

*Reunion East Community  
Development District*

*Agenda*

*April 11, 2019*

# AGENDA

# *Reunion East*

## *Community Development District*

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

April 4, 2019

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, April 11, 2019 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the March 14, 2019 Meeting
4. Financing Matters
  - A. Consideration of Third Supplemental Assessment Methodology Report for the Unexchanged Bonds
  - B. Consideration of Resolution 2019-02 Declaring Special Assessments
  - C. Consideration of Resolution 2019-03 Setting a Public Hearing for Special Assessments
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Action Items Lists
    - ii. Approval of Check Register
    - iii. Balance Sheet and Income Statement
    - iv. Status of Direct Bill Assessments
6. Other Business
7. Supervisor's Requests
8. Next Meeting Date
9. Adjournment

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

The third order of business is the approval of the minutes of the March 14, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business is the Financing Matters. Section A is the consideration of the Third Supplemental Methodology for the Unexchanged Bonds. Section B is the consideration of

Resolution 2019-02 declaring special assessments and Section C is the consideration of Resolution 2019-03 setting a public hearing for special assessments. Copies of both Resolutions are enclosed for your review.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "G. S. Flint". The signature is fluid and cursive, with a large initial "G" and a distinct "S" and "F".

George S. Flint  
District Manager

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

Enclosures

# MINUTES

MINUTES OF MEETING  
REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held Thursday, March 14, 2019 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

Mark Greenstein	Chairman
Don Harding	Vice Chairman
Steven Goldstein	Assistant Secretary
John Dryburgh	Assistant Secretary
Trudy Hobbs	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Alan Scheerer	Operations Manager
John Cruz	CWS Security
Rob Stultz	Yellowstone Landscape

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Lischynsky: Today there was a meeting about Poinciana at 5:30 and it looks like they are down to one option and that is to come up the Poinciana Parkway around the railroad track. It looks like they intend to cut across behind Reunion in the future. Is that the land swap that was talked about a year ago between Reunion and the County for exchange? Is that still on or has that been dropped?

Mr. Flint: I don't know anything about it.

Mr. d'Adesky: We didn't do a land swap with the County. Maybe you are talking about an interlocal agreement with the County but that was about landscape maintenance.

Mr. Harding: If you are talking about the ultimate connection to 429, the Department of Transportation is involved with that and we haven't heard anything as to alternatives.

Mr. Flint: The initial study looked at up to 532 and then from 532 to I-4, they eliminated this segment in their study. We don't know what the options are going to be getting from 532 to I-4 or to 429. The CDD has not been involved in any discussions of land swap or anything dealing with extension of Poinciana Parkway or anything else that I'm aware of.

Ms. Lavigne: We were wondering about people cutting through in front of us before we get to the gate. Is it possible to have cars get closer to the gate so people can't cut in front of you?

Mr. Greenstein: You will end up with people stuck in front of you and you will have no way to get out. You need a little room between the reader and the gate. You will find people who hover, waiting to piggyback on someone and you can go through very slowly and give the bar a chance to come down and they won't be able to tailgate you.

Mr. Flint: You can call the description and tag number into security and have them try to find them.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the February 21, 2019 Meeting**

Mr. Greenstein: On page 4, it says the area along Sinclair Road, the median, is County property. The word "if" needs to be placed in there, if we worked out an agreement. It makes it sound like we have an agreement with the County.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the minutes of the February 21, 2019 meeting were approved, as amended.

**FOURTH ORDER OF BUSINESS**

**Review and Acceptance of Draft Fiscal Year 2018 Audit Report**

Mr. Flint: The CDD as a governmental entity is required to have an annual independent audit performed. You selected McDirmit Davis to perform the independent audit. A draft of the audit report is included in your agenda. I will note on page 31, that is the management comment letter and as we noted each year, we still have an issue because the default when we went through and trifurcated the bonds to segregate the performing bonds from the non-performing

bonds, the bondholder chose to set aside debt that was not assigned to any specific property. That is the issue we are going to be talking about on the financing matters, item 5. They set aside a certain amount of bonds with no pledged revenue for repayment of those bonds and those are sitting out there with no source of repayment and as a result it triggers these ongoing comments in the audit report. Those will continue until either those bonds are assigned to a property or the bondholder writes that debt off. As a result of that being out there, there are a couple issues noted, one is, the District's failure to make bond service payments when due. The reason the note is in there is because the bondholders chose to set them aside with no corresponding land pledged. We have done everything we can do as far as that issue goes. It also triggers a reserve account requirement note. The District is required to have one-year's maximum debt service set aside. During the downturn in the economy when Ginn was involved and the bonds were defaulted on, the bondholder chose to tap those debt service reserve accounts so the balances in those accounts don't meet the 100% debt service reserve requirement so that is another comment in here. Again, the District doesn't have any proactive responsibility to go out and replenish those accounts. We are not going to assess the remaining residents within the community to bring that account up to 100%. There is a flow of funds that if in certain accounts money is remaining after debt is paid it will eventually flow into those reserve accounts but other than that we don't have a proactive responsibility. Eventually when the bondholders deal with this unassigned debt these comments will go away. We had similar comments in Reunion West and with the refinancing of their bonds, Reunion West has been cleaned up. There aren't any remaining comments there.

As far as all the other issues, they haven't found anything dealing with mismanagement of funds, internal control issues or any of those things, it is clean in that respect. You are just limited to the issue with the debt service reserve account.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the Fiscal Year 2018 Audit was accepted and staff authorized to transmit the final document to the State of Florida.

**FIFTH ORDER OF BUSINESS**

**Financing Matters**

**A. Consideration of Third Supplemental Assessment Methodology Report for the Unexchanged Bonds**

**B. Consideration of Resolution 2019-02 Declaring Special Assessments**

**C. Consideration of Resolution 2019-03 Setting a Public Hearing for Special Assessments**

Mr. d’Adesky: Pursuant to a discussion with both Counsel for the Trustee as well as newly engaged Counsel for Kingwood, we decided to put this item off. Kingwood’s new Counsel needs some time to review it. I think both sides have acknowledged there is a potential for further change in the development plan, which might modify how we do our methodology. We are bumping these items to a future meeting date. We need to get this cleaned up and have made it clear that we want this resolved in this fiscal year. All three items will be tabled to a future meeting.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

**i. Action Items List**

Mr. Flint: The first item is on hold pending discussions between Kingwood, the Water Management District and Toho. We are keeping the 532 costs on there but indicating they are on hold. Mr. Greenstein and I have a meeting with representatives of the Resort after the meeting today to talk about the MSA. We may know more prior to the next Board meeting. With the change in ownership there is a loss of traction on that issue so we will meet with their representatives to try to get that moving again. The next two items have been completed. Where are we with replacing faded signs and painting the poles?

Mr. Scheerer: The painting of the poles is ongoing, and they are doing a great job. We are down to a couple of yield signs and dead end signs and those will be replaced as they continue to go through the poles.

Mr. Flint: Item six is a recommendation on the need for any additional speed limit signs.

Mr. Dryburgh: After consulting with the patrol officers one big problem spot is the front side of Grand Traverse way before the bridge.

Mr. Scheerer: John reports every week on the average speeds in the community and maybe he can give us some recommendations.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor staff was authorized to purchase three additional radar speed limit signs.

Mr. Flint: Do you want to give an update on the Sinclair Road gate?

Mr. Scheerer: I was working on that with Steve Boyd, we looked at that area, there is some crosshatch striping before the first island and Steve is going to have to give us some recommendations on if we need to remove some of that to create the second lane and whether we have enough space available on the exit side to not impede two lanes directly in on the entry side. Fausnight Stipe and Line looked at it, but they haven't gotten back to me yet. Steve is going to be the one to make that recommendation on changing the traffic pattern.

Mr. Flint: His initial reaction was there was not enough space, but he was going to look at it.

**ii. Approval of Check Register**

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

**iii. Balance Sheet and Income Statement**

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

**iv. Status of Direct Bill Assessments**

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

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Greenstein: The park was not designated a park because there were some safety issues, and I would like to see what we can do to enhance it.

Ms. Hobbs: I will take the lead on the project to come up with ideas and probable costs.

Mr. Flint: We can do playgrounds if there is a location that we control. We could potentially convey the trailhead to the Master Association and they can do it. We can do it, or they can do it. We can enter into an agreement or easement and have them do it. However, you want to handle it. We have funds available.

Mr. Scheerer: In the interim I will work with Yellowstone to get the area cleaned up.

**NINTH ORDER OF BUSINESS**

**Next Meeting Date**

The next meeting date is April 11, 2019 at 1:00 p.m.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Harding seconded by Mr. Dryburgh with all in favor the meeting adjourned at 1:57 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

# SECTION A

**THIRD SUPPLEMENTAL  
SPECIAL ASSESSMENT ALLOCATION REPORT**

**REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**

**UNEXCHANGED  
SPECIAL ASSESSMENT BONDS, SERIES 2002A-2  
AND SPECIAL ASSESSMENT BONDS, SERIES 2005**

Dated March 14, 2019

Prepared by:

**Governmental Management Services-Central Florida, LLC  
135 W. Central Boulevard, Suite 320  
Orlando, Florida 32801**

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Table 1 – Financing Information – Unexchanged Series 2002A-2 Bonds

Table 2 – Assessment Allocation – Unexchanged Series 2002A-2 Bonds

Table 3 – Assessment Allocation – Past Due Unexchanged Series 2002A-2 Bonds

Table 4 – Assessment Roll – Unexchanged Series 2002A-2 Bonds

## **1.0 Introduction**

This *Third Supplemental Special Assessment Allocation Report* (“Report”) has been prepared for the Reunion East Community Development District, a local unit of special purpose government established in accordance with Chapter 190, *Florida Statutes*, in anticipation of confirming and allocating Original Series 2002A-2 Assessments on certain properties specifically detailed in Table 2. The Original Series 2002A-2 Assessments secure the Unexchanged Series 2002A-2 Bonds.

In May of 2016, the Trustee’s Counsel submitted a letter to the District identifying certain parcels that may be subject to District debt assessments for the Series 2002A-2 and Series 2005 Bonds. As a result of this Trustee letter, the District retained Governmental Management Services – Central Florida, LLC to prepare this Report and apply the methodology adopted by the District in the Original Assessment Report and the benefit of the Master Improvements and Total Project enjoyed by each parcel. Through this Report, the District seeks to confirm and allocate a portion of the remaining principal of the Unexchanged Series 2002A-2 Bonds and, to the extent the Unexchanged Series 2002A-2 Bonds (as secured by assessments) are entirely allocated, to allocate the remaining principal of the Unexchanged Series 2005 Bonds.

## **2.0 Defined Terms**

“Benefited Parcels” - Parcels of land within the District that receives special benefit from the acquisition and/or construction of the Master Improvements.

“Board” – Board of Supervisors for the District.

“Bonds” - Special assessment bonds issued during the life of the project for the construction and/or acquisition of improvements that provide special benefit to the lands within the District.

“Bond Anticipation Notes” - Special Assessment Bond Anticipation Notes issued in December of 2001 in the amount of \$10,000,000.

“District” - Reunion East Community Development District.

“Equivalent Assessment Unit” - (EAU) An estimate of the relationship between the product types, based on a comparison of the land area of each product, and is used as a comparison of the estimated benefit received by each product type.

“Exchanged Bonds” – Collectively, the Exchanged Series 2002A-2 Bonds (hereinafter defined) and the Exchanged Series 2005 Bonds (hereinafter defined).

“Exchanged Series 2002A-2 Bonds” – Series 2002A-2 Bonds in the principal amount of \$8,795,000 to be presented for cancellation in exchange for \$7,245,000 of Series 2015-1 Bonds (hereinafter defined) and \$1,550,000 of Series 2015-3 Bonds (hereinafter defined).

“Exchanged Series 2005 Bonds” - Series 2005 Bonds in the principal amount of \$10,440,000 to be presented for cancellation in exchange for \$8,475,000 of Series 2015-2 Bonds (hereinafter defined) and \$1,965,000 of Series 2015-3 Bonds.

“Indenture” – Collectively, the *Master Trust Indenture* dated March 1, 2002.

“Master Improvements” - The acquisition and/or construction of certain infrastructure that provides special benefit to all parcels within the District.

“Original Assessments” – The Original Series 2002A-2 Assessments (hereinafter defined) and the Original Series 2005 Assessments (hereinafter defined).

“Original Series 2002A-2 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2002 Assessment Resolutions and pledged to pay debt service on the Series 2002A-2 Bonds.

“Original Series 2005 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2005 Assessment Resolutions and pledged to pay debt service on the Series 2005 Bonds.

“Original Series 2002 Assessment Resolutions” – Resolution Nos. 2002-22, 2002-23, adopted by the Board on March 15, 2002, and 2002-24 adopted by the Board on July 29, 2002.

“Original Series 2005 Assessment Resolutions” – Resolution Nos. 2002-22, 2002-23, adopted by the Board on March 15, 2002, and 2002-24 adopted by the Board on July 29, 2002 and Resolution No. 2005-04 adopted by the Board on March 10, 2005.

“Original Series 2002 Bonds” - Special Assessment Bonds issued in July of 2002 to fund the acquisition and/or construction of certain Master Improvements and retire the Bond Anticipation Notes. The Original Series 2002 Bonds were trifurcated in January 2012, resulting in, among other things, \$34,000,000 Special Assessment Bonds, Series 2002A-1 (the “Series 2002A-1 Bonds”), \$15,070,000 Special Assessment Bonds, Series 2002A-2 (the “Series 2002A-2 Bonds”), and \$40,000 Special Assessment Bonds, Series 2002A-3 (the “Series 2002A-3 Bonds”) under the Original Series 2002A-2 Indenture (hereinafter defined).

“Original Series 2002A-2 Indenture” - Collectively, the *Master Trust Indenture* dated March 1, 2002, as amended and supplemented by that certain *First Supplemental Trust Indenture* dated August 1, 2002, and amended and restated as of January 1, 2012.

“Original Series 2005 Indenture” - Collectively, the *Master Trust Indenture* dated March 1, 2002, as amended and supplemented by that certain *Third Supplemental Trust Indenture* between the District and the Trustee dated as of March 1, 2005.

“Prior Assessments” – The Series 2002A-2 Assessments (hereinafter defined) and the Series 2005 Assessments (hereinafter defined).

“Prior Assessment Report” – The *Final Special Assessment Allocation Report Reunion East Community Development District Special Assessment Bonds, Series 2002A*, dated July 31, 2002,

as amended and supplemented by the *Final First Supplemental Special Assessment Allocation Report Reunion East Community Development District Special Assessment Bonds, Series 2002A, Special Assessment Bonds, Series 2005*, dated March 10, 2005, prepared by Rizzetta & Company, Inc., which together, was the allocation methodology report used as the basis for allocating the Original Series 2002A-2 Assessments and the Original Series 2005 Assessments.

“Restructuring” – The restructuring of a portion of the Series 2002A-2 Bonds and Series 2005 Bonds and related special assessments to reflect the current economic environment and the terms of that certain Restructuring Agreement (hereinafter defined).

“Restructuring Agreement” – That certain *Restructuring Agreement* entered to by and between the District, U.S. Bank National Association (as trustee for the Series 2002A-2 Bonds and Series 2005 Bonds), SPE (hereinafter defined), and Citicommunities, LLC.

“Series 2002A-2 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2002 Assessment Resolutions and pledged to pay debt service on the Series 2002A-2 Bonds, less and except that portion of the Series 2002A-2 Assessments pledged to pay debt service on the Series 2015-1 Bonds and Series 2015-3 Bonds after the Restructuring (which assessments are hereinafter defined as the Series 2015-1 Assessments and Series 2015-3 Assessments, respectively).

“Series 2002A-2 Bonds” – Special Assessment Bonds exchanged in 2012 for a portion of the then outstanding Original Series 2002 Bonds, which bonds, as of the date hereof, are outstanding in the principal amount of \$15,070,000.

“Series 2005 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2005 Assessment Resolutions and pledged to pay debt service on the Series 2005 Bonds, less and except that portion of the Series 2005 Assessments pledged to pay debt service on the Series 2015-2 Bonds and Series 2015-3 Bonds after the Restructuring (which assessments are hereinafter defined as the Series 2015-2 Assessments).

“Series 2005 Bonds” - Special Assessment Bonds issued in 2005 to fund the acquisition and/or construction of certain Master Improvements, which bonds, as of the date hereof, are outstanding in the principal amount of \$18,115,000.

“Series 2015 Assessments” – Collectively, the Series 2015-1 Assessments, Series 2015-2 Assessments, and Series 2015-3 Assessments.

“Series 2015 Bonds” – Collectively, the Series 2015-1 Bonds, Series 2015-2 Bonds, and Series 2015-3 Bonds issued pursuant to the Indenture.

“Series 2015-1 Bonds” – Current interest Special Assessment Refunding Bonds in the principal amount of \$7,245,000 issued for an approximately nineteen (19) year term in exchange for a portion of the outstanding Series 2002A-2 Bonds.

“Series 2015-2 Bonds” – Current interest Special Assessment Refunding Bonds in the principal amount of \$8,475,000 issued for an approximately twenty-two (22) year term in exchange for a portion of the outstanding Series 2005 Bonds.

“Series 2015-3 Bonds” – Current interest Special Assessment Refunding Bonds in the principal amount of \$3,515,000 issued for an approximately nineteen (19) year term in exchange for a portion of the outstanding Series 2002A-2 Bonds and a portion of the outstanding Series 2005 Bonds.

“Total Project” - Acquisition and/or construction of approximately \$56,520,000 of Master Improvements, including onsite and offsite, that provide benefit to all Benefited Land within the District.

“Unexchanged Bonds” – The Unexchanged Series 2002A-2 Bonds (hereinafter defined) and the Unexchanged Series 2005 Bonds (hereinafter defined).

“Unexchanged Series 2002A-2 Bonds” – Series 2002A-2 Bonds not exchanged for Series 2015 Bonds or otherwise canceled prior to or contemporaneously with issuing the Series 2015 Bonds.

“Unexchanged Series 2005 Bonds” – Series 2005 Bonds not exchanged for Series 2015 Bonds or otherwise canceled prior to or contemporaneously with issuing the Series 2015 Bonds.

### **3.0 Background Information**

The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”) and by Ordinance No. 01-31 of Osceola County, Florida, effective October 3, 2001, and expanded by Ordinance No. 05-26 of Osceola County, Florida on July 22, 2005 (collectively, the “Ordinance”). The District, as expanded, encompasses approximately 1,278 acres and is located wholly within the unincorporated area of Osceola County, Florida.

In July 2002, the District issued its Original Series 2002 Bonds to, among other things, pay all amounts due and owing on the Bond Anticipation Notes and finance the cost of the Series 2002 Project (as defined in the Original Series 2002A-2 Indenture). In January 2012, the District trifurcated the Original Series 2002 Bonds into three separate series of bonds, of which only the Series 2002A-1 Bonds and Series 2002A-2 Bonds remained outstanding. The Series 2002A-1 Bonds, and the assessment securing the same, remain unaffected by this Report. The Series 2002A-2 Bonds were payable and secured by the Original Series 2002A-2 Assessments, which were levied on real property within the boundary of the District specially benefited by the Total Project in accordance with the Prior Assessment Report.

In February 2005, the District issued its Series 2005 Bonds to, among other things, finance the cost of the Series 2005 Project (as defined in the Original Series 2005 Indenture). The Series 2005 Bonds were payable and secured by the Original Series 2005 Assessments, which were levied on real property within the boundary of the District specially benefited by the Total Project in accordance with the Prior Assessment Report.

Infrastructure improvements funded with proceeds of the Bond Anticipation Notes, Original Series 2002 Bonds and Series 2005 Bonds are described in the Prior Assessment Report.

Due to a failure of certain owners of certain lands (“Delinquent Lands”) to pay Original Series 2002A-2 Assessments and Original Series 2005 Assessments when due, the District was unable to pay debt service on the Series 2002A-2 Bonds and Series 2005 Bonds thereby resulting in Event(s) of Default (as defined in the Original Series 2002A-2 Indenture and Original Series 2005 Indenture). To cure the Events of Default as to a portion of the Series 2002A-2 Bonds and Series 2005 Bonds and resolve any and all matters relating thereto, including litigation commenced by the District to foreclose the Original Series 2002A-2 Assessments and Original Series 2005 Assessments on the Delinquent Lands pursuant to Chapter 170, *Florida Statutes*, the District and Trustee entered into the Restructuring Agreement which provided, among other things, for (i) issuance of the Series 2015 Bonds in exchange for a portion of the Series 2002A-2 Bonds and a portion of the Series 2005 Bonds, which Exchanged Bonds were canceled; (ii) the pledge of certain Original Assessments to the Series 2015-1 Bonds; (iii) the pledge of certain Original Assessments to the Series 2015-2 Bonds; and (iv) the pledge of certain Original Assessments to the Series 2015-3 Bonds.

#### **4.0 Summary of Series 2015 Bond Restructuring**

Pursuant to the Restructuring Agreement, the District issued three (3) Series (as defined in the Indenture) of Special Assessment Refunding Bonds for the Exchanged Bonds, which bonds have the following general characteristics:

- (i) *Series 2015-1 Bonds*: Current interest bonds issued in the principal amount of \$7,245,000, with a coupon interest rate of 6.6% and a final maturity of May 1, 2033. The Series 2015-1 Assessments are pledged to pay debt service on the Series 2015-1 Bonds.
- (ii) *Series 2015-2 Bonds*: Current interest bonds issued in the principal amount of \$8,475,000, with a coupon interest rate of 6.6% and a final maturity of May 1, 2036. The Series 2015-2 Assessments are pledged to pay debt service on the Series 2015-2 Bonds.
- (iii) *Series 2015-3 Bonds*: Current interest bonds issued in the principal amount of \$3,515,000, with a coupon interest rate of 6.6% and a final maturity of May 1, 2033. The Series 2015-3 Assessments are pledged to pay debt service on the Series 2015-3 Bonds.

Additional information regarding the Series 2015 Bonds may be found in the Exchange Information Memorandum dated June 4, 2015.

Upon the issuance of the Series 2015 Bonds for the Exchanged Bonds, the Exchanged Bonds were cancelled and the remaining Unexchanged Bonds remain outstanding in the principal amount of \$6,275,000 Series 2002A-2 Bonds and \$7,675,000 Series 2005 Bonds. The Prior Assessments remain the security for the Unexchanged Bonds and the District herein confirms that the methodology provided for in the Prior Assessment Report shall continue to be the method utilized for allocation the Prior Assessments to the lands securing the Unexchanged

Bonds and additional allocation methods incorporated in this Report for properties developed that were not contemplated in the Prior Assessment Report .

The District is allocating a portion of the remaining assessments securing the principal of the Unexchanged Series 2002A-2 Bonds to certain developable property, detailed in Table 3, which property had not previously been allocated assessments and has benefitted from the Master Improvements and Total Project as detailed in the Prior Assessment Report. As a note, the allocation of debt service assessments to satisfy the remaining principal of the Unexchanged Series 2002A Bonds will be allocated first, until full satisfaction of the Series 2002A Bonds can be achieved, then to which such allocation is made to satisfy the remaining principal of the Unexchanged Series 2005 Bonds.

#### **5.0 Pledge of a Portion of Series 2002A-2 Assessments**

The Original Series 2002A-2 Assessments were outstanding in the principal amount of \$15,070,000. A portion of the Original Series 2002A-2 Assessments (\$8,795,000) have been allocated to securing the Series 2015-1 Bonds and Series 2015-3 Bonds. A portion of the remaining Original Series 2002A-2 Assessments pledged to secure Unexchanged Series 2002A-2 Bonds will be allocated to certain properties detailed in Table 2.

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#### **6.0 Allocation of Original Series 2002A-2 Assessments**

As noted above, the Original Series 2002A-2 Assessments pledged to secure the Unexchanged Series 2002A-2 Bonds will be allocated to properties detailed in Table 2 for which properties have benefitted from the Master Improvements. A portion of the Original Series 2002A-2 Assessments securing a portion of the Unexchanged Series 2002A Bonds will be assigned to the properties based upon the Prior Assessment Report. As part of the overall review, based upon the actual development of the golf course property, it has been determined that the golf course properties receive more benefit than originally assigned in the Prior Assessment Report. Therefore, additional Original Series 2002A-2 Assessments will be assigned the golf course properties utilizing a square footage basis from the Prior Assessment Report applied in a manner commensurate with the benefit received by those properties, as supposed by data from similar Florida golf courses subject to assessments. Further, while the golf course parcels formed part of a single development plan at the time of the Original 2002A-2 Assessments and Prior Assessment Report and thus are assessed as a whole. There remains one undeveloped parcel that is 2.21 acres and could be developed. Due to lack of development plan for this parcel, the District is initially assigning 8.84 units based upon 4 units per acre or approximately 17,680 commercial square feet. The District will assign the permanent Original Series 2002A-2 Assessments at the time the parcel is actually developed.

#### **7.0 Pledge and Allocation of Series 2005 Assessments**

The remaining unexchanged principal balance of the Unexchanged Series 2005 Bonds is approximately \$7,675,000. As the debt service assessments from the certain unassessed developable parcels identified in this report is fully allocated to the remaining principal of the

Unexchanged Series 2002A Bonds, no additional pledge or allocation of the Series 2005 Assessments can be made at this time.

#### **8.0 Assessment Roll**

The assessment roll reflecting the allocation of Original Series 2002A-2 Assessments securing a portion of the Unexchanged Series 2002A-2 Bonds on Table.

DRAFT

**Reunion East  
Community Development District**

Unexchanged Special Assessment Bonds, Series 2002A-2 And Series 2005 Bonds

Table 1: Financing Information - Unexchanged Series 2002A-2 Bonds and Series 2005 Bonds

Series 2002A-2 Bonds	
Principal Amount	\$2,170,000
Coupon Rate	7.20%
Dated Date	1/12/12
Maturity Date	1-May-22
Principal Amount	\$4,105,000
Coupon Rate	7.375%
Dated Date	1/12/12
Maturity Date	1-May-33
Series 2005 Bonds	
Principal Amount	\$7,675,000
Coupon Rate	5.80%
Dated Date	3/1/05
Maturity Date	1-May-36

**Reunion East**  
**Community Development District**  
**Unexchanged Special Assessment Bonds, Series 2002A-2**

Table 2: Allocation of Assessments - Unexchanged Series 2002A-2 Bonds

Parcel ID #	Building Square Feet	Commercial EAU's (Per 1,000 Sq. Ft.)	Rate Per EAU	Gross Annual Assessments	Net Annual Assessments (1)	Par Debt (2)	Par Debt (3)	Principal Reduction
27-25-27-2985-PRCL-0WP0	75,498	75.50	\$925	\$69,836	65,646	740,937	596,057	144,881
27-25-27-2985-PRCL-0020	5,102	5.10	\$925	\$4,719	4,436	50,071	40,280	9,791
27-25-27-2985-PRCL-0P20	5518	5.52	\$925	\$5,104	4,798	54,154	43,565	10,589
35-25-27-4857-0001-0016	33,074	33.07	\$925	\$30,593	28,758	324,588	261,119	63,469
35-25-27-4857-0001-0017	33,074	33.07	\$925	\$30,593	28,758	324,588	261,119	63,469
35-25-27-4858-TRAC-0035	1,170	1.17	\$925	\$1,082	1,017	11,482	9,237	2,245
35-25-27-4882-PRCL-0G15	5,433	5.43	\$925	\$5,026	4,724	53,319	42,894	10,426
35-25-27-4859-PRCL-02A2	1,764	1.76	\$925	\$1,632	1,534	17,312	13,927	3,385
34-25-27-4012-0002-0030	18,726	18.73	\$925	\$17,322	16,282	183,777	147,842	35,935
Less: EAU's Assigned Series 2015A Bonds*		(2.90)	\$925	(\$2,683)	(\$2,522)	(\$28,461)	(\$22,896)	(\$5,565)
34-25-27-4012-0002-0030		15.83	\$925	\$14,639	13,761	155,316	124,946	30,370
35-25-27-4894-PRCL-0140	0.00	8.84	\$925	\$8,177	7,686	86,756	69,792	16,964
<b>Total</b>		<b>185.30</b>		<b>171,402</b>	<b>161,117</b>	<b>1,818,524</b>	<b>1,462,936</b>	<b>355,589</b>

(1) Net annual assessments exclusive of 4% early payment discount and 2% collection cost.

(2) Represents the par debt per unit through Fiscal Year 2009 which is the last Fiscal Year in which annual Debt Assessments were paid in full.

(3) Represents the adjusted par debt after receipt of payment for Series 2002A-2 Assessments for Fiscal Year 2010 through Fiscal Year 2016.

\*Golf course previously assessed based upon 2.9 EAU'S vs building square feet of structures. After further review and analysis the Assessment Consultants determined the amount of benefit and assignment of debt assessments was insufficient.



**Reunion East**  
**Community Development District**  
 Unexchanged Special Assessment Bonds, Series 2002A-2

Table 4: Assessment Roll - Unexchanged Series 2002A-2 Bonds

Parcel ID #	Owner		Gross Annual Assessments (1)	Net Annual Assessments (2)	Par Debt (3)	Par Debt (4)	
1	27-25-27-2985-PRCL-OWP0	LRA Orlando, LLC		\$69,836	\$65,646	740,937	596,057
2	27-25-27-2985-PRCL-0020	LRA Orlando, LLC		\$4,719	\$4,436	50,071	40,280
3	27-25-27-2985-PRCL-OP20	LRA Orlando, LLC		\$5,104	\$4,798	54,154	43,565
4	35-25-27-4857-0001-0016	LRA Orlando, LLC		\$30,593	\$28,758	324,588	261,119
5	35-25-27-4857-0001-0017	LRA Orlando, LLC		\$30,593	\$28,758	324,588	261,119
6	35-25-27-4858-TRAC-0035	LRA Orlando, LLC		\$1,082	\$1,017	11,482	9,237
7	27-25-27-2985-TRAC-0G10	LRA Orlando, LLC	(5)	\$0	\$0	\$0	\$0
8	27-25-27-2985-TRAC-0G20	LRA Orlando, LLC	(5)	\$0	\$0	\$0	\$0
9	27-25-27-2985-PRCL-0020	LRA Reunion Golf Course, LLC	(5)	\$0	\$0	\$0	\$0
10	35-25-27-4857-001-00G5	LRA Reunion Golf Course, LLC	(5)	\$0	\$0	\$0	\$0
11	35-25-27-4883-PRCL-0G10	LRA Reunion Golf Course, LLC	(5)	\$0	\$0	\$0	\$0
12	35-25-27-4884-PRCL-0G10	LRA Reunion Golf Course, LLC	(5)	\$0	\$0	\$0	\$0
13	35-25-27-4885-PRCL-0G10	LRA Reunion Golf Course, LLC	(5)	\$0	\$0	\$0	\$0
14	35-25-27-4886-PRCL-0G10	LRA Reunion Golf Course, LLC	(5)	\$0	\$0	\$0	\$0

- (1) Includes 6% for discounts and collection cost.
- (2) Excludes 6% for discounts and collection cost.
- (3) Current par debt that would be allocated to property.
- (4) Remaining par debt after payment of past due assessments.
- (5) Golf Course fairways. Benefit based upon square footage of golf course buildings.

**Reunion East  
Community Development District  
Unexchanged Special Assessment Bonds, Series 2002A-2**

Table 4: Assessment Roll - Unexchanged Series 2002A-2 Bonds

Parcel ID #	Owner		Gross Annual Assessments (1)	Net Annual Assessments (2)	Par Debt (3)	Par Debt (4)
15	35-25-27-4882-PRCL-0G15	LRA Reunion Golf Course, LLC	(5) \$5,026	\$4,724	53,319	42,894
16	35-25-27-4859-PRCL-02A2	LRA Orlando, LLC	\$1,632	\$1,534	17,312	13,927
17	35-25-27-4894-PRCL-0140	LRA Orlando, LLC	\$8,177	\$7,686	86,756	69,792
18	34-25-27-4012-0001-0030	LRA Orlando, LLC	(6) \$0	\$0	\$0	\$0
19	34-25-27-4012-0001-0033	LRA Orlando, LLC	(6) \$0	\$0	\$0	\$0
20	34-25-27-4012-0002-0010	LRA Orlando, LLC	(6) \$0	\$0	\$0	\$0
21	27-25-27-2985-TRAC-FD40	LRA Orlando, LLC	(6) \$0	\$0	\$0	\$0
	34-25-27-4012-0002-0030	LRA Orlando, LLC	(5)(7) \$14,639	\$13,761	155,316	124,946
<b>Total</b>			<b>171,402</b>	<b>161,117</b>	<b>1,818,524</b>	<b>1,462,936</b>

(5)	35-25-27-4882-PRCL-0G15	Golf Academy	5,433	Series 2002A-2 Unexchanged Bonds
	34-25-27-4012-0002-0030	Maintenance Building	18,726	Series 2015A and Series 2002A-2 Unexchanged Bonds
	34-25-27-4885-PRCL-0C20	Clubhouse	7,011	Series 2015A Bonds
	Total		<u>31,170</u>	

(6) Per Engineer's Development Analysis these parcels are not developable.

(7) The equivalent of 2,900 square feet is securing the Series 2015A Bonds.

# SECTION B

**RESOLUTION NO. 2019-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Reunion East Community Development District ("District") is authorized pursuant to Chapter 190, Florida Statutes, to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain certain public infrastructure improvements referred to as the Capital Improvement Plan ("Capital Improvement Plan"), which includes certain master improvements which benefit each parcel in the District ("Master Improvements") as described in the Engineer's Cost Report, dated July 31, 2002, as amended and supplemented from time to time (collectively, with all such amendments and supplements, the "Engineers Report"); and

**WHEREAS**, the District received correspondence dated May 4, 2016 ("Initial Request") from counsel for U.S. Bank National Association in its capacity as trustee (the "Trustee") under a certain Master Trust Indenture dated March 1, 2002 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture dated August 1, 2002, and the Third Supplemental Trust Indenture dated March 1, 2005, as both may have been amended and further supplemented from time to time (collectively with the "Master Indenture", the "Indentures") which govern the District's \$54,145,000 Special Assessment Bonds, Series 2002A ("Series 2002A Bonds") and \$18,880,000 Special Assessment Bonds, Series 2005 ("Series 2005 Bonds"); and

**WHEREAS**, the Initial Request identified parcels of land within the District that were claimed by Trustee's Counsel to have benefitted from the Capital Improvement Plan and Master Improvements yet were currently unassessed by the District; and

**WHEREAS**, pursuant to Section 9.03 of the Master Indenture, a special assessment must be levied by the District against any property benefitting from the improvements funded from proceeds of the Series 2002A and Series 2005 Bonds; and

**WHEREAS**, the District engaged in an investigation of the parcels identified in the Initial Request, and through subsequent investigation, due diligence and discussion with the Trustee's and the Landowner's (as defined below) counsel, identified certain of the parcels identified in the Initial Report as well as other parcels which the District determined are currently unassessed and which have benefitted from the Master Improvements (the "Unassessed Property"), more specifically identified in the preliminary assessment roll of the Assessment Methodology for Reunion East Community Development District, dated March 14, 2019 attached hereto as Exhibit "A" and incorporated by reference (the "Assessment Report"); and

**WHEREAS**, the District and Trustee attempted negotiations with the landowner of the Unassessed Property (the "Landowner") and, to date, have been unable to arrive at a mutually acceptable assessment terms; and

**WHEREAS**, the Board of Supervisors of the District ("Board") has determined that the District shall defray the cost of the Master Improvements by the levy of non-ad valorem special assessments pursuant on the Unassessed Property within District in pursuant to Chapter 190, *Florida Statutes* ("Assessments"); and

**WHEREAS**, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits have and will accrue to the Unassessed Property improved, the amount of those benefits, and that special assessments have and will be made in proportion to the benefits received as set forth in the Assessment Report and on file at 135 West Central Boulevard, Suite 320, Orlando, Florida 32801("District Records Office"); and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

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

1. Assessments shall be levied to defray the cost of the Master Improvements.
2. The general nature of the Master Improvements is more specifically described in the Engineer's Report and in certain plans and specifications on file at the District Records Office.
3. The general location of the Master Improvements is shown in the Engineer's Report and in plans and specifications on file at the District Records Office.
4. The Assessments will defray approximately \$ \_\_\_\_\_ for the Master Improvements.

5. The manner in which the Assessments shall be made is contained within the Assessment Report, which is attached hereto as Exhibit "A" and is also available at the District Records Office.

6. The Assessments shall be levied on the Unassessed Property and all other lots and lands within the District which are specifically benefitted by the Master Improvements.

7. There is on file at the District Records Office, showing the area to be assessed, together with plans and specifications describing the Master Improvements, which shall be open to inspection by the public.

8. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit "A" hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

9. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in accordance with the Assessment Report, but in no event in more than thirty annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, *Florida Statutes*; provided, however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Chapter 197, *Florida Statutes*, the Assessments may be collected as is otherwise permitted by law.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Master Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Osceola County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

13. Any capitalized terms used herein and not defined, shall have the meanings set forth in the Assessment Report.

[SIGNATURE ON FOLLOWING PAGE]

**PASSED AND ADOPTED** this 11<sup>th</sup> day of April, 2019.

**ATTEST:**

**REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT**, a Florida  
community development district

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

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

Name: \_\_\_\_\_  
Secretary / Assistant Secretary

Name: \_\_\_\_\_  
Chairman / Vice Chairman

**Exhibit "A"**

Methodology for Reunion East Community Development District  
dated March 14, 2019

# SECTION C

**RESOLUTION 2019-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON \_\_\_\_\_, 2019 AT \_\_\_\_\_ A.M./P.M. AT THE HERITAGE CROSSING COMMUNITY CENTER, 7715 HERITAGE CROSSING WAY, REUNION, FLORIDA, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 197, 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Reunion East Community Development District (the “District”) is a local unit of special-purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”); and

**WHEREAS**, the District has previously adopted Resolution 2019-02, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, in accordance with Resolution No. 2019-02, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapter 170, 197 and 190, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 135 West Central Boulevard, Suite 320, Orlando, Florida 32801 (the “District Records Office”).

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

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution.

2. **DECLARATION OF PUBLIC HEARING.** The District hereby declares a public hearing to be held at \_\_\_\_\_, 2019, at \_\_\_\_\_ A.M./P.M. at the HERITAGE CROSSING COMMUNITY CENTER, 7715 HERITAGE CROSSING WAY, REUNION, FLORIDA for the purpose of hearing comment and objection to the proposed special assessment program for community improvements as identified in the Assessment Methodology dated March 14, 2019 (the "Assessment Report") attached hereto as **Exhibit "A"** and the preliminary assessment roll, available at the District Records Office. Affected parties may appear at the hearing or submit their comments in writing prior to the meeting to the attention of the District Manager at the District Records Office.

3. **ADVERTISING OF PUBLIC HEARING.** Notice of said hearing shall be advertised in accordance with Chapter 170, 190, and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Orange County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

4. **SEVERABILITY.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

5. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

**SIGNATURE PAGE FOR RESOLUTION 2019-03**

**ADOPTED** this 11<sup>th</sup> day of April, 2019.

**REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT**

---

Chairperson or Vice Chairperson,  
Board of Supervisors

Attest:

---

Its: Secretary

**EXHIBIT "A"**

**ASSESSMENT REPORT**

**Assessment Methodology for Reunion East Community Development District**  
(dated March 14, 2019)

*[ATTACHED ON FOLLOWING PAGES]*

# SECTION V

# SECTION C

# SECTION 1

**Reunion East**

<b>Item #</b>	<b>Meeting Assigned</b>	<b>Action Item</b>	<b>Assigned To:</b>	<b>Date Due</b>	<b>Status</b>	<b>Comments</b>
1	3/14/11	Irrigation Turnover	Developer		<b>On Hold</b>	Issue on Hold Pending CUP Negotiation
2	3/16/17	Allocation of 532 Costs	Scheerer/d'Adesky		<b>On Hold</b>	Proposals from Yellowstone presented at August meeting. Counsel Sent Demand Letters for Costs to Each Parcel Owner. Publix Declined Sharing Costs.
3	1/11/18	Amendment to MSA to Incorporate Heritage Crossing Community Center & Horse Stables	Resort/Flint		<b>In Process</b>	Negotiations with New Resort Owners to Take Place Over the Course of 60-90 Days
4	10/11/18	Evaluation of Speed Limit Signs	Cruz		<b>In Process</b>	Three Additional Radar Speed Limit Signs Approved for Installation
5	12/13/18	Repainting of Signs Throughout Community	Scheerer		<b>In Process</b>	

**Reunion West**

<b>Item #</b>	<b>Meeting Assigned</b>	<b>Action Item</b>	<b>Assigned To:</b>	<b>Date Due</b>	<b>Status</b>	<b>Comments</b>
1	1/11/18	Installation of Neighborhood Monuments	Scheerer		<b>In Process</b>	Plans Complete. Easement Agreements in Signature Process.
2	2/21/19	Cost to Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd		<b>In Process</b>	
3	2/21/19	Evaluate Traffic Lanes for Sinclair Road Gate	Boyd/Scheerer		<b>In Process</b>	

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

Ref #	Notes & Action Items Description	Target Date	Responsible Party(s)	Status/Notes/Next Steps	Completed Date	Comments
1	Landscaping around building is over growr	21-Mar	Yellowstone	Landscaping needs to be replaced in serval areas		On Hold

## SECTION 2

# Reunion East Community Development District

## Summary of Check Register

March 1, 2019 to March 31, 2019

Fund	Date	Check No.'s	Amount
General Fund	3/5/19	4195-4198	\$ 12,324.71
	3/7/19	4199	\$ 7,702.76
	3/12/19	4200-4210	\$ 21,888.22
	3/19/19	4211-4215	\$ 8,301.95
	3/20/19	4216-4220	\$ 169,882.16
	3/26/19	4221	\$ 749.61
			\$ 220,849.41
Payroll	<u>March 2019</u>		
	Donald Harding	50470	\$ 184.70
	John Dryburgh	50471	\$ 184.70
	Mark Greenstein	50472	\$ 184.70
	Steven Goldstein	50473	\$ 184.70
	Trudy Hobbs	50474	\$ 184.70
			\$ 923.50
			\$ 221,772.91

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/05/19	00074	2/28/19	175744	201902	320	53800	47000		AQUATIC PLANT MGMT FEB19	*	72.24		
		2/28/19	175744	201902	300	13100	10100		AQUATIC PLANT MGMT FEB19	*	56.76		
APPLIED AQUATIC MANAGEMENT, INC.												129.00	004195
3/05/19	00144	2/25/19	10152784	201902	320	53800	57400		AC REPAIR CALL	*	47.60		
		2/25/19	10152784	201902	300	13100	10100		AC REPAIR CALL	*	37.40		
FRANK'S AIR CONDITIONING, INC.												85.00	004196
3/05/19	00054	3/05/19	2019MAR	201903	320	53800	34500		SECURITY SERVICES MAR19	*	6,533.33		
		3/05/19	2019MAR	201903	300	13100	10100		SECURITY SERVICES MAR19	*	5,133.33		
REUNION RESORT & CLUB MASTER ASSOC.												11,666.66	004197
3/05/19	00142	2/28/19	56042	201902	320	53800	47800		ANNUAL FIRE EXT. INSPECTN	*	248.67		
		2/28/19	56042	201902	300	13100	10100		ANNUAL FIRE EXT. INSPECTN	*	195.38		
UNITED FIRE PROTECTION, INC.												444.05	004198
3/07/19	00049	3/01/19	456	201903	310	51300	34000		MANAGEMENT FEES-MAR19	*	3,689.58		
		3/01/19	456	201903	310	51300	35100		INFORMATION TECH-MAR19	*	183.33		
		3/01/19	456	201903	310	51300	31300		DISSEMINATION-MAR19	*	416.67		
		3/01/19	456	201903	310	51300	51000		OFFICE SUPPLIES	*	20.75		
		3/01/19	456	201903	310	51300	42000		POSTAGE	*	15.56		
		3/01/19	456	201903	310	51300	42500		COPIES	*	55.95		
		3/01/19	457	201903	320	53800	12000		FIELD MANAGEMENT-MAR19	*	3,320.92		
GOVERNMENTAL MANAGEMENT SERVICES												7,702.76	004199
3/12/19	00095	3/07/19	S107708	201903	320	53800	57400		REATTACH ARM/RPLC BATTERY	*	85.29		
		3/07/19	S107708	201903	300	13100	10100		REATTACH ARM/RPLC BATTERY	*	67.02		
ACCESS CONTROL TECHNOLOGIES, INC.												152.31	004200

REUE REUNION EAST TVISCARRA

\*\*\* CHECK DATES 03/01/2019 - 03/31/2019 \*\*\*

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	CHECK #
3/12/19	00129	2/28/19	4464	201902	320	53800	46200			*	249.20		
									ADJ.FLUSH VALVE/SCREW/FLO				
		2/28/19	4464	201902	300	13100	10100			*	195.80		
									ADJ.FLUSH VALVE/SCREW/FLO				
		3/05/19	4463	201903	320	53800	46200			*	128.80		
									INST.LITES/ADJ.SCREW/FLOW				
		3/05/19	4463	201903	300	13100	10100			*	101.20		
									INST.LITES/ADJ.SCREW/FLOW				
		3/05/19	4465	201903	320	53800	53000			*	1,590.40		
									GRIND CONCRETE SIDEWALKS				
		3/05/19	4465	201903	300	13100	10100			*	1,249.60		
									GRIND CONCRETE SIDEWALKS				
		3/05/19	4468	201903	320	53800	46200			*	103.60		
									INST.SHOWR HEAD/WATR FLOW				
		3/05/19	4468	201903	300	13100	10100			*	81.40		
									INST.SHOWR HEAD/WATR FLOW				
		3/05/19	4469	201903	320	53800	53200			*	383.60		
									INST/RELOCATE 25MPH SIGNS				
		3/05/19	4469	201903	300	13100	10100			*	301.40		
									INST/RELOCATE 25MPH SIGNS				
BERRY CONSTRUCTION INC.											4,385.00	004201	
3/12/19	00134	3/05/19	2198	201902	310	51300	31100			*	1,145.88		
									COORD.CR 532/MTG/SFWMD				
BOYD CIVIL ENGINEERING											1,145.88	004202	
3/12/19	00160	3/02/19	11179	201903	320	53800	12200			*	1,906.97		
									FACILITIES BLDG RENT MAR				
		3/02/19	11179	201903	300	13100	10100			*	1,498.33		
									FACILITIES BLDG RENT MAR				
CITICOMMUNITIES LLC											3,405.30	004203	
3/12/19	00092	3/06/19	020819	201902	320	53800	41000			*	31.73		
									HC PHONE LINE 4574 FEB19				
		3/06/19	020819	201902	300	13100	10100			*	24.93		
									HC PHONE LINE 4574 FEB19				
		3/06/19	020819	201902	330	53800	41000			*	56.66		
									HC PHONE LINE 9758 FEB19				
		3/06/19	020819	201902	330	53800	41000			*	56.66		
									HC PHONE LINE 9867 FEB19				
		3/06/19	022619	201902	330	53800	43300			*	700.00		
									BALLROOM CLEANING FEB19				
REUNION RESORT											869.98	004204	
3/12/19	99999	3/12/19	VOID	201903	000	00000	00000			C	.00		
									VOID CHECK				
*****INVALID VENDOR NUMBER*****											.00	004205	

\*\*\* CHECK DATES 03/01/2019 - 03/31/2019 \*\*\*

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/12/19	00060	2/21/19	333217	201902	320	53800	46200		INST.CTRL BOARD/RPLC PUMP	*	550.68		
		2/21/19	333217	201902	300	13100	10100		INST.CTRL BOARD.RPLC PUMP	*	432.67		
		2/26/19	333060	201902	320	53800	46200		6 POOL RULE SIGNS	*	100.63		
		2/26/19	333060	201902	300	13100	10100		6 POOL RULE SIGNS	*	79.07		
		2/26/19	333415	201902	320	53800	46200		INST.LOCK BOX-POOL HEATER	*	160.97		
		2/26/19	333415	201902	300	13100	10100		INST.LOCK BOX-POOL HEATER	*	126.48		
		2/26/19	333416	201902	320	53800	46200		INST.LOCK BOX-POOL HEATER	*	160.97		
		2/26/19	333416	201902	300	13100	10100		INST.LOCK BOX-POOL HEATER	*	126.48		
		2/26/19	333417	201902	320	53800	46200		INST.2 LOCK BOXES-HEATERS	*	228.14		
		2/26/19	333417	201902	300	13100	10100		INST.2 LOCK BOXES-HEATERS	*	179.26		
		2/26/19	333418	201902	320	53800	46200		INST.LOCK BOX-HEATERS	*	228.14		
		2/26/19	333418	201902	300	13100	10100		INST.LOCK BOX-HEATERS	*	179.26		
		2/28/19	333357	201902	320	53800	46200		DRAIN/ACID WASH STAINS	*	165.73		
		2/28/19	333357	201902	300	13100	10100		DRAIN/ACID WASH STAINS	*	130.22		
		2/28/19	333358	201902	320	53800	46200		RPLC TORO VALVE-AUTOFILL	*	129.05		
		2/28/19	333358	201902	300	13100	10100		RPLC TORO VALVE-AUTOFILL	*	101.40		
----- SPIES POOL LLC -----											3,079.15	004206	
3/12/19	00154	3/07/19	7582	201903	320	53800	48000		LANDSCAPE CONSULTING MAR	*	1,820.00		
		3/07/19	7582	201903	300	13100	10100		LANDSCAPE CONSULTING MAR	*	1,430.00		
----- SUNSCAPE CONSULTING -----											3,250.00	004207	
3/12/19	00075	3/07/19	66000036	201902	320	53800	47000		PESTICIDE/HERBICIDE/MERPH	*	659.96		
		3/07/19	66000036	201902	300	13100	10100		PESTICIDE/HERBICIDE/MERPH	*	518.54		
----- TEST AMERICA -----											1,178.50	004208	

\*\*\* CHECK DATES 03/01/2019 - 03/31/2019 \*\*\*

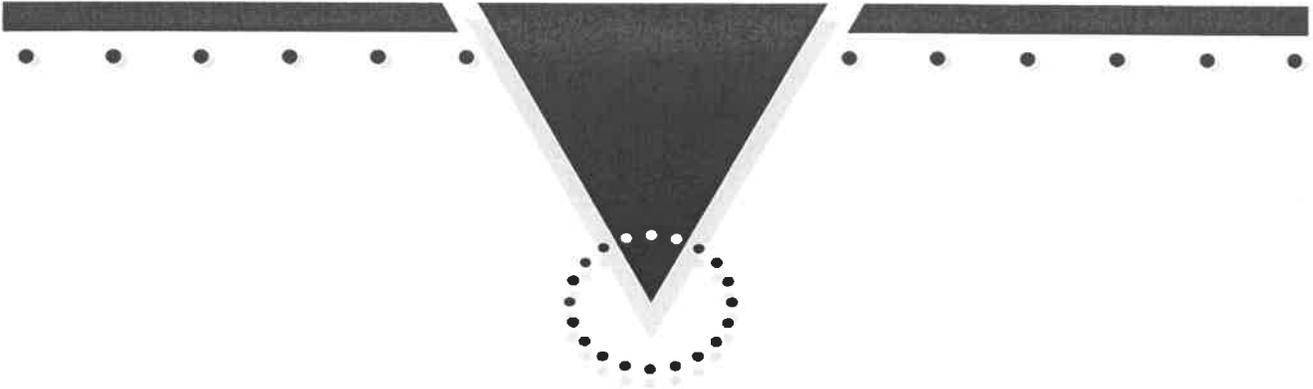
REUNION EAST-GENERAL FUND  
BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/12/19	00142	3/04/19	56432	201903	320	53800	47800			*	224.00		
									STBL RPLC TAMPER/WIRE/CAP				
		3/04/19	56432	201903	300	13100	10100			*	176.00		
									STBL RPLC TAMPER/WIRE/CAP				
UNITED FIRE PROTECTION, INC.												400.00	004209
3/12/19	00092	3/06/19	DUKE-DUK	201901	320	53800	43000			*	12.16		
									DUKE ENERGY #54512 29301				
		3/06/19	DUKE-DUK	201901	320	53800	43000			*	60.13		
									DUKE ENERGY #64321-61161				
		3/06/19	RECDDREE	201902	320	53800	46200			*	1,848.00		
									POOL CLEANING SERVS-FEB19				
		3/06/19	RECDDREE	201902	300	13100	10100			*	1,452.00		
									POOL CLEANING SERVS-FEB19				
		3/06/19	TOHO-TOH	201901	320	53800	43100			*	479.83		
									TOHO METER#49005514 JAN19				
		3/06/19	020819A	201902	320	53800	41000			*	31.73		
									CP PHONE LINE 2365 FEB19				
		3/06/19	020819A	201902	300	13100	10100			*	24.93		
									CP PHONE LINE 2365 FEB19				
		3/06/19	020819A	201902	320	53800	41000			*	31.73		
									HS PHONE LINE 9325 FEB19				
		3/06/19	020819A	201902	300	13100	10100			*	24.93		
									HS PHONE LINE 9325 FEB19				
		3/06/19	020819A	201902	320	53800	41000			*	31.73		
									HS PHONE LINE 9385 FEB19				
		3/06/19	020819A	201902	300	13100	10100			*	24.93		
									HS PHONE LINE 9385 FEB19				
REUNION RESORT												4,022.10	004210
3/19/19	00095	3/13/19	S107758	201903	320	53800	57400			*	177.41		
									RPLC BAT-GATE5 LG/RH GATE				
		3/13/19	S107758	201903	300	13100	10100			*	139.39		
									RPLC BAT-GATE5 LG/RH GATE				
ACCESS CONTROL TECHNOLOGIES, INC.												316.80	004211
3/19/19	00129	3/08/19	4470	201903	320	53800	53000			*	103.60		
									CLN/RPLC ASPHALT-POTHOLE				
		3/08/19	4470	201903	300	13100	10100			*	81.40		
									CLN/RPLC ASPHALT-POTHOLE				
BERRY CONSTRUCTION INC.												185.00	004212
3/19/19	00119	3/12/19	84727	201902	310	51300	31500			*	2,407.65		
									CALL SPRVISR/DEVELOP/LRA				
LATHAM, SHUKER, EDEN & BEAUDINE, LLP												2,407.65	004213

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/19/19	00002	2/28/19	46076670	201902	310	51300	48000		NOT.OF BOS MTG 02/21/19	*	192.50		
									ORLANDO SENTINEL COMMUNICATION			192.50	004214
3/19/19	00125	3/19/19	40647	201903	310	51300	32200		FY18 AUDIT SERVICES	*	5,200.00		
									MCDIRMIT DAVIS			5,200.00	004215
3/20/19	00103	3/19/19	03192019	201903	300	20700	10000		FY19 DEBT SERVICE SER15A	*	157,014.49		
									REUNION EAST CDD C/O USBANK			157,014.49	004216
3/20/19	00103	3/19/19	03192019	201903	300	20700	10500		FY19 DEBT SERV SER2015-1	*	1,623.38		
									REUNION EAST CDD C/O USBANK			1,623.38	004217
3/20/19	00103	3/19/19	03192019	201903	300	20700	10500		CITICOMMUNITIES SER2015-1	*	4,227.11		
									REUNION EAST CDD C/O USBANK			4,227.11	004218
3/20/19	00103	3/19/19	03192019	201903	300	20700	10600		CITICOMMUNITIES SER2015-2	*	4,841.37		
									REUNION EAST CDD C/O USBANK			4,841.37	004219
3/20/19	00103	3/19/19	03192019	201903	300	20700	10700		CITICOMMUNITIES SER2015-3	*	2,175.81		
									REUNION EAST CDD C/O USBANK			2,175.81	004220
3/26/19	00166	3/14/19	278488ES	201902	320	53800	43200		GAS CHARGE 02/06-03/07/19	*	419.78		
		3/14/19	278488ES	201902	300	13100	10100		GAS CHARGE 02/06-03/07/19	*	329.83		
									FLORIDA NATURAL GAS			749.61	004221
TOTAL FOR BANK A											220,849.41		
TOTAL FOR REGISTER											220,849.41		

REUE REUNION EAST TVISCARRA

# SECTION 3



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

**Unaudited Financial Reporting**

**February 28, 2019**



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**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
**February 28, 2019**

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2019
<b>ASSETS:</b>					
CASH	\$1,182,078	\$647,164	---	---	\$1,829,242
CUSTODY ACCOUNT	\$462,127	---	---	---	\$462,127
STATE BOARD OF ADMINISTRATION	---	\$2,613,040	---	---	\$2,613,040
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$103,283	---	\$103,283
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$218,534	---	\$218,534
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$2,100,872	---	\$2,100,872
Prepayment	---	---	\$23	---	\$23
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$426,369	---	\$426,369
SERIES 2015-2					
Reserve	---	---	\$372,930	---	\$372,930
Revenue	---	---	\$379,050	---	\$379,050
SERIES 2015-3					
Revenue	---	---	\$168,822	---	\$168,822
DUE FROM REUNION WEST	\$148,715	\$27,373	---	---	\$176,088
DUE FROM GENERAL FUND	---	---	\$16,244	---	\$16,244
<b>TOTAL ASSETS</b>	<b>\$1,792,920</b>	<b>\$3,287,577</b>	<b>\$4,306,408</b>	<b>\$10</b>	<b>\$9,386,916</b>
<b>LIABILITIES:</b>					
ACCOUNTS PAYABLE	\$20,962	---	---	---	\$20,962
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO DEBT 2015-1	\$4,227	---	---	---	\$4,227
DUE TO DEBT 2015-2	\$4,841	---	---	---	\$4,841
DUE TO DEBT 2015-3	\$2,176	---	---	---	\$2,176
DUE TO OTHER	\$7,500	---	---	---	\$7,500
DUE TO REUNION WEST	\$35,549	---	---	---	\$35,549
ACCRUED INTEREST PAYABLE 2002A-2	---	---	\$2,100,000	---	\$2,100,000
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	\$1,927,180	---	\$1,927,180
ACCRUED INTEREST PAYABLE 2005	---	---	\$1,388,520	---	\$1,388,520
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$1,590,000	---	\$1,590,000
<b>FUND EQUITY:</b>					
<b>FUND BALANCES:</b>					
ASSIGNED	\$242,752	\$3,287,577	---	---	\$3,530,329
UNASSIGNED	\$1,468,590	---	---	---	\$1,468,590
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$3,923,894)	---	(\$3,923,894)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$2,759,982)	---	(\$2,759,982)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$2,280,895	---	\$2,280,895
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$775,871	---	\$775,871
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$756,822	---	\$756,822
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$170,998	---	\$170,998
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$1,792,920</b>	<b>\$3,287,577</b>	<b>\$4,306,408</b>	<b>\$10</b>	<b>\$9,386,916</b>

**Reunion East**  
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND  
Statement of Revenues & Expenditures  
For The Period Ending February 28, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/19	ACTUAL THRU 2/28/19	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Collector	\$1,092,735	\$812,042	\$812,042	\$0
Special Assessments - Direct	\$922,677	\$692,008	\$465,008	(\$226,999)
Interest	\$250	\$104	\$581	\$477
Miscellaneous Income	\$4,771	\$1,988	\$7,898	\$5,910
<b>TOTAL REVENUES</b>	<b>\$2,020,433</b>	<b>\$1,506,142</b>	<b>\$1,285,529</b>	<b>(\$220,613)</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisor Fees	\$12,000	\$5,000	\$5,000	\$0
FICA	\$918	\$383	\$383	\$0
Engineering	\$15,000	\$6,250	\$4,402	\$1,848
Attorney	\$35,000	\$14,583	\$12,969	\$1,614
Trustee Fees	\$17,500	\$0	\$0	\$0
Arbitrage	\$3,600	\$0	\$0	\$0
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$5,000	\$2,083	\$2,133	(\$50)
Property Appraiser Fee	\$1,000	\$1,000	\$669	\$331
Property Taxes	\$400	\$400	\$40	\$360
Annual Audit	\$5,200	\$0	\$0	\$0
District Management Fees	\$44,275	\$18,448	\$18,448	\$0
Information Technology	\$2,200	\$917	\$917	\$0
Telephone	\$300	\$125	\$91	\$34
Postage	\$3,500	\$1,458	\$161	\$1,297
Printing & Binding	\$2,500	\$1,042	\$346	\$696
Insurance	\$14,800	\$14,800	\$13,453	\$1,347
Legal Advertising	\$1,500	\$625	\$193	\$433
Other Current Charges	\$600	\$250	\$0	\$250
Office Supplies	\$500	\$208	\$100	\$108
Travel Per Diem	\$500	\$208	\$0	\$208
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$171,468</b>	<b>\$72,955</b>	<b>\$64,477</b>	<b>\$8,478</b>
<b>MAINTENANCE-SHARED EXPENSES:</b>				
Field Management	\$39,851	\$16,605	\$16,605	\$0
Facility Lease Agreement	\$22,884	\$9,535	\$9,535	\$0
Telephone	\$4,760	\$1,983	\$2,275	(\$292)
Electric	\$330,400	\$137,667	\$172,536	(\$34,870)
Water & Sewer	\$44,800	\$18,667	\$18,726	(\$59)
Gas	\$43,120	\$17,967	\$14,183	\$3,784
Pool & Fountain Maintenance	\$98,000	\$40,833	\$44,402	(\$3,569)
Environmental	\$5,600	\$2,333	\$2,023	\$311
Property Insurance	\$25,620	\$25,620	\$23,253	\$2,367
Irrigation Repairs	\$8,400	\$3,500	\$3,192	\$308
Landscape Contract	\$434,722	\$181,134	\$159,567	\$21,567
Landscape Contingency	\$21,742	\$9,059	\$26,557	(\$17,498)
Landscape Consulting	\$21,840	\$9,100	\$13,476	(\$4,376)
Gate and Gatehouse Expenses	\$17,920	\$7,467	\$4,210	\$3,257
Roadways/Sidewalks	\$28,000	\$11,667	\$3,676	\$7,990
Lighting	\$5,600	\$2,333	\$0	\$2,333
MSA Building Repairs	\$22,400	\$9,333	\$2,969	\$6,365
Pressure Washing	\$11,200	\$4,667	\$3,584	\$1,083
Maintenance (Inspections)	\$980	\$408	\$285	\$123
Repairs & Maintenance	\$11,200	\$4,667	\$0	\$4,667
Pest Control	\$406	\$169	\$0	\$169
Signage	\$2,240	\$933	\$3,573	(\$2,639)
Security	\$78,400	\$32,667	\$32,667	\$0
<b>COMMUNITY CENTER:</b>				
Landscape	\$16,000	\$6,667	\$4,745	\$1,922
Telephone	\$1,500	\$625	\$549	\$76
Electric	\$25,000	\$10,417	\$8,256	\$2,161
Water & Sewer	\$2,500	\$1,042	\$928	\$114
Gas	\$350	\$146	\$122	\$24
Contract Cleaning	\$10,000	\$4,167	\$3,850	\$317
Maintenance (Inspections)	\$1,250	\$521	\$1,183	(\$662)
<b>MAINTENANCE-DIRECT EXPENSES:</b>				
Irrigation System Operations	\$100,000	\$41,667	\$0	\$41,667
Contingency	\$0	\$0	\$0	\$0
Transfer Out	\$412,280	\$412,280	\$412,280	\$0
<b>TOTAL MAINTENANCE</b>	<b>\$1,848,965</b>	<b>\$1,025,844</b>	<b>\$989,206</b>	<b>\$36,638</b>
<b>TOTAL EXPENDITURES</b>	<b>\$2,020,433</b>	<b>\$1,098,799</b>	<b>\$1,053,684</b>	<b>\$45,115</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$231,845</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$1,479,497</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$1,711,342</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**REPLACEMENT & MAINTENANCE FUND**

Statement of Revenues & Expenditures

For The Period Ending February 28, 2019

	ADOPTED BUDGET	PRORATED THRU 2/28/19	ACTUAL THRU 2/28/19	VARIANCE
<b>REVENUES:</b>				
Transfer In	\$412,280	\$412,280	\$412,280	\$0
Interest	\$10,000	\$4,167	\$27,335	\$23,168
<b>TOTAL REVENUES</b>	<b>\$422,280</b>	<b>\$416,447</b>	<b>\$439,615</b>	<b>\$23,168</b>
<b>EXPENDITURES:</b>				
Building Improvements	\$100,800	\$42,000	\$15,455	\$26,545
Fountain Improvements	\$14,000	\$5,833	\$0	\$5,833
Gate/Gatehouse Improvements	\$0	\$0	\$3,244	(\$3,244)
Landscape Improvements	\$75,600	\$31,500	\$28,157	\$3,343
Lighting Improvements	\$4,480	\$1,867	\$0	\$1,867
Monument Improvements	\$14,000	\$5,833	\$0	\$5,833
Pool Furniture	\$6,720	\$2,800	\$7,918	(\$5,118)
Pool Repair & Replacements	\$22,400	\$9,333	\$4,650	\$4,683
Roadways/Sidewalks Improvement	\$5,600	\$2,333	\$4,536	(\$2,203)
Signage	\$36,400	\$15,167	\$1,964	\$13,203
Signalization	\$0	\$0	\$85,624	(\$85,624)
<b>TOTAL EXPENDITURES</b>	<b>\$280,000</b>	<b>\$116,667</b>	<b>\$151,548</b>	<b>(\$34,882)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$142,280</b>		<b>\$288,066</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$2,909,272</b>		<b>\$2,999,511</b>	
<b>FUND BALANCE - Ending</b>	<b>\$3,051,552</b>		<b>\$3,287,577</b>	

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

**Debt Service 2002A-2**  
**Statement of Revenues & Expenditures**  
For The Period Ending February 28, 2019

	ADOPTED BUDGET	PRORATED THRU 2/28/19	ACTUAL THRU 2/28/19	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$860	\$860
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$860</b>	<b>\$860</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$12,253)	(\$12,253)
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$12,253)</b>	<b>(\$12,253)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$11,392)</b>	<b>(\$11,392)</b>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$3,912,502)</b>	<b>(\$3,912,502)</b>
<b>FUND BALANCE - Ending</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$3,923,894)</b>	<b>(\$3,923,894)</b>

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

**Debt Service 2005**  
**Statement of Revenues & Expenditures**  
**For The Period Ending February 28, 2019**

	ADOPTED BUDGET	PRORATED THRU 2/28/19	ACTUAL THRU 2/28/19	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$1,677	\$1,677
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,677</b>	<b>\$1,677</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,677</b>	<b>\$1,677</b>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$2,761,659)</b>	<b>\$0</b>
<b>FUND BALANCE - Ending</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$2,759,982)</b>	<b>\$0</b>

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

**Debt Service 2015A**  
**Statement of Revenues & Expenditures**  
**For The Period Ending February 28, 2019**

	ADOPTED BUDGET	PRORATED THRU 2/28/19	ACTUAL THRU 2/28/19	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Collector	\$2,568,595	\$1,905,266	\$1,905,266	\$0
Interest	\$100	\$42	\$6,547	\$6,506
<b>TOTAL REVENUES</b>	<b>\$2,568,695</b>	<b>\$1,905,308</b>	<b>\$1,911,813</b>	<b>\$6,506</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$666,325	\$666,325	\$666,325	\$0
Principal Expense 05/01	\$1,265,000	\$0	\$0	\$0
Interest Expense 05/01	\$666,325	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$2,597,650</b>	<b>\$666,325</b>	<b>\$666,325</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$28,955)</b>		<b>\$1,245,488</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$841,825</b>		<b>\$1,035,406</b>	
<b>FUND BALANCE - Ending</b>	<b>\$812,870</b>		<b>\$2,280,895</b>	

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

**Debt Service 2015-1**  
Statement of Revenues & Expenditures  
For The Period Ending February 28, 2019

	ADOPTED BUDGET	PRORATED THRU 2/28/19	ACTUAL THRU 2/28/19	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Collector	\$22,855	\$19,699	\$19,699	\$0
Special Assessments - Direct Billed	\$656,310	\$492,233	\$332,091	(\$160,142)
Interest	\$0	\$0	\$3,884	\$3,884
<b>TOTAL REVENUES</b>	<b>\$679,165</b>	<b>\$511,931</b>	<b>\$355,673</b>	<b>(\$156,258)</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$212,685	\$212,685	\$212,685	\$0
Principal Expense 05/01	\$260,000	\$0	\$0	\$0
Interest Expense 05/01	\$212,685	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$685,370</b>	<b>\$212,685</b>	<b>\$212,685</b>	<b>\$0</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$6,205)</b>		<b>\$142,988</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$285,892</b>		<b>\$632,883</b>	
<b>FUND BALANCE - Ending</b>	<b>\$279,687</b>		<b>\$775,871</b>	

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

**Debt Service 2015-2**  
**Statement of Revenues & Expenditures**  
For The Period Ending February 28, 2019

	ADOPTED BUDGET	PRORATED THRU 2/28/19	ACTUAL THRU 2/28/19	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Direct Billed	\$745,860	\$559,395	\$374,544	(\$184,851)
Interest	\$100	\$42	\$3,698	\$3,656
<b>TOTAL REVENUES</b>	<b>\$745,960</b>	<b>\$559,437</b>	<b>\$378,241</b>	<b>(\$181,195)</b>
<b>EXPENDITURES:</b>				
Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest Expense 11/01	\$258,390	\$258,390	\$258,390	\$0
Principal Expense 05/01	\$235,000	\$0	\$0	\$0
Interest Expense 05/01	\$258,390	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$751,780</b>	<b>\$258,390</b>	<b>\$263,390</b>	<b>(\$5,000)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$5,820)</b>		<b>\$114,851</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$266,544</b>		<b>\$641,970</b>	
<b>FUND BALANCE - Ending</b>	<b>\$260,724</b>		<b>\$756,822</b>	

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

**Debt Service 2015-3**  
Statement of Revenues & Expenditures  
For The Period Ending February 28, 2019

	ADOPTED BUDGET	PRORATED THRU 2/28/19	ACTUAL THRU 2/28/19	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Direct Billed	\$336,265	\$252,199	\$168,355	(\$83,843)
Interest	\$0	\$0	\$345	\$345
<b>TOTAL REVENUES</b>	<b>\$336,265</b>	<b>\$252,199</b>	<b>\$168,700</b>	<b>(\$83,499)</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$104,775	\$104,775	\$104,775	\$0
Principal Expense 05/01	\$130,000	\$0	\$0	\$0
Interest Expense 05/01	\$104,775	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$339,550</b>	<b>\$104,775</b>	<b>\$104,775</b>	<b>\$0</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$3,285)</b>		<b>\$63,925</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$106,792</b>		<b>\$107,073</b>	
<b>FUND BALANCE - Ending</b>	<b>\$103,507</b>		<b>\$170,998</b>	

## Reunion East

### COMMUNITY DEVELOPMENT DISTRICT

#### Capital Projects 2005

Statement of Revenues & Expenditures

For The Period Ending February 28, 2019

	ADOPTED BUDGET	PRORATED THRU 2/28/19	ACTUAL THRU 2/28/19	VARIANCE
<b>REVENUES:</b>				
Interest	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXPENDITURES:</b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$10</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$10</b>	

**Reunion East CDD**

**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues</b>													
Special Assessments - Tax Collector	\$0	\$147,278	\$578,826	\$38,125	\$47,814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$812,042
Special Assessments - Direct	\$0	\$1,848	\$0	\$454,924	\$8,237	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$465,008
Interest	\$114	\$118	\$114	\$118	\$118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$581
Miscellaneous Income	\$398	\$0	\$0	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,898
<b>Total Revenues</b>	<b>\$511</b>	<b>\$149,243</b>	<b>\$578,939</b>	<b>\$500,667</b>	<b>\$56,168</b>	<b>\$0</b>	<b>\$1,285,529</b>						
<b>Expenditures</b>													
<b>Administrative</b>													
Supervisor Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
FICA	\$77	\$77	\$77	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$383
Engineering	\$1,201	\$769	\$470	\$816	\$1,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,402
Attorney	\$2,189	\$1,422	\$2,961	\$3,989	\$2,408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,969
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	\$467	\$417	\$417	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,133
Property Appraiser Fee	\$0	\$0	\$0	\$669	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$669
Property Taxes	\$0	\$40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
District Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,448
Information Technology	\$183	\$183	\$183	\$183	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$917
Telephone	\$0	\$33	\$20	\$0	\$38	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91
Postage	\$100	\$14	\$23	\$6	\$19	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$161
Printing & Binding	\$92	\$25	\$39	\$50	\$141	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$346
Insurance	\$13,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,453
Legal Advertising	\$0	\$0	\$0	\$0	\$193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$193
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$21	\$21	\$21	\$20	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
	<b>\$27,647</b>	<b>\$7,689</b>	<b>\$8,899</b>	<b>\$10,915</b>	<b>\$9,327</b>	<b>\$0</b>	<b>\$64,477</b>						

**Reunion East CDD  
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Maintenance</b>													
Field Management	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,605
Facility Lease Agreement	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,535
Telephone	\$458	\$459	\$440	\$459	\$459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,275
Electric	\$33,450	\$35,410	\$35,689	\$34,745	\$33,243	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$172,536
Water & Sewer	\$3,156	\$3,631	\$3,732	\$4,514	\$3,693	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,726
Gas	\$415	\$1,982	\$2,089	\$4,462	\$5,236	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,183
Pool & Fountain Maintenance	\$6,898	\$9,238	\$11,557	\$8,147	\$8,563	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,402
Environmental	\$778	\$146	\$146	\$146	\$806	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,023
Property Insurance	\$23,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,253
Irrigation	\$1,927	\$477	\$279	\$510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,192
Landscape Contract	\$30,285	\$60,018	\$38,917	\$30,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,567
Landscape Contingency	\$24,789	\$1,331	\$322	\$115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,557
Landscape Consulting	\$1,820	\$4,225	\$3,791	\$1,820	\$1,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,476
Gatehouse and Gatehouse Expenses	\$856	\$1,750	\$772	\$292	\$541	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,210
Roadways/Sidewalks	\$588	\$2,145	\$0	\$734	\$210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,676
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MSA Building Repairs	\$2,173	\$113	\$0	\$456	\$227	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,969
Pressure Washing	\$3,248	\$0	\$0	\$336	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,584
Maintenance (Inspections)	\$0	\$0	\$36	\$0	\$249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,156	\$540	\$907	\$616	\$353	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,573
Security	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,667
<b>Community Center</b>													
Landscape	\$991	\$1,743	\$1,130	\$881	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,745
Telephone	\$113	\$113	\$96	\$113	\$113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$549
Electric	\$2,491	\$2,232	\$1,564	\$1,123	\$846	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,256
Water & Sewer	\$158	\$283	\$165	\$165	\$157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$928
Gas	\$25	\$25	\$25	\$24	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122
Contract Cleaning	\$825	\$750	\$700	\$875	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,850
Maintenance (Inspections)	\$0	\$0	\$1,183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,183
<b>Maintenance-Direct</b>													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0	\$412,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$412,280
	\$151,614	\$138,372	\$115,300	\$102,640	\$481,279	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$989,206
<b>Total Expenditures</b>	\$179,262	\$146,061	\$124,199	\$113,556	\$490,606	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,053,684
<b>Excess Revenues (Expenditures)</b>	(\$178,750)	\$3,182	\$454,740	\$387,111	(\$434,438)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$231,845



OFF ROLL ASSESSMENTS

Citicommunities			\$25,974.00		\$10,982.00	\$5,636.00	\$6,455.00	\$2,901.00
			100%		42.28%	21.70%	24.85%	11.17%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
2/21/19	11/1/18	30939	\$ 12,986.00	\$ 12,987.00	\$ 5,491.00	\$ 2,818.00	\$ 3,227.50	\$ 1,450.50
2/21/19	2/1/19	30939	\$ 6,494.00	\$ 6,494.00	\$ 2,745.71	\$ 1,409.11	\$ 1,613.87	\$ 725.31
	5/1/19		\$ 6,494.00	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 25,974.00	\$ 19,481.00	\$ 8,236.71	\$ 4,227.11	\$ 4,841.37	\$ 2,175.81

EHOF Acquisitions II, LLC			\$417,271.00		\$60,979.00	\$133,942.00	\$153,398.00	\$68,952.00
			100%		14.61%	32.10%	36.76%	16.52%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/2/19	11/1/18	WIRE	\$ 208,635.00	\$ 208,635.00	\$ 30,489.43	\$ 66,970.84	\$ 76,698.82	\$ 34,475.92
	2/1/19		\$ 104,318.00	\$ -	\$ -	\$ -	\$ -	\$ -
	5/1/19		\$ 104,318.00	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 417,271.00	\$ 208,635.00	\$ 30,489.43	\$ 66,970.84	\$ 76,698.82	\$ 34,475.92

EHOF Acquisitions II, LLC			\$511,249.00		\$358,021.00	\$57,603.00	\$65,971.00	\$29,654.00
			100%		70.03%	11.27%	12.90%	5.80%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/2/19	11/1/18	WIRE	\$ 255,625.00	\$ 255,625.00	\$ 179,010.85	\$ 28,801.56	\$ 32,985.56	\$ 14,827.03
	2/1/19		\$ 127,812.00	\$ -	\$ -	\$ -	\$ -	\$ -
	5/1/19		\$ 127,812.00	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 511,249.00	\$ 255,625.00	\$ 179,010.85	\$ 28,801.56	\$ 32,985.56	\$ 14,827.03

EHOF Acquisitions II, LLC			\$1,698,712.00		\$490,847.00	\$454,076.00	\$520,036.00	\$233,753.00
			100%		28.90%	26.73%	30.61%	13.76%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/2/19	11/1/18	WIRE	\$ 849,356.00	\$ 849,356.00	\$ 245,423.50	\$ 227,038.00	\$ 260,018.00	\$ 116,876.50
	2/1/19		\$ 424,678.00	\$ -	\$ -	\$ -	\$ -	\$ -
	5/1/19		\$ 424,678.00	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 1,698,712.00	\$ 849,356.00	\$ 245,423.50	\$ 227,038.00	\$ 260,018.00	\$ 116,876.50

LRA Orlando LLC			\$6,901.00		\$1,848.00	\$5,053.00
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1
11/16/18	11/1/18	2814	\$ 3,451.00	\$ 3,451.00	\$ 924.00	\$ 2,527.00
11/16/18	2/1/19	2814	\$ 1,725.00	\$ 1,725.00	\$ 462.00	\$ 1,263.00
11/16/18	5/1/19	2814	\$ 1,725.00	\$ 1,725.00	\$ 462.00	\$ 1,263.00
			\$ 6,901.00	\$ 6,901.00	\$ 1,848.00	\$ 5,053.00

SUMMARY				
	GENERAL FUND	DEBT SERVICE SERIES 2015-1	DEBT SERVICE SERIES 2015-2	DEBT SERVICE SERIES 2015-3
TOTAL DIRECT BILLED	\$922,677.00	\$656,310.00	\$745,860.00	\$335,260.00
TOTAL RECEIVED	\$ 465,008.49	\$ 332,090.50	\$ 374,543.75	\$ 168,355.25
VARIANCE	\$ (457,668.51)	\$ (324,219.50)	\$ (371,316.25)	\$ (166,904.75)

# SECTION 4

**Reunion East/West CDD Direct Billed Assessments for FY 2019**

District  
Reunion East

Landowner	Product	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
<b>Citicommunities</b>									
35-25-27-4885-PRCL-OC30					Nov	\$5,491	\$7,496	\$12,987	paid 2/25/19
					Feb	\$2,746	\$3,748	\$6,494	Paid 2/25/19
					May	\$2,746	\$3,748	\$6,494	
		\$10,982	\$14,992	\$25,974					
<b>Estoppel</b>									
<b>Totals</b>									
		\$10,982	\$14,992	\$25,974	Total	\$10,982	\$14,992	\$25,974	
<b>LRA ORLANDO LLC</b>									
35-25-27-4885-PRCL-OC30	4 MF	\$1,848	\$5,053	\$6,901	Nov	\$924	\$2,527	\$3,451	11/5/18
					Feb	\$462	\$1,263	\$1,725	11/5/18
					May	\$462	\$1,263	\$1,725	11/5/18
					Total	\$1,848	\$5,053	\$6,901	
<b>EHOFF</b>									
<b>11-1-15 Interest</b>									
27-25-27-2985-TRAC-FD20	30 Comm/755 MF	\$358,021	\$153,228	\$511,249	Nov	\$454,923	\$858,693	\$1,313,616	Paid 1/2/19
35-25-27-4895-PRCL-01CO	242.29 Comm/701 MF/300 Hotel	\$490,846	\$1,207,865	\$1,698,711	Feb	\$227,462	\$429,346	\$656,808	
27-25-27-2985-TRAC-FD30	10 Comm/56 MF/104 Hotel	\$60,979	\$356,292	\$417,271	May	\$227,462	\$429,346	\$656,808	
		\$909,846	\$1,717,385	\$2,627,231	Total	\$909,846	\$1,717,385	\$2,627,231	

District  
Reunion West

Landowner		Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
<b>Reunion West SPE</b>									
27-25-27-4927-0001-WC10		\$7,276		\$7,276	Dec	\$29,883	\$0	\$29,883	Paid 1/30/2019
27-25-27-4927-0001-SF10		\$37,864		\$37,864	March	\$29,883	\$0	\$29,883	Paid 3/28/19
27-25-27-4927-0001-SF20		\$41,725		\$41,725	June	\$29,883	\$0	\$29,883	
27-25-27-4935-0001-OXX0		\$32,667.00		\$32,667	September	\$29,883	\$0	\$29,883	
		\$119,532.00	\$0.00	\$119,532.00	Total	\$119,532	\$0	\$119,532	
<b>Reunion West HOA</b>									
22-25-27-4923-0001-00B0		\$202,932	\$0	\$202,932	Dec	\$50,733.00	\$0.00	\$50,733.00	Paid 1/30/2019
					March	\$50,733.00	\$0.00	\$50,733.00	Paid 3/28/19
					June	\$50,733.00	\$0.00	\$50,733.00	
					September	\$50,733.00	\$0.00	\$50,733.00	
					Total	\$202,932.00	\$0.00	\$202,932.00	