as follows:

The District is a party to that certain Maintenance Agreement by and between the District and Armstrong Reunion, LLC ("*Seller*") as recorded in Official Records Book 7675, Page 1532, of the Public Records of Polk County, Florida (the "*Agreement*") affecting the property as described on Exhibit A attached hereto (the "*Property*").

The Declaration is in full force and effect. All terms not otherwise defined in this Declaration Estoppel Letter shall have the meaning set forth in the Agreement.

Seller has constructed all improvements required under the Agreement, including but not limited to the Road Improvements, the Retaining Wall Improvements, and the Landscape Improvements. If Seller has failed to construct any such improvements, please indicate below or note "none":

NONE

There are no monetary obligations or amounts owed, due or delinquent by Seller under the Agreement, except (if none, please so indicate):

NONE

The owner of the Property is not required to pay monetary obligations or other amounts to the District under this Agreement except (if none, please so indicate):

NONE

Both the Seller and the Property are in compliance with all of the terms, conditions and obligations of the Agreement as of the date hereof, except (if none, please so indicate):

NONE

Neither an event of default, nor an event which would with the giving of notice, the passage of time, or both, would constitute an event of default, has occurred or is continuing as of the date hereof, under the Agreement with respect to the Seller or the Property, except (if none, please so indicate):

NONE

No defense, counterclaim or offset in favor of the District exists against the enforcement of the Agreement with respect to Seller or the Property, except (if none, please so indicate):

NONE

No suit, action or litigation of any kind or nature is pending or threatened against the Seller or the Property under the Agreement, except (if none, please so indicate):

NONE

This Estoppel Certificate shall be binding upon the Party and its successors and assigns and shall inure to the benefit of Publix Super Markets, Inc., a Florida corporation, Old Republic Title Insurance Company, and each of their successors and assigns.

[SIGNATURE ON FOLLOWING PAGE]

[SIGNATURE PAGE TO DECLARATION ESTOPPEL LETTER]

EXECUTED this _____ day of _____, 20__.

WITNESSES:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT,**

By: _____
Name: _____
Title: _____

Print Name: _____

Print Name: _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__, by _____, as _____ of _____, a _____, the _____ of _____, a _____, on behalf of said _____. He/She is either [] personally known to me or [] has produced a valid driver's license as identification.

NOTARY PUBLIC

(Stamp, Print or Type Name)

My Commission Expires:

Exhibit A:

Lots 1 and 3, OVATION, according to the plat thereof recorded in Plat Book 151, Page 31 of the Public Records of Polk County Florida;

TOGETHER WITH a parcel of land lying in Section 3, Township 26 South, Range 27 East, Polk County, Florida, Also being a portion of Lot 5, OVATION, according to the plat thereof recorded in Plat Book 151, Pages 31 through 34 of the Public Records of Polk County Florida, being more particularly described as follows:

Beginning at the northwest corner of Lot 5, OVATION, as recorded in Plat Book 151, Pages 31 through 34 of the Public Records of Polk County Florida, said point also lying on the South right-of-way line of Osceola-Polk Line Road, run north $89^{\circ}37'14''$ East along the said South right-of-way line for a distance of 311.33 feet; thence departing said South right-of-way line run South $17^{\circ}29'23''$ East for a distance of 23.95 feet; thence run South $00^{\circ}34'47''$ East for a distance of 8.11 feet; thence run South $89^{\circ}25'13''$ West for a distance of 28.84 feet; thence run South $00^{\circ}34'47''$ East for a distance of 15.25 feet to the point of curvature of a curve concave Northeasterly and having a radius of 5.00 feet, a chord bearing of South $45^{\circ}34'47''$ East and a chord distance of 7.07 feet; thence run Southeasterly along the arc of said curve through a central angle of $90^{\circ}00'00''$ for an arc distance of 7.85 feet to the point of tangency; thence run North $89^{\circ}25'13''$ East for a distance of 21.94 feet; thence run South $00^{\circ}34'47''$ East for a distance of 96.14 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 32.81 feet, a chord bearing of South $54^{\circ}22'53''$ West and a chord distance of 37.77 feet; thence run Southwesterly along the arc of said curve through a central angle of $70^{\circ}18'40''$ for an arc distance of 40.25 feet; thence departing said curve run South $89^{\circ}03'02''$ West for a distance of 158.12 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 60.00 feet, a chord bearing of North $65^{\circ}50'06''$ West and a chord distance of 50.93 feet; thence run Northwesterly along the arc of said curve through a central angle of $50^{\circ}13'44''$ for an arc distance of 52.60 feet; thence departing said curve run North $44^{\circ}44'28''$ West for a distance of 30.30 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 71.45 feet, a chord bearing of North $66^{\circ}49'28''$ West and a chord distance of 50.79 feet; thence run Northwesterly along the arc of said curve through a central angle of $41^{\circ}38'36''$ for an arc distance of 51.93 feet; thence departing said curve run South $89^{\circ}47'48''$ West for a distance of 13.66 feet to a point on the East line of Lot 2 of aforesaid plat; thence run North $00^{\circ}29'46''$ West along the said East line of Lot 2 for a distance of 107.60 feet to the point of beginning..

(Note that this is the property on which the Publix Super Market is located, as well as the adjacent parcel where the McDonalds is located.)

SECTION V



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

District Headquarters: 3301 Gun Club Road, West Palm Beach, Florida 33406 (561) 686-8800 www.sfwmd.gov

RECEIVED
FEB 13 2017

February 9, 2017

BY:_____

GEORGE S FLINT
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
C/O GOVERNMENTAL MGNT SERVICES CENTRAL FLA
135 W CENTRAL BLVD SUITE 320
ORLANDO, FL 32801

Dear Flint :

**Subject : Permit Compliance Advisory Notice - Transfer to Operation Entity
REUNION RESORT & CLUB PHASE 2 PARCEL 8
Permit No. 49-01107-P, Application No.050323-25
Osceola County, S35/T25S/R27E**

District staff periodically reviews permits for compliance and it has been noted that the engineering completion certification for the above referenced project has been accepted by this district. However, the permit has not been transferred to the operation entity as required by the conditions of the permit. Consequently, Reunion East Community Development District, is operating the stormwater management system without an operation permit. In accordance with Section 373.430(1)(b), Florida Statutes (FS), and Section 62-330.340(2)(a), Florida Administrative Code (FAC), a person or entity who obtains an interest in or control of permitted property must request transfer of the permit to become the new permittee or co-permittee.

As required by permit conditions, please submit a request for operation transfer at this time. Your submittal must include the following:

1. Permit Operation Transfer Request Form 62-330.310(2), signed by an officer of the association (operating entity). If an agent or property manager submits the request on behalf of the operation entity, please provide documentation of signature authority such as a letter of authorization or meeting minutes.

All other documentation required for the operation transfer has been previously incorporated into the file, reviewed and found satisfactory in accordance with Agency criteria. It is available for viewing on the Agency's ePermitting website. There is no fee associated with this permitting action.

The operation transfer request should be submitted online through the District's ePermitting website at www.sfwmd.gov/ePermitting. Log in or create a new account, and select the Compliance Reporting - Environmental Resource module. Help documents

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
February 9, 2017

and applicable forms are available for download within the Compliance Reporting module. The only electronic submittal the District officially recognizes is through the ePermitting website, not email attachments.

Please submit the above or notify District staff of your intentions within thirty (30) days of the date of this letter. If you have questions regarding the operation transfer process or require assistance with your electronic submittal, please contact me at sgonzale@sfwmd.gov or (561 682-6786).

Sincerely,



Sandra Gonzalez, Regulatory Specialist
Regulatory Support Bureau
West Palm Beach Headquarters
South Florida Water Management District

sg 

Enclosure(s)

Exhibit 1 - Location Map
Form 62-330.310(2)
eSubmittal Instructions

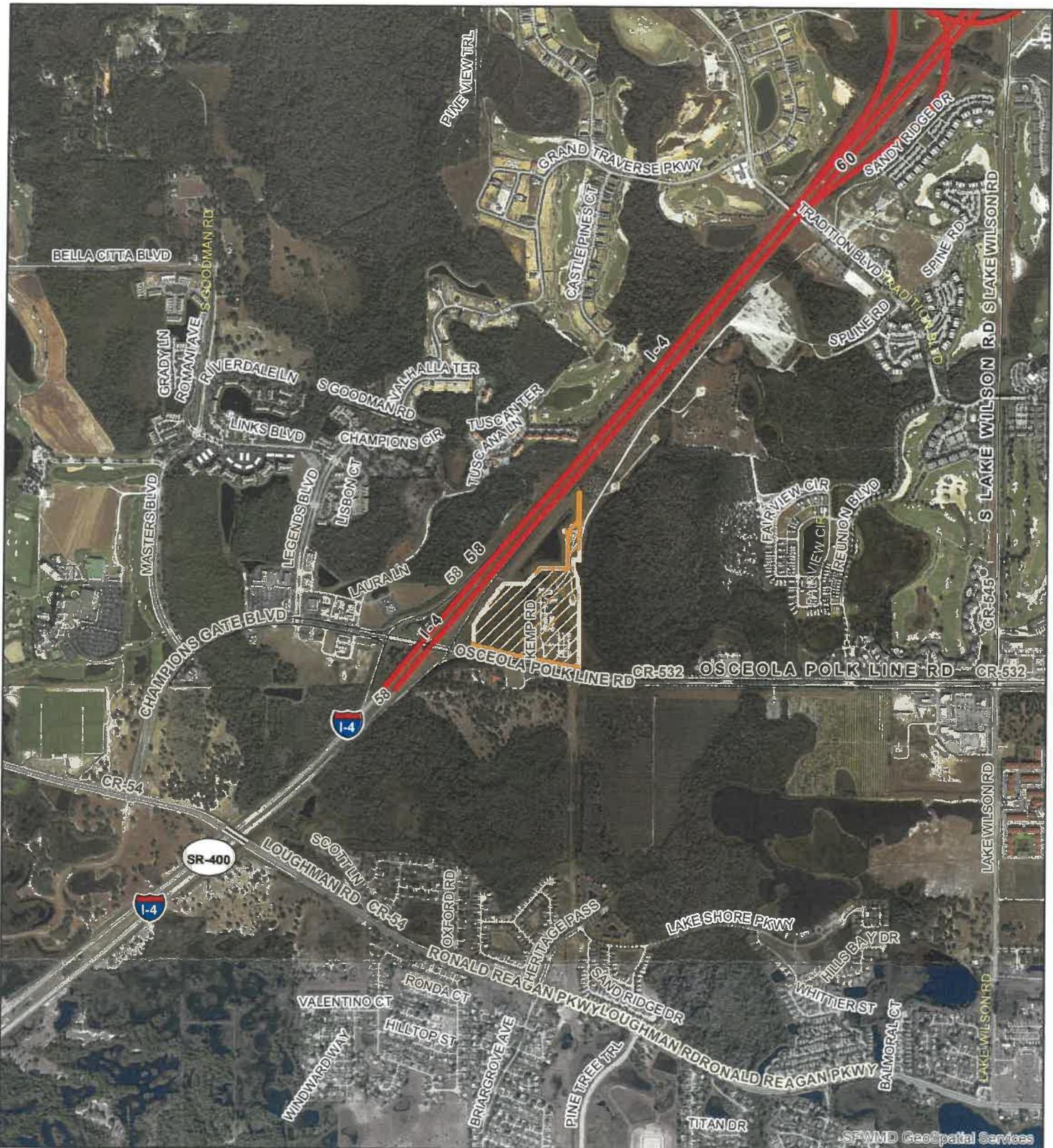


Exhibit No: 1	Exhibit Created On: 2016-09-19	OSCEOLA COUNTY, FL	 Application Permit No: 49-01107-P Application Number: 050323-25 
<p align="center"> REGULATION DIVISION Project Name: REUNION RESORT & CLUB PHASE 2 PARCEL 8 </p>			
 sfwmd.gov	<p align="center"> 0 1,550 3,100  Feet </p>	  South Florida Water Management District	

REQUEST FOR TRANSFER OF ENVIRONMENTAL RESOURCE PERMIT TO THE PERPETUAL OPERATION ENTITY

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume 1. (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 49-01107-P	Application No(s). 050323-25
Project Name: Reunion Resort & Club Phase 2 Parcel 8	Phase (if applicable):

A. **REQUEST TO TRANSFER:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: <u>N/A</u>	By: <u>N/A</u>
<u>Signature of Permittee</u>	<u>Name and Title</u>
<u>N/A</u>	<u>N/A</u>
<u>Company</u>	<u>Company Address</u>
<u>N/A</u>	<u>N/A</u>
<u>Phone</u>	<u>City, State, Zip</u>

B. **AGREEMENT FOR SYSTEM OPERATION AND MAINTENANCE RESPONSIBILITY:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II in perpetuity. Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: <u>Signature of Representative of O&M Entity</u>	Reunion East Community Development District
<u>Name and Title</u>	<u>Name of Entity for O&M</u>
<u>Email Address</u>	<u>135 W. Central Blvd Suite 320</u>
<u>Phone</u>	<u>Address</u>
	<u>Orlando, FL 32801</u>
	<u>City, State, Zip</u>
	<u>Date</u>

Enclosed are the following documents, as applicable:

- Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- Copy of all recorded plats
- Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- Copy of filed articles of incorporation and documentary evidence of active corporate status with the Department of State, Division of Corporations (for corporations)
- A completed, signed, and notarized affidavit attesting that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note- this is optional, but aids in processing of this request)



ePermitting How to....

Submit an Operation Transfer Request

If you wish to request conversion of an Environmental Resource/Surface Water Management Permit to the operation phase and transfer to the operating entity, you may submit the request online at www.sfwmd.gov/ePermitting

If you do not have an account, you must first register as a user. In order to establish a new user account, click on the **Create Account** icon. Registered users can simply click on the **Login** icon.

Once you have completed the user registration process, continue to the main ePermitting screen to log into the system. Click on the **Environmental Resource** function under **Compliance Reporting** listed in the menu on the left hand side of the ePermitting Home Page to make your selection.

Please use the provided application navigation. Use of the browser's navigation buttons will result in corrupted data.

Do you want to create a new compliance data submittal?
 Select the Permit Type:
 Environmental Resource Permit ERP Compliance Screen Help
 Water Use Permit

Do you want to update/delete a pending submittal?

Select the button to create a new or update/delete a pending submittal. Any pending submittals will be listed.

Specify an application or permit # search, and then enter the number below.

Application Permit

030328-7

Search for the application or permit number you wish to transfer.

ERP Compliance Compliance Management

Application Number: 030328-7
 Permit Number: 13-01931-P
 Project Name: ISLANDS AT DORAL PHASE 2

Comments:
 Please include applications 030918-12 and 031126-10 in this submittal.

Please select the deliverables for which you are submitting information. All deliverables previously submitted will continue to show as outstanding until officially accepted by the South Florida Water Management District. See below for links to Compliance Forms.

Engineering Deliverables
 CONVERSION/TRANSFER Due Date: 05/26/2004

Many operation transfers include more than one application. Choose one and list additional applications in the Comments field.

CONVERSION/TRANSFER Due Date: 05/26/2004

Check the CONVERSION/TRANSFER box under Engineering Deliverables.

FileName	Size	
13-01931-p_plata.pdf	4.2 KB	Delete
13-01931-p_convtransreq.pdf	77 KB	Delete
13-01931-p_essortocps.pdf	8 MB	Delete

Upload pdf files using the Attach Files function. Note: Links to compliance forms are available to complete and attach.

When ready to submit, select *Verify and Submit Compliance Package*. Click the **Continue** button.

Check the box *I agree to the above* and click the **Submit** button.

Compliance Management

What compliance activity would you like to perform? (Select one)

Compliance Package Print ERP Compliance Form

Verify and Submit Compliance Package

This confirms the completion of your compliance submittal.

Statement of Agreement

I hereby agree to electronically submit this application in accordance with the Electronic Transaction Agreement.

I agree to the above

Check the box I agree to the above and click the Submit button.

A confirmation screen displays that provides a **Submittal confirmation number** for your records.

SECTION VI

1

1

Reunion East and West CDDs Action Items

Reunion East

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	3/14/11	Irrigation Turnover	Developer		In Process	Awaiting TWA Response
2	2/12/15	Research Signalization of Reunion Entrance	Boyd		In Process	Proposal on Design Approved 1/12/17
3	8/13/15	Horse Stable Options Evaluation	Flint/Carpenter		In Process	Pending a Survey or Needs Estimate of Residents
4	12/8/16	Obtain Proposals for Installation of Spa at Heritage Crossing A	Scheerer		In Process	Additional Proposals Being Obtained
5	2/9/17	Resident Use of Heritage Crossing Community Center	Flint		In Process	
6	2/9/17	Research Costs of Manual Gate at Excitement Drive	Boyd		In Process	
7	2/9/17	Improved Signage for Excitement Drive Indicating Resident Only Gate	Flint		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	Proposal on Design Approved 1/12/17
2	11/10/16	Street Tree Plan	Scheerer		Completed	

1

2

Reunion East

Community Development District

Summary of Check Register

February 1, 2017 to February 28, 2017

Fund	Date	Check No.'s	Amount
General Fund	2/3/17	3553-3557	\$ 72,711.61
	2/10/17	3558-3564	\$ 126,301.46
	2/13/17	3565	\$ 8,385.13
	2/17/17	3566-3570	\$ 15,635.76
	2/24/17	3571	\$ 1,200.00
			\$ 224,233.96
Replacement & Maintenance	2/10/17	15	\$ 3,675.00
	2/15/17	16	\$ 6,671.07
	2/17/17	17	\$ 45,825.00
			\$ 56,171.07
Payroll	<u>February 2017</u>		
	Carlton Grant III	50347	\$ 184.70
	Donald Harding	50348	\$ 184.70
	John Dryburgh	50349	\$ 184.70
	Mark Greenstein	50350	\$ 184.70
	Stven Goldstein	50351	\$ 184.70
			\$ 923.50
			\$ 281,328.53

*** CHECK DATES 02/01/2017 - 02/28/2017 ***

REUNION EAST-GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/17	00054	1/13/17	2017FEB	201702	320	53800	34500		SECURITY SERVICES FEB17	*	7,350.00		
		1/13/17	2017FEB	201702	300	13100	10100		SECURITY SERVICES FEB17	*	4,316.66		
REUNION RESORT & CLUB MASTER ASSOC.											11,666.66	003553	
2/03/17	99999	2/03/17	VOID	201702	000	00000	00000		VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****											.00	003554	
2/03/17	00060	1/01/17	301653	201701	320	53800	46200		INST 2 LOCK BOX HS POOL	*	249.48		
		1/01/17	301653	201701	300	13100	10100		INST 2 LOCK BOX HS POOL	*	146.52		
		1/05/17	301696	201701	320	53800	46200		RPR TERR POOL/PATCH LEAK	*	161.85		
		1/05/17	301696	201701	300	13100	10100		RPR TERR POOL/PATCH LEAK	*	95.05		
		1/05/17	301697	201701	320	53800	46200		RPLC O-RING/FILTER CLAMP	*	208.40		
		1/05/17	301697	201701	300	13100	10100		RPLC O-RING/FILTER CLAMP	*	122.40		
		1/09/17	301734	201701	320	53800	46200		INSTL CARTRIDGE/O-RINGS	*	264.47		
		1/09/17	301734	201701	300	13100	10100		INSTL CARTRIDGE/O-RINGS	*	155.33		
		1/09/17	301735	201701	320	53800	46200		INST.CARTRDGE/CLMP/O-RING	*	421.88		
		1/09/17	301735	201701	300	13100	10100		INST.CARTRDGE/CLMP/O-RING	*	247.77		
		1/09/17	301736	201701	320	53800	46200		INST.CARTRIDGE/O-RING HS	*	264.47		
		1/09/17	301736	201701	300	13100	10100		INST.CARTRIDGE/O-RING HS	*	155.33		
		1/11/17	301764	201701	320	53800	46200		INSPCT CP SPA JET/RP LGHT	*	144.90		
		1/11/17	301764	201701	300	13100	10100		INSPCT CP SPA JET/RP LGHT	*	85.10		
SPIES POOL LLC											2,722.95	003555	
2/03/17	00154	2/01/17	5714	201702	320	53800	48000		LANDSCAPE CONSULTING FEB	*	2,047.50		
		2/01/17	5714	201702	300	13100	10100		LANDSCAPE CONSULTING FEB	*	1,202.50		
SUNSCAPE CONSULTING											3,250.00	003556	
REUE REUNION EAST TVISCARRA													

*** CHECK DATES 02/01/2017 - 02/28/2017 ***

REUNION EAST-GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/03/17	00030	2/01/17 10016	201702 320-53800-47300		LANDSCAPE CONTRACT-FEB17	*	34,140.24		
		2/01/17 10016	201702 300-13100-10100		LANDSCAPE CONTRACT-FEB17	*	20,050.61		
		2/01/17 10016	201702 330-53800-47300		LANDSCAPE CONTRACT-FEB17	*	881.15		
YELLOWSTONE LANDSCAPE								55,072.00	003557
2/10/17	00092	1/31/17 013117	201701 320-53800-41000		HC PHONE LINE 4574 JAN17	*	34.75		
		1/31/17 013117	201701 300-13100-10100		HC PHONE LINE 4574 JAN17	*	20.41		
		1/31/17 013117	201701 330-53800-41000		HC PHONE LINE 9758 JAN17	*	55.16		
		1/31/17 013117	201701 330-53800-41000		HC PHONE LINE 9867 JAN17	*	55.16		
REUNION RESORT								165.48	003558
2/10/17	00103	2/09/17 02092017	201702 300-20700-10000		FY17 DEBT SERV SER2015A	*	117,247.87		
REUNION EAST CDD C/O USBANK								117,247.87	003559
2/10/17	00103	2/09/17 02092017	201702 300-20700-10500		FY17 DEBT SERV SER2015-1	*	1,211.02		
REUNION EAST CDD C/O USBANK								1,211.02	003560
2/10/17	00074	1/31/17 159603	201701 320-53800-47000		AQUATIC PLANT MGMT-JAN17	*	78.75		
		1/31/17 159603	201701 300-13100-10100		AQUATIC PLANT MGMT-JAN17	*	46.25		
APPLIED AQUATIC MANAGEMENT, INC.								125.00	003561
2/10/17	00134	2/01/17 1439	201701 310-51300-31100		CDD MTG/MILEAGE REIMB.	*	323.75		
BOYD CIVIL ENGINEERING								323.75	003562
2/10/17	00092	1/31/17 DUKE-DUK	201612 320-53800-43000		DUKE ENERGY #54512 29301	*	197.22		
		1/31/17 DUKE-DUK	201612 320-53800-43000		DUKE ENERGY #64321-61161	*	555.69		
		1/31/17 RECDDREE	201701 320-53800-46200		POOL CLEANING SERVS-JAN17	*	2,079.00		
		1/31/17 RECDDREE	201701 300-13100-10100		POOL CLEANING SERVS-JAN17	*	1,221.00		
		1/31/17 TOHO-TOH	201612 320-53800-43100		TOHO METER#49005514 DEC16	*	200.72		

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		1/31/17 013117A	201701 320-53800-41000	CP PHONE LINE 2365 JAN17	*	34.75		
		1/31/17 013117A	201701 300-13100-10100	CP PHONE LINE 2365 JAN17	*	20.41		
		1/31/17 013117A	201701 320-53800-41000	HS PHONE LINE 9325 JAN17	*	34.75		
		1/31/17 013117A	201701 300-13100-10100	HS PHONE LINE 9325 JAN17	*	20.41		
		1/31/17 013117A	201701 320-53800-41000	HS PHONE LINE 9385 JAN17	*	34.75		
		1/31/17 013117A	201701 300-13100-10100	HS PHONE LINE 9385 JAN17	*	20.41		
REUNION RESORT							4,419.11	003563
2/10/17	00060	1/16/17 301863	201701 320-53800-46200	RPR COMPAC VALVE TERR.	*	219.52		
		1/16/17 301863	201701 300-13100-10100	RPR COMPAC VALVE TERR.	*	128.93		
		1/17/17 301885	201701 320-53800-46200	INST.100FT POOL LGHT C PT	*	434.69		
		1/17/17 301885	201701 300-13100-10100	INST.100FT POOL LGHT C PT	*	255.29		
		1/18/17 301897	201701 320-53800-46200	RMV/REPLMB FITTING/PIPING	*	291.69		
		1/18/17 301897	201701 300-13100-10100	RMV/REPLMB FITTING/PIPING	*	171.31		
		1/19/17 301912	201701 320-53800-46200	INST. 15MIN TIMER HS POOL	*	127.86		
		1/19/17 301912	201701 300-13100-10100	INST. 15MIN TIMER HS POOL	*	75.09		
		1/19/17 301913	201701 320-53800-46200	INST. PLM CARTRIDGE TERR.	*	258.27		
		1/19/17 301913	201701 300-13100-10100	INST. PLM CARTRIDGE TERR.	*	151.68		
		1/26/17 301983	201701 320-53800-46200	RPLC MOTOR/DIFFUSER/SHAFT	*	437.79		
		1/26/17 301983	201701 300-13100-10100	RPLC MOTOR/DIFFUSER/SHAFT	*	257.11		
SPIES POOL LLC							2,809.23	003564
2/13/17	00049	2/01/17 399	201702 310-51300-34000	MANAGMENT FEES FEB17	*	3,582.08		
		2/01/17 399	201702 310-51300-35100	INFORMATION TECH FEB17	*	183.33		
		2/01/17 399	201702 310-51300-31300	DISSEMINATION FEE FEB17	*	416.67		
REUE REUNION EAST TVISCARRA								

*** CHECK DATES 02/01/2017 - 02/28/2017 ***

REUNION EAST-GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/01/17	399	201702	310-51300-51000		OFFICE SUPPLIES FEB17	*	21.35		
2/01/17	399	201702	310-51300-42000		POSTAGE FEB17	*	22.51		
2/01/17	399	201702	310-51300-42500		COPIES FEB17	*	47.70		
2/01/17	400	201702	320-53800-12000		FIELD MANAGEMENT FEB17	*	4,030.25		
2/01/17	400	201702	320-53800-47700		HOME DEPOT SUPPLIES	*	81.24		
GOVERNMENTAL MANAGEMENT SERVICES								8,385.13	003565
2/17/17	00095	8/04/16	S-87779 201610 320-53800-57400		2 BARRIER ARM/30 DOT TAPE	*	346.39		
		8/04/16	S-87779 201610 300-13100-10100		2 BARRIER ARM/30 DOT TAPE	*	203.43		
		10/24/16	S-89444 201610 320-53800-57400		RPLC SHEAR PIN/FREIGHT PT	*	155.75		
		10/24/16	S-89444 201610 300-13100-10100		RPLC SHEAR PIN/FREIGHT PT	*	91.47		
ACCESS CONTROL TECHNOLOGIES, INC.								797.04	003566
2/17/17	00129	2/10/17	4009 201702 320-53800-53000		CONCRETE GRIND/REPLACMNT	*	3,087.00		
		2/10/17	4009 201702 300-13100-10100		CONCRETE GRIND/REPLACMNT	*	1,813.00		
BERRY CONSTRUCTION INC.								4,900.00	003567
2/17/17	00010	2/07/17	5-699-12 201702 310-51300-42000		DELIVERY 02/02/17	*	235.71		
FEDEX								235.71	003568
2/17/17	00119	2/10/17	75838 201701 310-51300-31500		MTG/AGENDA/TRUST/ASSESSMT	*	502.71		
LATHAM, SHUKER, EDEN & BEAUDINE, LLP								502.71	003569
2/17/17	00030	11/30/16	141377 201710 320-53800-46500		IRRIGATION REPAIRS-OCT16	*	965.20		
		11/30/16	141377 201710 300-13100-10100		IRRIGATION REPAIRS-OCT16	*	566.87		
		1/31/17	147501 201712 320-53800-46500		IRRIGATION REPAIRS-DEC16	*	627.62		
		1/31/17	147501 201712 300-13100-10100		IRRIGATION REPAIRS-DEC16	*	368.61		
		1/31/17	147537 201701 320-53800-47400		MEDJOOOL PALM REMOVAL	*	315.00		

REUE REUNION EAST TVISCARRA

*** CHECK DATES 02/01/2017 - 02/28/2017 ***

REUNION EAST-GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/31/17		147537	201701 300-13100-10100		*	185.00		
		MEDJOO	PALM REMOVAL					
2/17/17		146340C	201702 320-53800-46200		*	3,888.36		
		AQUATIC SERVICES-FEB17						
2/17/17		146340C	201702 300-13100-10100		*	2,283.64		
		AQUATIC SERVICES-FEB17						
YELLOWSTONE LANDSCAPE							9,200.30	003570
2/24/17	00157	2/22/17 170229	201702 320-53800-47400		*	756.00		
		1 TURKEY OAK/10	LIVE OAK					
		2/22/17 170229	201702 300-13100-10100		*	444.00		
		1 TURKEY OAK/10	LIVE OAK					
ENVIRO TREE SERVICE LLC							1,200.00	003571
TOTAL FOR BANK A						224,233.96		
TOTAL FOR REGISTER						224,233.96		

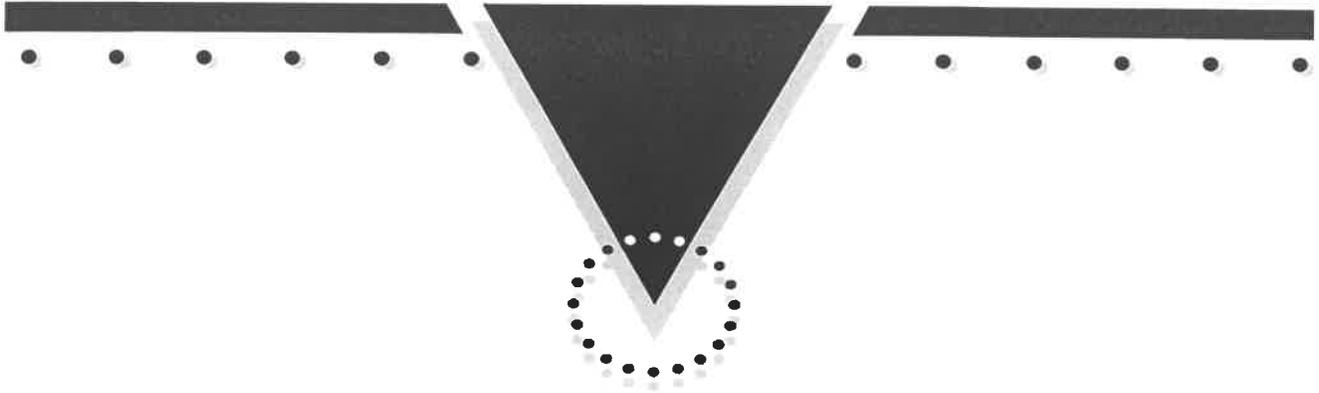
REUE REUNION EAST TVISCARRA

*** CHECK DATES 02/01/2017 - 02/28/2017 ***

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	CHECK #
2/10/17	00006	1/17/17	301894	201701	320	53800	64000		INST. HEATER SEVEN EAGLES	*	2,315.25		
		1/17/17	301894	201701	300	13100	10100		INST. HEATER SEVEN EAGLES	*	1,359.75		
SPIES POOL, LLC											3,675.00	000015	
2/15/17	00003	2/13/17	0217EAST	201702	320	53800	63000		30 SLING CHAISE LOUNGES	*	3,969.00		
		2/13/17	0217EAST	201702	300	13100	10100		30 SLING CHAISE LOUNGES	*	2,331.00		
		2/13/17	0217EAST	201702	320	53800	63000		FREIGHT-30 CHAISE LOUNGES	*	233.77		
		2/13/17	0217EAST	201702	300	13100	10100		FREIGHT-30 CHAISE LOUNGES	*	137.30		
JNJ HOME SERVICES											6,671.07	000016	
2/17/17	00007	11/30/16	141529	201611	320	53800	47300		LANDSCAPE INSTALL RND ABT	*	8,916.08		
		11/30/16	141529	201611	300	13100	10100		LANDSCAPE INSTALL RND ABT	*	5,236.42		
		11/30/16	141530	201611	320	53800	47300		LANDSCAPE INSTALL	*	10,404.14		
		11/30/16	141530	201611	300	13100	10100		LANDSCAPE INSTALL	*	6,110.36		
		11/30/16	141533	201611	320	53800	47300		145 YD DESIGNER MULCH	*	3,471.30		
		11/30/16	141533	201611	300	13100	10100		145 YD DESIGNER MULCH	*	2,038.70		
		12/13/16	141531A	201612	320	53800	47300		LANDSCAPE INSTALL GRDHOUS	*	4,463.87		
		12/13/16	141531A	201612	300	13100	10100		LANDSCAPE INSTALL GRDHOUS	*	2,621.63		
		12/13/16	141705A	201612	320	53800	47300		130 HOLLY/75 FORMOSA PLNT	*	1,614.38		
		12/13/16	141705A	201612	300	13100	10100		130 HOLLY/75 FORMOSA PLNT	*	948.12		
YELLOWSTONE LANDSCAPE											45,825.00	000017	
TOTAL FOR BANK C											56,171.07		
TOTAL FOR REGISTER											56,171.07		

REUE REUNION EAST TVISCARRA



Reunion East
Community Development District

Unaudited Financial Reporting

January 31, 2017



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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
January 31, 2017

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2017
ASSETS:					
CASH	\$1,285,126	\$294,485	---	---	\$1,579,611
CUSTODY ACCOUNT	\$459,936	---	---	---	\$459,936
STATE BOARD OF ADMINISTRATION	---	\$2,517,484	---	---	\$2,517,484
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$166,354	---	\$166,354
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$223,579	---	\$223,579
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$1,923,732	---	\$1,923,732
Prepayment	---	---	\$0	---	\$0
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$82,190	---	\$82,190
SERIES 2015-2					
Reserve	---	---	\$374,013	---	\$374,013
Revenue	---	---	\$122	---	\$122
Prepayment	---	---	\$3,305	---	\$3,305
SERIES 2015-3					
Revenue	---	---	\$3,139	---	\$3,139
DUE FROM DEVELOPER	\$14,364	---	---	---	\$14,364
DUE FROM REUNION WEST	\$49,903	\$18,315	---	---	\$68,218
DUE FROM GENERAL FUND	---	---	\$5,041	---	\$5,041
DUE FROM OTHER	\$3,353	---	---	---	\$3,353
TOTAL ASSETS	\$1,812,683	\$2,830,284	\$3,301,757	\$10	\$7,944,733
LIABILITIES:					
ACCOUNTS PAYABLE	\$12,365	\$49,500	---	---	\$61,865
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
CUSTOMER DEPOSIT	\$15,000	---	---	---	\$15,000
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO REUNION WEST	\$11,364	---	---	---	\$11,364
ACCRUED INTEREST PAYABLE 2002A-2	---	---	\$1,468,196	---	\$1,468,196
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	\$1,300,000	---	\$1,300,000
ACCRUED INTEREST PAYABLE 2005	---	---	\$1,015,000	---	\$1,015,000
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$755,000	---	\$755,000
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$242,752	\$2,780,784	---	---	\$3,023,536
UNASSIGNED	\$1,524,879	---	---	---	\$1,524,879
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$2,601,839)	---	(\$2,601,839)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$1,546,417)	---	(\$1,546,417)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$2,103,772	---	\$2,103,772
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$427,466	---	\$427,466
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$377,440	---	\$377,440
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$3,139	---	\$3,139
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,812,683	\$2,830,284	\$3,301,757	\$10	\$7,944,733

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$1,092,735	\$787,988	\$787,988	\$0
Special Assessments - Direct	\$932,027	\$438,450	\$467,753	\$29,303
Interest	\$250	\$83	\$153	\$70
Miscellaneous Income	\$5,964	\$1,988	\$1,342	(\$646)
Rental Income - Base	\$47,925	\$15,975	\$11,475	(\$4,500)
Rental Income - Operating Expenses/CAM	\$42,338	\$14,113	\$9,267	(\$4,846)
TOTAL REVENUES	\$2,121,239	\$1,258,597	\$1,277,979	\$19,381
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$4,000	\$4,000	\$0
FICA	\$918	\$306	\$306	\$0
Engineering	\$6,000	\$2,000	\$1,422	\$578
Attorney	\$35,000	\$11,667	\$21,132	(\$9,466)
Trustee Fees	\$22,000	\$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	\$1,000	\$783	\$217
Property Taxes	\$400	\$400	\$42	\$358
Annual Audit	\$5,400	\$0	\$0	\$0
District Management Fees	\$42,985	\$14,328	\$14,328	\$0
Information Technology	\$2,200	\$733	\$733	\$0
Telephone	\$300	\$100	\$110	(\$10)
Postage	\$3,500	\$1,167	\$1,007	\$159
Printing & Binding	\$2,500	\$833	\$442	\$391
Insurance	\$14,600	\$14,600	\$13,453	\$1,147
Legal Advertising	\$1,500	\$500	\$0	\$500
Other Current Charges	\$600	\$200	\$0	\$200
Office Supplies	\$500	\$167	\$84	\$83
Travel Per Diem	\$500	\$167	\$0	\$167
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$165,677	\$59,009	\$64,685	(\$5,670)
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$48,363	\$16,121	\$16,121	\$0
Facility Lease Agreement	\$36,823	\$12,274	\$0	\$12,274
Telephone	\$5,600	\$1,867	\$1,704	\$162
Electric	\$406,000	\$135,333	\$130,477	\$4,857
Water & Sewer	\$43,400	\$14,467	\$16,746	(\$2,280)
Gas	\$63,000	\$21,000	\$13,039	\$7,961
Pool & Fountain Maintenance	\$122,500	\$40,833	\$37,757	\$3,077
Environmental	\$7,000	\$2,333	\$1,389	\$944
Property Insurance	\$30,100	\$30,100	\$28,944	\$1,156
Irrigation Repairs	\$8,750	\$2,917	\$0	\$2,917
Landscape Contract	\$543,403	\$181,134	\$146,202	\$34,932
Landscape Contingency	\$27,178	\$9,059	\$315	\$8,744
Landscape Consulting	\$27,300	\$9,100	\$11,889	(\$2,789)
Gate and Gatehouse Expenses	\$22,400	\$7,467	\$7,632	(\$165)
Roadways/Sidewalks	\$32,480	\$10,827	\$8,222	\$2,605
Lighting	\$5,600	\$1,867	\$2,224	(\$358)
MSA Building Repairs	\$28,000	\$9,333	\$2,447	\$6,887
Pressure Washing	\$28,000	\$9,333	\$378	\$8,955
Maintenance (Inspections)	\$1,225	\$408	\$41	\$367
Pest Control	\$508	\$169	\$0	\$169
Security	\$98,000	\$32,667	\$29,400	\$3,267
COMMUNITY CENTER:				
Landscape	\$16,000	\$5,333	\$3,773	\$1,560
Telephone	\$1,500	\$500	\$441	\$59
Electric	\$33,000	\$11,000	\$7,425	\$3,575
Water & Sewer	\$4,200	\$1,400	\$836	\$564
Gas	\$500	\$167	\$74	\$92
Maintenance (Inspections)	\$1,250	\$417	\$65	\$332
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$100,000	\$33,333	\$0	\$33,333
Operating Reserves	\$100,000	\$33,333	\$0	\$33,333
Transfer Out	\$113,482	\$0	\$0	\$0
TOTAL MAINTENANCE	\$1,955,562	\$634,093	\$467,542	\$166,552
TOTAL EXPENDITURES	\$2,121,239	\$693,102	\$532,226	\$160,876
EXCESS REVENUES (EXPENDITURES)	\$0		\$745,752	
FUND BALANCE - Beginning	\$0		\$1,021,878	
FUND BALANCE - Ending	\$0		\$1,767,631	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND
Statement of Revenues & Expenditures
For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
REVENUES:				
Transfer In	\$113,482	\$0	\$0	\$0
Interest	\$5,000	\$1,667	\$7,678	\$6,011
TOTAL REVENUES	\$118,482	\$1,667	\$7,678	\$6,011
EXPENDITURES:				
Building Improvements	\$84,700	\$28,233	\$0	\$28,233
Pool Furniture	\$7,700	\$2,567	\$0	\$2,567
Pool Repair & Replacements	\$24,500	\$8,167	\$2,315	\$5,851
Landscape Improvements	\$49,000	\$16,333	\$43,517	(\$27,184)
TOTAL EXPENDITURES	\$165,900	\$55,300	\$45,833	\$9,467
EXCESS REVENUES (EXPENDITURES)	(\$47,418)		(\$38,154)	
FUND BALANCE - Beginning	\$3,309,032		\$2,818,938	
FUND BALANCE - Ending	\$3,261,614		\$2,780,784	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$101	\$101
TOTAL REVENUES	\$0	\$0	\$101	\$101
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	(\$3,771)	(\$3,771)
TOTAL OTHER	\$0	\$0	(\$3,771)	(\$3,771)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,670)	
FUND BALANCE - Beginning	\$0		(\$2,598,169)	
FUND BALANCE - Ending	\$0		(\$2,601,839)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
Debt Service 2005
Statement of Revenues & Expenditures
For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$129	\$129
TOTAL REVENUES	\$0	\$0	\$129	\$129
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		\$129	
FUND BALANCE - Beginning	\$0		(\$1,546,546)	
FUND BALANCE - Ending	\$0		(\$1,546,417)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A
Statement of Revenues & Expenditures
For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$2,568,595	\$1,850,671	\$1,850,671	\$0
Interest	\$100	\$33	\$111	\$77
TOTAL REVENUES	\$2,568,695	\$1,850,704	\$1,850,782	\$77
EXPENDITURES:				
Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest Expense 11/01	\$714,525	\$714,525	\$714,525	\$0
Principal Expense 05/01	\$1,170,000	\$0	\$0	\$0
Interest Expense 05/01	\$714,525	\$0	\$0	\$0
TOTAL EXPENDITURES	\$2,599,050	\$714,525	\$719,525	(\$5,000)
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$30,355)		\$1,131,257	
FUND BALANCE - Beginning	\$776,940		\$972,516	
FUND BALANCE - Ending	\$746,585		\$2,103,772	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$26,531	\$19,115	\$19,115	\$0
Special Assessments - Direct Billed	\$664,019	\$328,185	\$5,053	(\$323,132)
Interest	\$0	\$0	\$38	\$38
TOTAL REVENUES	\$690,550	\$347,300	\$24,206	(\$323,094)
EXPENDITURES:				
Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest Expense 11/01	\$228,525	\$228,525	\$228,525	\$0
Principal Expense 05/01	\$230,000	\$0	\$0	\$0
Interest Expense 05/01	\$228,525	\$0	\$0	\$0
TOTAL EXPENDITURES	\$687,050	\$228,525	\$233,525	(\$5,000)
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,500		(\$209,319)	
FUND BALANCE - Beginning	\$294,746		\$636,785	
FUND BALANCE - Ending	\$298,246		\$427,466	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
REVENUES:				
Special Assessments - Direct Billed	\$748,025	\$369,977	\$0	(\$369,977)
Interest	\$0	\$0	\$35	\$35
TOTAL REVENUES	\$748,025	\$369,977	\$35	(\$369,942)
EXPENDITURES:				
Interest Expense 11/01	\$272,415	\$272,415	\$272,415	\$0
Principal Expense 05/01	\$205,000	\$0	\$0	\$0
Interest Expense 05/01	\$272,415	\$0	\$0	\$0
Special Call 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$749,830	\$272,415	\$272,415	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$1,805)		(\$272,380)	
FUND BALANCE - Beginning	\$276,696		\$649,820	
FUND BALANCE - Ending	\$274,891		\$377,440	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
REVENUES:				
Special Assessments - Direct Billed	\$336,265	\$166,289	\$0	(\$166,289)
Interest	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$336,265	\$166,289	\$1	(\$166,288)
EXPENDITURES:				
Interest Expense 11/01	\$112,530	\$112,530	\$112,530	\$0
Principal Expense 05/01	\$115,000	\$0	\$0	\$0
Interest Expense 05/01	\$112,530	\$0	\$0	\$0
TOTAL EXPENDITURES	\$340,060	\$112,530	\$112,530	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$3,795)		(\$112,529)	
FUND BALANCE - Beginning	\$115,275		\$115,668	
FUND BALANCE - Ending	\$111,480		\$3,139	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005

Statement of Revenues & Expenditures

For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$10	
FUND BALANCE - Ending	\$0		\$10	

Reunion East CDD
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collector	\$0	\$134,029	\$606,732	\$47,227	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$787,988
Special Assessments - Direct	\$1,848	\$0	\$0	\$465,905	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$467,753
Interest	\$38	\$39	\$38	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153
Miscellaneous Income	\$0	\$895	\$447	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,342
Rental Income - Base	\$3,825	\$3,825	\$3,825	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,475
Rental Income - Operating Expenses/CAM	\$3,089	\$3,089	\$3,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,267
Total Revenues	\$8,800	\$141,877	\$614,131	\$513,171	\$0	$0	$0	$0	$0	$0	$0	$0	\$1,277,979
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$600	\$1,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
FICA	\$77	\$77	\$46	\$107	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$306
Engineering	\$549	\$399	\$150	\$324	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,422
Attorney	\$4,193	\$13,829	\$2,608	\$503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,132
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	\$783	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$783
Property Taxes	\$0	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$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	\$36	\$42	\$32	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110
Postage	\$298	\$226	\$209	\$274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,007
Printing & Binding	\$213	\$104	\$71	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$442
Insurance	\$13,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,453
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$21	\$21	\$21	\$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
	\$29,160	\$19,916	\$8,712	\$6,896	\$0	$0	$0	$0	$0	$0	$0	$0	\$64,685

**Reunion East CDD
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
Maintenance													
Field Management	\$4,030	\$4,030	\$4,030	\$4,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,121
Facility Lease Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$426	\$426	\$426	\$426	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,704
Electric	\$31,299	\$31,822	\$34,567	\$32,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,477
Water & Sewer	\$4,125	\$3,935	\$4,798	\$3,889	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,746
Gas	\$417	\$4,341	\$6,236	\$2,044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,039
Pool & Fountain Maintenance	\$8,639	\$7,272	\$7,615	\$14,231	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,757
Environmental	\$162	\$904	\$162	\$162	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,389
Property Insurance	\$28,944	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,944
Irrigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Contract	\$34,140	\$34,140	\$43,781	\$34,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$146,202
Landscape Contingency	\$0	\$0	\$0	\$315	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$315
Landscape Consulting	\$2,048	\$2,048	\$5,746	\$2,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,889
Gatehouse and Gatehouse Expenses	\$5,816	\$760	\$99	\$956	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,632
Roadways/Sidewalks	\$0	\$167	\$3,078	\$4,977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,222
Lighting	\$2,130	\$94	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,224
MSA Building Repairs	\$2,192	\$255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,447
Pressure Washing	\$0	\$378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$378
Maintenance (Inspections)	\$0	\$0	\$41	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$7,350	\$7,350	\$7,350	\$7,350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,400
Community Center													
Landscape	\$881	\$881	\$1,130	\$881	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,773
Telephone	\$110	\$110	\$110	\$110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$441
Electric	\$2,600	\$2,143	\$1,524	\$1,159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,425
Water & Sewer	\$146	\$258	\$220	\$212	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$836
Gas	\$25	\$25	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74
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
Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$135,482	\$101,338	\$121,003	\$109,720	\$0	$0	$0	$0	$0	$0	$0	$0	\$467,542
Total Expenditures	\$164,642	\$121,253	\$129,715	\$116,616	\$0	$0	$0	$0	$0	$0	$0	$0	\$532,226
Excess Revenues (Expenditures)	(\$155,842)	\$20,624	\$484,416	\$396,555	$0	$0	$0	$0	$0	$0	$0	\$0	\$745,752

OFF ROLL ASSESSMENTS

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

EHOF Acquisitions II, LLC			\$415,496.00	100%	\$60,979.00	\$133,942.00	\$152,169.00	\$68,406.00
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/11/17	11/1/16	96	\$ 207,748.00	\$ 207,748.00	\$ 30,489.50	\$ 66,971.00	\$ 76,084.50	\$ 34,203.00
	2/1/17		\$ 103,874.00	\$ -	\$ -	\$ -	\$ -	\$ -
	5/1/17		\$ 103,874.00	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 415,496.00	\$ 207,748.00	\$ 30,489.50	\$ 66,971.00	\$ 76,084.50	\$ 34,203.00

EHOF Acquisitions II, LLC			\$510,486.00	100%	\$358,021.00	\$57,603.00	\$65,443.00	\$29,419.00
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/11/17	11/1/16	96	\$ 255,242.00	\$ 255,243.00	\$ 179,010.50	\$ 28,801.50	\$ 32,721.50	\$ 14,709.50
	2/1/17		\$ 127,622.00	\$ -	\$ -	\$ -	\$ -	\$ -
	5/1/17		\$ 127,622.00	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 510,486.00	\$ 255,243.00	\$ 179,010.50	\$ 28,801.50	\$ 32,721.50	\$ 14,709.50

EHOF Acquisitions II, LLC			\$1,692,694.00	100%	\$490,846.00	\$454,076.00	\$515,869.00	\$231,903.00
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/11/17	11/1/16	96	\$ 846,346.00	\$ 846,347.00	\$ 245,423.00	\$ 227,038.00	\$ 257,934.50	\$ 115,951.50
	2/1/17		\$ 423,174.00	\$ -	\$ -	\$ -	\$ -	\$ -
	5/1/17		\$ 423,174.00	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 1,692,694.00	\$ 846,347.00	\$ 245,423.00	\$ 227,038.00	\$ 257,934.50	\$ 115,951.50

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

SUMMARY				
	GENERAL FUND	DEBT SERVICE SERIES 2015-1	DEBT SERVICE SERIES 2015-2	DEBT SERVICE SERIES 2015-3
TOTAL DIRECT BILLED	\$922,677.00	\$656,310.00	\$739,884.00	\$332,606.00
TOTAL RECEIVED	\$ 467,753.58	\$ 333,499.28	\$ 373,143.25	\$ 167,741.89
VARIANCE	\$ (454,923.42)	\$ (322,810.72)	\$ (366,740.75)	\$ (164,864.11)

Reunion East/West CDD Direct Billed Assessments for FY 2017

District
Reunion East

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

District
Reunion West

Landownder		Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Reunion West SPE									
22-25-27-0000-0020-0000	90 Comm/120 MF	\$53,036		\$53,036	Dec	\$38,451	\$0	\$38,451	Paid
35-25-27-4881-PRCL-0020	192 MF/-12 SF	\$51,857		\$51,857	March	\$38,451	\$0	\$38,451	
35-25-27-4881-TRAC-0G30	156 MF	\$45,964		\$45,964	June	\$38,451	\$0	\$38,451	
35-25-27-4881-PRCL-006A	15 Comm	\$2,946.00		\$2,946	September	\$38,451	\$0	\$38,451	
		<u>\$153,803.00</u>	<u>\$0.00</u>	<u>\$153,803.00</u>	Total	<u>\$153,803</u>	<u>\$0</u>	<u>\$153,803</u>	
Reunion West HOA		\$167,262	\$0	\$167,262					
22-25-27-4923-0001-00B0					Nov	\$83,631.00	\$0.00	\$83,631.00	Paid 2/15/17
22-25-27-4923-0001-00M0					Feb	\$41,815.50	\$0.00	\$41,815.50	Paid 2/15/17
					May	\$41,815.50	\$0.00	\$41,815.50	
					Total	<u>\$167,262.00</u>	<u>\$0.00</u>	<u>\$167,262.00</u>	
Runion West Development Partners		\$51,857	\$267,997	\$319,854					
22-25-27-4923-0001-00B0					Nov	\$25,928.50	\$133,998.50	\$159,927.00	Paid 11/4/16
22-25-27-4923-0001-00M0					Feb	\$12,964.25	\$66,999.25	\$79,963.50	
					May	\$12,964.25	\$66,999.25	\$79,963.50	
					Total	<u>\$51,857.00</u>	<u>\$267,997.00</u>	<u>\$319,854.00</u>	
Rwest Holdings						O & M	Debt	Total	
34-25-27-4012-0004-0010	1000 Hotel	\$150,074	\$0	\$150,074	Dec	\$37,518.50	\$0.00	\$37,518.50	Paid 1/20/17
					March	\$37,518.50	\$0.00	\$37,518.50	
					June	\$37,518.50	\$0.00	\$37,518.50	
					September	\$37,518.50	\$0.00	\$37,518.50	
					Total	<u>\$150,074.00</u>	<u>\$0.00</u>	<u>\$150,074.00</u>	