

*Reunion East Community  
Development District*

*Agenda*

*April 12, 2018*

# **AGENDA**

# *Reunion East*

## *Community Development District*

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

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

April 5, 2018

Board of Supervisors  
Reunion East Community  
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion East Community Development District will be held **Thursday, April 12, 2018 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the March 8, 2018 Meeting
4. Review and Acceptance of Fiscal Year 2017 Audit Report
5. Staff Reports
  - A. Attorney
    - i. Update on Board Member Ethics Requirements
  - 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 8, 2018 meeting. The minutes are enclosed for your review.

The fourth order of business is the review and acceptance of the Fiscal Year 2017 audit report. A bound copy of the report has been provided separately.

The fifth order of business is Staff Reports. Section 1 of the Attorney's Report is an update on the Board Member ethics requirements. Counsel will provide back-up material at the meeting. Section 1 of the District Manager's Report is the presentation and discussion of the action items

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

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

Sincerely,



George S. Flint  
District Manager

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

Enclosures



# MINUTES

MINUTES OF MEETING  
REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held Thursday, March 8, 2018 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

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

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the February 8,  
2018 Meeting**

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the minutes of the February 8, 2018 meeting were approved as presented.
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#### **FOURTH ORDER OF BUSINESS**

#### **Ratification of Natural Gas Services Agreement with Teco Peoples Gas System**

Mr. Flint: Item four is an agreement with Teco related to provision of natural gas to The Terraces pool. Teco has required that we enter into this agreement prior to them restarting the process of running the line to The Terraces pool. The process got stalled the last time around because they were unable to get an easement agreement. They are currently evaluating the easements they did receive and they still need one easement. We communicated with them as last as this morning.

Mr. Scheerer: The gas is being provided by Florida Natural Gas, it is higher than what we are currently paying for the gas but I'm assuming that is because of the offset for Teco paying the expense of running the gas line and Teco will share the information of how much gas runs through their meter with Florida Natural Gas and then they will present us with a bill and the appropriate usage fees going forward once everything has been received, the gas line has been installed and we start using gas at The Terraces pool.

Mr. Flint: The first year we have to get the gas from Teco and after that we can probably roll this into our other agreement with Infinite Energy and pay a lower rate.

Mr. Dryburgh: Do we know how much it is going up?

Mr. Scheerer: It is 6 plus an index, we pay that same index to Teco because they own the lines and we have to pay the pass through costs but it is a little higher cost and most of that is to offset the cost of running the gas line.

Mr. Greenstein: The bottom line is it is going to be more economical than the propane.

Mr. Scheerer: It is about \$1,500 to \$1,700 a week in propane to heat the pool versus \$4,000 a month for natural gas. I know there are residents who are concerned because it is not on all the time, but propane is absolutely ridiculous. We turned it on for spring break, we try to do it seasonally and then we will turn it back off and just keep the spa.

Mr. Flint stated I would like ratification of my action in executing that agreement.

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor the natural gas services agreement with Teco Peoples Gas System for 7500 Mourning Dove Circle, Kissimmee, Florida was ratified.

**FIFTH ORDER OF BUSINESS****Consideration of Renewal Agreement with Infinite Energy**

Mr. Flint: We anticipated we would have this agreement for this meeting, but Infinite Energy has not provided it to us yet. They will have it to us for the April meeting. We have a separate agreement for gas everywhere else and it is at a more competitive rate.

**SIXTH ORDER OF BUSINESS****Discussion of Proposed Action Regarding Poinciana Parkway Extension/I-4 Connector Expressway**

Mr. Flint: We added a new item at the request of Mr. Harding to have a discussion regarding the Poinciana Parkway extension, the I-4 connector. That is a discussion item with no backup. There was a public input hearing this morning, the Central Florida Expressway has had a number of workshops and public input forums. The District had meetings, you designated Mr. Greenstein and Daniel Baker was there on behalf of the Resort, the POA was represented by David Burman, the District Engineer was there, we met with representatives of the Central Florida Expressway a couple months ago. The Board has not taken an official position on any of this. It is a gray area as to whether it falls under your legislative authority, but District Counsel has indicated you are not precluded from taking a position if you chose to do that and direct staff to send a letter.

Mr. Harding: The HOA has put out a blast to all the homeowners telling them about the meeting this morning and also advising them of the different options and also making a comment about options 2A, 2B, the 429 connections and the 532 options. We encouraged homeowners to express their opinions in opposition to these routes directly to the above authorities and a lot of people have written letters and so forth to try to do that. The Resort had put out an email to all the Reunion members talking about their concerns and looking out for the best interests of everyone in Reunion. I have had some conversations through another party who has talked to the commissioner of the CFX Expressway Authority and he is asking for input from all the different entities. I was thinking of writing a letter from the CDD that says what our preferences are with regard to the options. I was hoping the Resort would do the same thing, Lubert-Adler should do the same thing, Encore do the same thing and even the HOA because they are looking for everybody's input. I am going to talk to David Burman to finalize something as far as a

document from the HOA and get the HOA Board to approve it. I was thinking maybe a similar letter from the CDD and maybe the Resort doing the same thing too going to Commissioner Fred Hawkins and he is open and suggested that people do that. I would like to prepare a letter and I think we are all in favor of the Ronald Reagan option versus the 532 or 429 connections and that would be the gist of my letter, kind of what David Burman has already expressed.

Mr. Dryburgh: Do we need a motion on that?

Mr. d'Adesky: I think we need a consensus direction on that and I advise against taking political positions but generally this is an administrative decision to go one way or another way and as long as the focus of the letter and I'm confident that George has the ability to work with us on that to express the impact on District facilities, on District infrastructure and on the District as a whole is the focus of the letter, the opposition to the southern connection the 532 option shouldn't be an issue if this Board directs us to transmit that letter.

Mr. Greenstein: Getting back to the meeting that George referenced that meeting was back in October and we had the District Engineer, Steve Boyd, his firm prepared what I viewed as an overall impact statement addressing the impact, which were basically negative or they were concerns of the proposed corridors that they were saying could be viable. They haven't changed much since that meeting. We have what I consider to be a fairly formal document that is an assessment of impact that was prepared by our engineering firm that could be included to serve as a history behind the two for any transmittal that we do agree to provide to the expressway authority. That document was given to the expressway authority at that meeting and we can make reference to it, we did provide it but now we are formalizing it.

Mr. Dryburgh: But there are negative impacts.

Mr. Greenstein: Back in October it was in an earlier stage of the project and they didn't narrow it to the corridors they have now. There may have been five at the time we had that meeting then they narrowed it down to three.

Mr. Flint: I think there are three, the 532, the 2A and 2B.

Mr. Greenstein: Reagan, anything in Polk County wasn't on the radar.

Mr. Flint: It was part of the prior study and when they picked the study back up they focused on where the prior study left off and they kind of ruled out the Ronald Reagan option. I don't think they are looking at it right now.

Mr. Greenstein: It is in the package, if you go on the CFX Authority website they do have fairly decent graphics, maps, snapshots of what the routing would be. Most of the community has jumped out of their chairs because of how close it can come to that northeastern portion of the Resort and anything running down the front entrance of the Resort is not going to have a positive impact for us, it will probably have a pretty significant negative impact. While I recognize we can't get political about it I think pointing out that the proposed routing around Reunion has significant negative impacts and they should reconsider if they haven't. We don't know if they have officially discounted the other routes, but I think they need to look again. Regardless of what the politics are, regardless of what ends up happening I think the preferred routing would be away from Reunion and that would mean Ronald Reagan or Ernie Caldwell, they are Polk County alternatives, which may not be what they are looking for, but good government would promote the concept of looking at all those alternatives before you knock them out.

Mr. Baker: Where do the endangered species fall into where all this is at as far as we are concerned? Is that something we can bring up?

Mr. Greenstein: It is in the study, that is a known issue with the skinks, they are all around us. That came up when it came to putting in the trail for the horse stables.

Mr. d'Adesky stated if you have a list of negative impacts you can put it in a letter.

Mr. Greenstein: It is already documented in this study. Maybe we can make the point that if the only viable alternative that they see from a financial standpoint or getting all governmental entities to agree to it, I think it is going to have to have some federal influence because of the connection to I-4 even if you do it via 429.

Mr. Harding: Has Lubert-Adler or the Resort given the CFX Expressway an official position?

Mr. Grant: Daniel is on the line and I will let him address it but there is a meeting going on at the present and Kevin is there trying to learn more about it and hear what some of the other residents that are there have to say. It is a completely filled room and I will get a download from Kevin on the different positions and comments that were made so we have a better understanding and we haven't made a formal statement as to this is what Reunion wants or would like to see happen. Right now we are trying to meet personally as well trying to understand all the options and the pros and cons of each one.

Mr. Greenstein: Where I was going was to the issue of moving the proposed route, the routing of 2A, which would connect into 429 to move it more to the east so that it does not encroach so closely on Reunion. I know there are environmental wetlands in there, I think they have to go into it and they will need some remediation plans regardless of the exact routing. Right now I think they have taken the easy way out by looking at the easements that exist for the utilities running through there and high tension lines and it is basically routing it as close to the perimeter of Celebration Company property as they can. If that is the route they ultimately decide on I want to see that moved more to the east so that we can all have peaceful enjoyment.

Mr. Baker: You never know how much property owners' efforts weigh in because they go beyond the property owner list and go somewhere. I do think it is smart to continue the dialog and engage and what George referenced in the meeting last October our concern and what we presented. Knowing this meeting today was heavily attended, our G.M. is there, we are continuing to monitor and want to say as they finalize our position will be more strongly expressed.

Mr. Dryburgh: That Ronald Reagan route, they need to put an overpass over Old Lake Wilson Road because if they don't and all the cars have access to that portion of it there is still going to be a pile of cars up Old Lake Wilson. The details in that report don't talk about that at all.

Mr. Greenstein: It was my understanding that when they were looking at Ronald Reagan even though they kind of discounted it early on in the process along with bringing it up to World Drive in Celebration for obvious reasons there, I think they were talking about an elevated road, it wouldn't just be jumping it on Ronald Reagan as it currently exists it would mean a redevelopment of the area. It would probably be similar to what they are proposing for 532 so that cars will be coming down from Poinciana Parkway following that route would be on high speed lanes and there would be service lanes for people to exit to get to whatever properties would exist but it has impact.

Mr. Harding: If I lived in Poinciana and could stay in a straight line high speed road why would I come over to 532, I wouldn't do it I would just stay on that road. I think that is their plan whether it is a two decker or widen it, it will be an expressway extension and it will be something that the Counties share revenue on and they are going to want to have that used.

Mr. Lischynsky: If the I-4 is packed then they just take Old Lake Wilson like they always do every day and they will get on that new road if they can get on it.

Mr. Harding stated there weren't going to be entrances on that.

Mr. Lischynsky: My point is they shouldn't.

Mr. Greenstein: It would bypass Old Lake Wilson, it would go over it. Until the I-4 project continues on down and concludes an expansion of I-4 in our area probably all the way down to Tampa we are going to have this issue on Old Lake Wilson Road and I know the County is not planning on widening our piece of Old Lake Wilson Road for a number of years and even if they did if you have a problem on I-4 instead of the backup being one lane to Sinclair it will be two lanes to Spline Road or beyond on the bridge but you are still going to have a backup because it is a choke point. The reason we are discussing this issue because it is not a CDD issue is because over the years I have seen utility encroachment, Sabal Trail project goes right around Reunion and you have Duke Energy down the street, Columbia Transmission, Florida Gas you have a lot of easements and a lot of utilities around the area and now we are seeing road construction. Utilities you bury in the ground you know where they are you have the warning signs you live with them, but you don't want to be on the Watson Golf Course and hear road noise or see it. Although there are people on the west side living off of I-4 in certain places.

Mr. Harding: From the standpoint of not being a CDD issue what was the reason for the meeting as far as CDD representation and Steve Boyd going to the meeting?

Mr. Flint: They were looking for stakeholder input and the stakeholders were basically the Resort, the developers, the CDD and POA.

Mr. Harding: As a stakeholder would it make sense as far as taking the Steve Boyd letter attaching a letter to the commissioner saying here is our position with regard to preferences?

Mr. Greenstein: It can't hurt.

Mr. d'Adesky: That is fine.

Mr. Greenstein: I raised the issue outside of a meeting with George a month or so ago when the community started becoming aware of what was happening and we agreed at the time that document was officially given to expressway authority. It was given to the consulting group.

Mr. Harding: I would hope that Lubert-Adler and the Resort, Salamander and I will get with David Burman that the HOA do a similar type of thing as far as their concerns. I will share



the letter the Board will be sending and hopefully they will do something similar. Maybe George can have Steve Boyd send me that letter and I think we all agree as to what our preferences are and I can write it up and maybe you can go individually to each Board Member to confirm that is okay. Would that work?

Mr. Flint: I can do that as long as I don't relay the position of one Board Member to another. If there is disagreement we will probably have to bring it back to the next meeting.

Mr. d'Adesky: He can't circulate the comments.

Mr. Flint: I can ask that they send comments back to me and if everyone is in general agreement then it is good and if there seems to be not a consensus we will bring it back to a meeting for further discussion.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. d'Adesky: We received an email from the Trustee that they wanted to follow-up on the assessment report regarding the unexchanged bonds. We might be hearing more on that in the future. If you will recall this issue went away for a while and it seems like it is back and I wanted to make you aware that may come back up.

I have been in contact with Osceola County regarding the 532 funds but they have not provided me with a written document yet. I will call after this meeting to express our extreme dissatisfaction with their process.

Mr. Harding: Have they given you anything in writing?

Mr. d'Adesky: I have something written that says they understand and will get back to us.

Mr. Greenstein: As far as an effective date?

Mr. d'Adesky: Retroactive. My first letter is dated so when I transmitted a letter it was dated and sent by certified mail so they have as of this date in October that we are aware of this and they sat on it.

#### **B. Engineer**

Mr. Boyd: We have received submittals for all of the materials that the contractor is going to be purchasing and those are currently in review by both the County and Leftwich and

we will have approval of those in the next week, which will release the contract for purchase of those materials and then we will mobilize on their delivery.

Mr. Greenstein: What is your best guess for install?

Mr. Boyd: It is still in line with their project schedule they provided but behind by about two weeks.

Mr. Greenstein: We were talking May. It sounds like things are moving.

Mr. Flint: Steve will you send me the information that was provided to CSX at our October meeting and I can re-circulate it to the Board?

Mr. Boyd: I did just email that to you.

### **C. Manager**

#### **i. Action Items List**

Mr. Flint: We talked about some of these. Daniel is there any update on your discussions with water management?

Mr. Baker: No.

Mr. Flint: That issue is on hold pending the Resort or Lubert-Adler, Toho and water management working through the consumptive use permit.

Signalization, Steve just gave you an update on that. Andrew addressed the allocation of the 532 costs. Next is discussion of the amendment to the MSA for Heritage Crossing and Carlton just handed me a document, but you haven't had a chance to review it. I will email a copy of the handout to Steve.

Mr. Grant: The Board needs a chance to digest it. Daniel crafted this on behalf of the developer and the request would be that the supervisors review it, make any comments, possibly we designate one of the supervisors to work with Daniel on those comments to hammer out a final proposed MSA document that we can move forward with and present to the Board.

Mr. Flint: I quickly scanned this as we were sitting here and I do have questions but rather than getting into those at this point maybe Carlton's suggestion that we designate a Board Member and that Board Member and myself can meet with Daniel to go through this then we could bring it back at the next meeting. Counsel has to look at it as well.

Mr. Greenstein: I would want to compare and contrast it to the base agreement we currently have in place.

Mr. Harding: I would like to propose that Mark be our designated supervisor.

Mr. Greenstein: I will do it.

Mr. Flint: If the Board is okay with that rather than Carlton being involved with it we will work with Daniel. We will set up a meeting to go through this and we can bring something back to the next meeting.

Mr. Dryburgh: \$400 for four hours. Is that market rate?

Mr. Flint: That was one of my questions. That is on the low end. I want to talk about that, I want to talk about potential two tiered rental rate for resident events versus Resort events. There are a number of issues like that where residents should have a discounted rate based on the fact that they are paying the operation and maintenance assessments and the debt service on the building.

Mr. d'Adesky: Management contracts have to be very finely threaded under the current tax law. It is a start and that is the whole point.

Mr. Harding: Would the individual horse stables all be removed so that opens up the whole place? Is that the intent?

Mr. Grant: I don't think so, the way the paddock gates are they make a nice venue for individual things. You could put a bar inside one, food inside another, the recommendation we would have is as you enter there are three wash stalls with basically concrete blocks between them to separate the horses and we would open that up to create one seating area. That will create maybe a dining area, an area for a dance floor but the individual paddocks are great.

Mr. Harding: Would you put a ceiling in?

Mr. Grant: No, it is a beautiful venue and the recommendation is ceiling fans for ventilation.

Mr. Greenstein: We will try to get together so we have something to present to the Board for the next meeting. Does that sound reasonable?

Mr. Baker: Yes.

Mr. Flint: The signage on Sinclair Road is next.

Mr. Grant: I have to give Alan credit he has been chasing me down. I was putting time in at many properties in the last couple of weeks and I committed to Alan that I would get that done in the coming week.

Mr. Flint: Kiosk parking, Alan.

Mr. Scheerer: That project is complete. I did consult with Mr. Goldstein on that as well and we stenciled both parking spaces as well. The signs have been installed, we stenciled no parking and 15-minute parking and restriped all the parallel parking areas.

Mr. Harding: Is that with all the kiosks within Reunion?

Mr. Scheerer: There are only two that had parking on the east. We did all the parallel along Excitement Drive in front of the Terraces, the mail kiosk on the east and the drive through kiosk on the west side.

Mr. Flint: The parking on Excitement and Gathering?

Mr. Scheerer: The direction I recall from that meeting was to get with security to address that, that isn't a parking space in front of those homes. I addressed it with Garold and let him know there was a desire to keep people from parking there.

Mr. Harding: They have not instituted anything at this time. Some of the big problem makers are the guys maintaining the lawns bringing in the wide trailers.

Mr. Scheerer: Guys were there doing the lawn and I know it is not permanent opposed to people actually using that. I had a conversation with Garold, I talked to Josiah, I talked to Cruz and they told me they would look into it and see what they could do.

Mr. Harding: What is the cost of painting yellow stripes? I do know you have to maintain them.

Mr. Scheerer: I would have to ask. I can get a quote and we are going into budget season. We can do that on Gathering I don't think it will be as effective on Excitement Drive. Gathering Drive seems to be the biggest culprit. I will get some numbers and I will get with Fausnight and they can tell me how many no parking signs we need based on the footage.

## **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 direct bill status was included in the agenda package.

**v. Presentation of JLAC Correspondence**

Mr. Flint: Next is a response to the Joint Legislative Audit Committee. We have one bond series that is still technically in default because the bondholders chose to not extinguish all the bonds. There is no action at this point the Board has to take in that regard, but it does show up in our audit as being an issue and because it shows up in the audit after three years the Joint Legislative Auditing Committee gets flagged and they contact the District for an explanation of why that comment is still in the audit. We responded to this the last couple of years and we responded again this year.

Mr. d'Adesky: We reviewed the letter and as long as we are not asking them for money they are usually happy.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Greenstein: I have some questions on the Seven Eagles Cove action items punch list. Most of it has been completed then we have a couple items, roof leaks, some pole lights and landscaping. Are these future dates or past due dates?

Mr. Scheerer: This is a list that was provided by Carlton. I know we have looked at some of these items. I thought the pole lights were already approved unless I'm mistaken. On the landscaping we will review as part of the upcoming budget because there were no funds allocated for that.

Mr. Grant: The pole lights are the tall lights that were blown off by the hurricane and those are replaced.

Mr. Scheerer: I assume that Steve hasn't updated the list that we had but as far as I know the hot water tank is completed, the roof leaks I thought were resolved, we actually got a quote to do the whole roof, which is above and beyond what was requested. The pole lights and landscape lights I thought were already taken care of. I will get with Steve at the Resort, he and I usually work on these items.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date**

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the meeting adjourned at 1:52 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## **SECTION IV**



# REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL REPORT  
Year Ended September 30, 2017



REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

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## **INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
*Reunion East Community Development District*

We have audited the accompanying financial statements of the governmental activities and each major fund of the *Reunion East Community Development District* (the "District"), as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**MCDIRMIT DAVIS & COMPANY, LLC**

934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803  
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2017, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

As discussed in Note 7 to the financial statements, the Prior Developer had not paid certain special assessments in prior years. As a result, the District was unable to make all of the debt service payments due in the current and prior years. The District filed for foreclosure on the special assessment lien on the Prior Developer's property within the District. The foreclosure resulted in a judgement for operations and maintenance assessments only. A Special Purpose Entity ("SPE") was formed and took title to land by tax deed. The land was sold in a previous year and the SPE was voluntarily dissolved. The Series 2002A and 2005 Bonds continue to be delinquent due to unpaid assessments from the Prior Developer.

## **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated March 28, 2018, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*McDiernit Davis & Company, LLC*

March 28, 2018  
Orlando, Florida

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of the *Reunion East Community Development District*, Osceola County, Florida's (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2017. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

### Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2017 by \$12,393,794, an increase in the net deficit of \$907,310 in comparison with the prior year.
- At September 30, 2017, the District's governmental funds reported a combined deficit fund balances of \$27,052, a decrease of \$1,307,951 in comparison with the prior year.

### Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the *Reunion East Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the financial statements.

### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, physical environment, culture and recreation, public safety and roads and streets related functions.

## **MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**

### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

**Governmental Funds** - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### **Notes to Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### **Government-Wide Financial Analysis**

Statement of Net Position - The District's net position was \$(12,393,794) at September 30, 2017. The analysis that follows compares the net position of the District's governmental activities at September 30, 2017 and September 30, 2016.

## MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

### Government-Wide Financial Analysis (Continued):

#### Reunion East Community Development District Statement of Net Position

	<b>September 30, 2017</b>	<b>September 30, 2016</b>
Assets, excluding capital assets	\$ 7,136,208	\$ 6,710,039
Capital Assets Net of Depreciation	44,549,692	46,790,897
Total assets	<u>51,685,900</u>	<u>53,500,936</u>
Liabilities, excluding long-term liabilities	8,480,558	6,804,450
Long-term Liabilities	55,599,136	58,182,970
Total liabilities	<u>64,079,694</u>	<u>64,987,420</u>
Net Position:		
Net Investment in capital assets	(14,739,444)	(14,237,073)
Restricted for capital projects	9	9
Unrestricted	2,345,641	2,750,580
Total net position	<u>\$ (12,393,794)</u>	<u>\$ (11,486,484)</u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2017 and 2016.

#### Changes in Net Position Year ended September 30,

	<b>2017</b>	<b>2016</b>
Revenues:		
Program revenues	\$ 6,430,199	6,685,465
General revenues	119,737	102,709
Total revenues	<u>6,549,936</u>	<u>6,788,174</u>
Expenses:		
General government	206,871	244,624
Physical environment	3,031,349	2,944,742
Culture and recreation	668,163	669,877
Public safety	88,200	98,000
Roads and streets	41,305	39,996
Interest on long-term debt	3,421,358	3,314,561
Total expenses	<u>7,457,246</u>	<u>7,311,800</u>
Change in net position	(907,310)	(523,626)
Net position - beginning	(11,486,484)	(10,962,858)
Net position - ending	<u>\$ (12,393,794)</u>	<u>\$ (11,486,484)</u>

## MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

### Government-Wide Financial Analysis (Continued):

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2017 was \$7,457,246. The majority of these costs are interest on long-term debt and physical environment expenses.

### Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2017, the District's governmental funds reported combined ending deficit fund balances of \$27,052. Of this total, \$9 is restricted, \$43,367 is nonspendable and the remainder of \$(70,428) is an unassigned deficit balance.

The fund balance of the general fund increased \$411,890 due to assessment revenue exceeding expenditures. The debt service fund decreased \$1,719,841 due to higher debt service payments compared to assessment revenue. The capital projects fund balance did not change.

### General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no budget amendments to the September 30, 2017 general fund budget. The legal level of budgetary control is at the fund level.

### Capital Asset and Debt Administration

**Capital Assets** - At September 30, 2017, the District had \$44,549,692 invested in capital assets, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to the financial statements.

**Capital Debt** - At September 30, 2017, the District had \$59,150,000 in bonds outstanding, including \$3,690,000 in matured bonds payable. More detailed information about the District's capital debt is presented in the notes to the financial statements.

### Requests for Information

If you have questions about this report or need additional financial information, contact the *Reunion East Community Development District's Finance Department at Governmental Management Services - CF, LLC, 135 W. Central Blvd, Suite 320, Orlando FL 32801.*

## **FINANCIAL STATEMENTS**



REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF NET POSITION**

September 30, 2017

	<b>Governmental Activities</b>
<b>Assets:</b>	
Cash	\$ 1,186,575
Investments	2,997,598
Due from Reunion West	98,341
Assessments receivable	20,962
Other receivables	83,169
Prepaid costs	43,367
Restricted assets:	
Temporarily restricted investments	2,706,196
Capital assets:	
Capital assets not being depreciated	3,620,313
Capital assets being depreciated, net	<u>40,929,379</u>
Total assets	<u>51,685,900</u>
<b>Liabilities:</b>	
Accounts payable and accrued expenses	157,560
Matured bonds payable	3,690,000
Matured interest payable	3,315,700
Accrued interest payable	1,317,298
Noncurrent liabilities:	
Due within one year	2,700,000
Due in more than one year	<u>52,899,136</u>
Total liabilities	<u>64,079,694</u>
<b>Net Position:</b>	
Net Investment in capital assets	(14,739,444)
Restricted for capital projects	9
Unrestricted	<u>2,345,641</u>
Total net position	<u>\$ (12,393,794)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF ACTIVITIES**

Year Ended September 30, 2017

<b><u>Functions/Programs</u></b>	<b><u>Expenses</u></b>	<b><u>Program Revenue</u></b>		<b><u>Net (Expense) Revenue and Changes in Net Position</u></b>
		<b><u>Charges for Services</u></b>	<b><u>Operating Grants and Contributions</u></b>	
Governmental activities:				
General government	\$ 206,871	\$ 110,203	\$ -	\$ (96,668)
Physical environment	3,031,349	1,505,449	-	(1,525,900)
Culture and recreation	668,163	355,941	-	(312,222)
Public safety	88,200	46,986	-	(41,214)
Roads and streets	41,305	22,004	-	(19,301)
Interest on long-term debt	3,421,358	4,381,435	8,181	968,258
Total governmental activities	<u>\$ 7,457,246</u>	<u>\$ 6,422,018</u>	<u>\$ 8,181</u>	<u>(1,027,047)</u>
General Revenues:				
				28,088
				<u>91,649</u>
				119,737
				<u>(907,310)</u>
				<u>(11,486,484)</u>
				<u>\$ (12,393,794)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**

September 30, 2017

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>Assets:</b>				
Cash	\$ 1,186,575	\$ -	\$ -	\$ 1,186,575
Investments	2,997,598	2,706,187	9	5,703,794
Due from Reunion West	98,341	-	-	98,341
Assessments receivable	6,215	14,747	-	20,962
Other receivables	83,169	-	-	83,169
Due from general fund	-	5,000	-	5,000
Prepaid costs	43,367	-	-	43,367
Total assets	<u>\$ 4,415,265</u>	<u>\$ 2,725,934</u>	<u>\$ 9</u>	<u>\$ 7,141,208</u>
<b>Liabilities and Fund Balances:</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 157,560	\$ -	\$ -	\$ 157,560
Due to debt service fund	5,000	-	-	5,000
Matured bonds payable	-	3,690,000	-	3,690,000
Matured interest payable	-	3,315,700	-	3,315,700
Total liabilities	<u>162,560</u>	<u>7,005,700</u>	<u>-</u>	<u>7,168,260</u>
Fund balances:				
Nonspendable	43,367	-	-	43,367
Restricted:				
Capital projects	-	-	9	9
Unassigned	4,209,338	(4,279,766)	-	(70,428)
Total fund balances	<u>4,252,705</u>	<u>(4,279,766)</u>	<u>9</u>	<u>(27,052)</u>
Total liabilities and fund balances	<u>\$ 4,415,265</u>	<u>\$ 2,725,934</u>	<u>\$ 9</u>	

**Amounts reported for governmental activities in the statement of net position are different because:**

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.

44,549,692

Liabilities not due and payable from current available resources are not reported in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Accrued interest payable	(1,317,298)	
Bonds payable	<u>(55,599,136)</u>	<u>(56,916,434)</u>
<b>Net Position of Governmental Activities</b>		<u><b>\$ (12,393,794)</b></u>

The accompanying Notes to Financial Statements are an integral part of this statement.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**

Year Ended September 30, 2017

	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	<b>Total Governmental Funds</b>
<b>Revenues:</b>				
Special assessments	\$ 2,040,583	\$ 4,381,435	\$ -	\$ 6,422,018
Rental income	86,281	-	-	86,281
Investment income	28,088	8,181	-	36,269
Miscellaneous revenue	5,368	-	-	5,368
Total revenues	<u>2,160,320</u>	<u>4,389,616</u>	<u>-</u>	<u>6,549,936</u>
<b>Expenditures:</b>				
Current:				
General government	160,618	46,253	-	206,871
Physical environment	1,351,843	-	-	1,351,843
Public safety	88,200	-	-	88,200
Culture and recreation	106,464	-	-	106,464
Roads and streets	41,305	-	-	41,305
Debt Service:				
Interest	-	3,488,204	-	3,488,204
Principal	-	2,575,000	-	2,575,000
Total expenditures	<u>1,748,430</u>	<u>6,109,457</u>	<u>-</u>	<u>7,857,887</u>
<b>Excess (Deficit) of Revenues Over Expenditures</b>	<u>411,890</u>	<u>(1,719,841)</u>	<u>-</u>	<u>(1,307,951)</u>
Net change in fund balances	411,890	(1,719,841)	-	(1,307,951)
<b>Fund Balances - beginning of year</b>	<u>3,840,815</u>	<u>(2,559,925)</u>	<u>9</u>	<u>1,280,899</u>
<b>Fund Balances - end of year</b>	<u>\$ 4,252,705</u>	<u>\$ (4,279,766)</u>	<u>\$ 9</u>	<u>\$ (27,052)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE  
STATEMENT OF ACTIVITIES**

Year Ended September 30, 2017

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds (page 10)	\$ (1,307,951)
--	----------------

Depreciation on capital assets is not recognized in the governmental fund statement, however it is reported as an expense in the statement of activities.	(2,241,205)
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Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net assets.

Repayment of bonds payable	2,575,000
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	58,012	
Amortization of bond premium	<u>8,834</u>	<u>66,846</u>

Change in Net Position of Governmental Activities (page 8)	<u><u>\$ (907,310)</u></u>
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The accompanying Notes to Financial Statements are an integral part of this statement.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**BUDGET AND ACTUAL - GENERAL FUND**

Year Ended September 30, 2017

	<b>Budgeted Amounts</b>		<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>Revenues:</b>				
Special Assessments	\$ 2,024,762	\$ 2,024,762	\$ 2,040,583	\$ 15,821
Rental Income	90,263	90,263	86,281	(3,982)
Investment Income	5,250	5,250	28,088	22,838
Miscellaneous Revenue	5,964	5,964	5,368	(596)
Total revenues	2,126,239	2,126,239	2,160,320	34,081
<b>Expenditures:</b>				
Current:				
General government	165,678	165,678	160,618	5,060
Physical environment	1,676,149	1,676,149	1,351,843	324,306
Public safety	98,000	98,000	88,200	9,800
Culture and recreation	178,950	178,950	106,464	72,486
Roads and streets	54,880	54,880	41,305	13,575
Total expenditures	2,173,657	2,173,657	1,748,430	425,227
Net change in fund balance	(47,418)	(47,418)	411,890	459,308
Fund Balance - beginning	3,840,815	3,840,815	3,840,815	-
Fund Balance - ending	\$ 3,793,397	\$ 3,793,397	\$ 4,252,705	\$ 459,308

The accompanying Notes to Financial Statements are an integral part of this statement.

## **NOTES TO FINANCIAL STATEMENTS**

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS**

Year Ended September 30, 2017

**Note 1 - Summary of Significant Accounting Policies:**

**Reporting Entity**

The *Reunion East Community Development District*, (the "District") was established on September 24, 2001 by County Ordinance 01-31, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2017, none of the Board members were associated with Ginn-LA Orlando Ltd., LLP ("prior Developer"), three of the Board members are affiliated with EHOAcquisitions II, LLC ("current Developer"). In a prior year, the District initiated foreclosure proceedings against the prior Developer. The Trustee, on behalf of the bondholders, is funding the costs associated with the foreclosure litigation (see Note 7). The District is economically dependent on the current Developer.

The Board has final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.



REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Government-Wide and Fund Financial Statements**

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) grants, contributions and investment earnings that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, except for Developer receivables for retainage, which are collected from the Developer when the amount is due to the contractor. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1<sup>st</sup> and ends on September 30<sup>th</sup>. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued):**

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

**General Fund** - is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Debt Service Fund** - accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

**Capital Projects Fund** - accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance**

**Restricted Assets** - These assets represent cash and investments set aside pursuant to bond covenants.

**Deposits and Investments** - The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

**Prepaid Items** - Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):**

**Capital Assets** - Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<b>Assets</b>	<b>Years</b>
Stormwater Management, Roadways	30
Electrical, Communications and Lighting	20
Landscaping and Irrigation	15
Recreational Facilities and Amenities	20

**Long Term Obligations** - In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as an expense.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

**Deferred Outflows/Inflows of Resources** - In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2017.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):**

**Deferred Outflows/Inflows of Resources (Continued)** - In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2017.

**Net Position Flow Assumption** - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted - net position and unrestricted - net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted - net position to have been depleted before unrestricted-net position is applied.

**Fund Balance Flow Assumptions** - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

**Fund Balance Policies** - Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):**

**Fund Balance Policies (Continued)** - Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above and additional action is essential to either remove or revise a commitment.

**Other Disclosures**

**Use of Estimates** - The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**Note 2 - Stewardship, Compliance and Accountability:**

**Budgetary Information**

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. Public hearings are conducted to obtain taxpayer comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 2 - Stewardship, Compliance and Accountability (Continued):**

**Deficit Fund Balance**

At September 30, 2017, the debt service fund had a deficit fund balance of \$4,279,766.

**Note 3 - Deposits and Investments:**

**Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

**Investments**

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2017:

- Money market mutual funds of \$3,166,686 are valued using Level 2 inputs.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 3 - Deposits and Investments (Continued):**

**Investments (Continued):**

The District's investment policy is governed by State Statutes and District Trust Indenture. The District investment policy allows investments in any financial institution that is a qualified public depository of the State of Florida as identified by the State Treasurer, in accordance with Chapter 280 of the Florida Statutes. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury;

The SBA is not a registrant with the Securities and Exchange Commission (SEC); however, the Board has adopted operating procedures consistent with the requirements for a 2a-7-like fund for the Florida Prime Fund. Therefore, the pool account balance can be used as fair value for financial reporting.

Investments made by the District at September 30, 2017 are summarized below. In accordance with GASB 31, investments are reported at fair value.

<b>Investment Type</b>	<b>Fair Value</b>	<b>Credit Rating</b>	<b>Weighted Average Maturity</b>
First American Prime Obligation Fund Y	\$ 2,357,567	AAAm	23 days
Local Government Surplus Trust Fund	2,537,108	AAAm	51 days
Fidelity Government Portfolio Class III	348,629	AAAm	27 days
US Bank Money Market Account	460,490	NA	NA
	<u>\$ 5,703,794</u>		

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 3 - Deposits and Investments (Continued):**

**Investments (Continued):**

Credit Risk:

The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating.

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2017, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2017, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

The District's investment policy does not specify limits on the amount the District may invest in any one issuer.



REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 3 - Deposits and Investments (Continued):**

**Investments (Continued):**

Interest Rate Risk:

The District's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

**Note 4 - Interfund Receivables, Payables and Transfers:**

At September 30, 2017, the general fund owed the debt service fund \$5,000 for assessments collected and not transferred.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 5 - Capital Assets:**

Capital asset activity for the year ended September 30, 2017 was as follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance</b>
<b>Governmental Activities:</b>				
Capital Assets Not Being Depreciated:				
Land	\$ 3,620,313	\$ -	\$ -	\$ 3,620,313
Total capital assets not being depreciated	3,620,313	-	-	3,620,313
Capital Assets Being Depreciated:				
Roadways	33,402,056	-	-	33,402,056
Stormwater management	10,048,423	-	-	10,048,423
Recreational facility and amenities	11,233,986	-	-	11,233,986
Electrical, communications and lighting	4,326,847	-	-	4,326,847
Landscaping and irrigation	222,229	-	-	222,229
Total capital assets being depreciated	59,233,541	-	-	59,233,541
Less Accumulated Depreciation for:				
Roadways	(7,793,512)	(1,113,402)	-	(8,906,914)
Stormwater management	(2,654,438)	(334,947)	-	(2,989,385)
Recreational facility and amenities	(3,769,396)	(561,699)	-	(4,331,095)
Electrical, communications and lighting	(1,714,500)	(216,342)	-	(1,930,842)
Landscaping and irrigation	(131,111)	(14,815)	-	(145,926)
Total Accumulated Depreciation	(16,062,957)	(2,241,205)	-	(18,304,162)
Total capital assets being depreciated, net	43,170,584	(2,241,205)	-	40,929,379
Governmental activities capital assets, net	\$ 46,790,897	\$ (2,241,205)	\$ -	\$ 44,549,692

The estimated costs to complete the District improvements are approximately \$3 million. Although the District has agreements binding the Developer to complete District improvements, it may become the District's responsibility to complete the District in the event the Developer defaults on its obligations and agreements with the District.

Depreciation expense for 2017 was charged in the amounts of \$1,679,506 and \$561,699 to physical environment and culture and recreation, respectively.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 6 - Long-Term Liabilities:**

Series 2002 Special Assessment Revenue Bonds:

On August 8, 2002, the District issued \$73,620,000 of Special Assessment Revenue Bonds Series 2002 consisting of \$20,190,000 Term Bonds Series 2002A due on May 1, 2022 with a fixed interest rate of 7.20%, \$33,955,000 Term Bonds Series 2002A due on May 1, 2033 with a fixed interest rate of 7.375% and \$19,475,000 Term Bonds Series 2002B due on May 1, 2008 a fixed interest rate of 5.9%. These Bonds were issued to pay-off the Bond Anticipation Notes issued on December 28, 2001 for \$10,000,000 and to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is due semiannually on each May 1 and November 1. Principal on the Series 2002A Bonds is due annually commencing May 1, 2005 through May 1, 2033. Principal on the 2002B Bonds was due in one lump sum on November 1, 2008 and was paid in full. During a previous fiscal year, the Series 2002A Bonds were Trifurcated into three (3) separate Bond Series (see below).

On January 1, 2012, the Series 2002A Bonds were Trifurcated into three (3) separate Bond Series. As a result of the Trifurcation, \$30,000 of the bonds were called. The remaining outstanding Series 2002 Bonds with a principal balance of \$49,110,00 exchanged for; \$34,000,000 in principal amount of the District's Series 2002A-1, \$15,070,000 in principal amount of the District's Series 2002A-2, and \$40,000 in principal amount of the District's Series 2002A-3 (collectively, the "Series 2002A Bonds"). The Series 2002A Bond maturity and interest rates are unchanged.

The Series 2002A Bonds are subject to redemption at the option of the District prior to their maturity and extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement was not met at September 30, 2017.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The principal and interest on the Series 2002 Special Assessment Revenue Bonds issued under the Indenture are secured by all revenues received by the District from Series 2002A assessments levied and collected on the District lands benefited by the 2002 Project. The District is not in compliance with certain of the requirements of the Bond Indenture.

As of September 30, 2017, total principal and interest remaining on the Series 2002A Bonds totaled \$9,600,480, which includes \$2,100,000 matured principal payable and \$1,927,180 matured interest payable on the Series 2002A-2 Bonds. For the year ended September 30, 2017, principal and interest of \$873,984 was recorded as an expenditure and no special assessment revenue was pledged.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 6 - Long-Term Liabilities (Continued):**

**Series 2005 Special Assessment Revenue Bonds:**

On March 1, 2005, the District issued \$18,880,000 of Special Assessment Revenue Bonds Series 2005 due on May 1, 2036 with a fixed interest rate of 5.8%. Interest is due semiannually on each May 1 and November 1. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Principal on the Series 2005 Bonds is due annually commencing May 1, 2008 through May 1, 2036.

The Series 2005 Bonds are subject to redemption at the option of the District prior to their maturity and extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement was not met at September 30, 2017.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The principal and interest on the Series 2005 Special Assessment Revenue Bonds issued under the Indenture are secured by all revenues received by the District from Series 2005 assessments levied and collected on the District lands benefited by the 2005 Project. The District is not in compliance with certain of the requirements of the Bond Indenture.

As of September 30, 2017, total principal and interest remaining on the Series 2005 Bonds totaled \$9,267,210. This amount includes \$1,590,000 of matured bonds payable and \$1,388,520 in matured interest payable that was due, but was not paid. For the year ended September 30, 2017, \$803,520 was recorded as an expenditure and no special assessment revenue was pledged.

**Bond Exchange - Series 2015 Restructured Bonds:**

In June 2015, \$8,795,000 of the Series 2002A-2 Bonds and \$10,440,000 of the Series 2005 Bonds were exchanged for \$7,245,000 Series 2015-1 Bonds, due May 1, 2033 with a fixed interest rate of 6.6%, \$8,475,000 Series 2015-2 Bonds, due May 1, 2036 with a fixed interest rate of 6.6% and \$3,515,000 Series 2015-3 Bonds, due May 1, 2033 with a fixed interest rate of 6.6%. The Bond maturity and interest rates are unchanged for the unexchanged 2002A-2 and 2005 Bonds. Following the exchange, \$6,275,000 of the Series 2002A-2 Bonds and \$6,440,000 of the Series 2005 Bonds remained outstanding.

The Series 2015 Restructured Bonds are subject to redemption at the option of the District prior to their maturity and extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Indenture.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 6 - Long-Term Liabilities (Continued):**

**Bond Exchange - Series 2015 Restructured Bonds (Continued):**

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement was met at September 30, 2017.

As of September 30, 2017, total principal and interest remaining on the Series 2015 Restructured Bonds totaled \$30,882,230. For the year ended September 30, 2017, \$1,781,775 principal or interest was paid. Special assessment revenue pledged for the year ended September 30, 2017 was \$1,755,919.

**Series 2015A Special Assessment Refunding Bonds:**

In June 2015, the District issued \$30,710,000 of Special Assessment Refunding Bonds Series 2015A consisting of \$6,090,000 Term Bonds due May 1, 2020 with a fixed interest rate of 4.0%, \$7,640,000 Term Bonds due May 1, 2025 with an interest rate of 4.5% and \$16,980,000 Term Bonds due May 1, 2033 with an interest rate of 5.07%. Interest is due semiannually on each May 1 and November 1. The Bonds were issued to refund the Series 2002A-1 Bonds. Principal on the Series 2015A Bonds is due annually commencing May 1, 2016 through May 1, 2033.

The Series 2015A Bonds are subject to redemption at the option of the District prior to their maturity and extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement was met at September 30, 2017.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The principal and interest on the Series 2015A Special Assessment Refunding Bonds issued under the Indenture are secured by all revenues received by the District from Series 2015A assessments levied and collected on the District lands benefited by the 2015A Project. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2017, total principal and interest remaining on the Series 2015A Special Assessment Refunding Bonds totaled \$41,861,700. For the year ended September 30, 2017, principal and interest of \$2,603,925 was paid and special assessment revenue pledged for the year ended September 30, 2017 was \$2,625,516.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 6 - Long-Term Liabilities (Continued):**

Long-term debt activity for the year ended September 30, 2017 was as follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance</b>	<b>Due Within One Year</b>
<b>Governmental activities:</b>					
Bonds Payable:					
Series 2002	\$ 4,590,000	\$ -	\$ (415,000)	\$ 4,175,000	\$ 445,000
Series 2005	5,280,000	-	(430,000)	4,850,000	455,000
Series 2015	18,590,000	-	(555,000)	18,035,000	585,000
Series 2015A	29,575,000	-	(1,175,000)	28,400,000	1,215,000
Bond premium	147,970	-	(8,834)	139,136	-
Governmental Activity Long-term Liabilities	<u>\$ 58,182,970</u>	<u>\$ -</u>	<u>\$ (2,583,834)</u>	<u>\$ 55,599,136</u>	<u>\$ 2,700,000</u>

The Series 2002 and 2005 Bonds payable beginning balance excludes \$2,845,000 which was due in prior years, but was not paid. This amount was reclassified into matured bonds payable in prior years. Of the total current year reductions, \$845,000 was due in the current year, but also was not paid and was reclassified to matured bonds payable. The total matured bonds payable at September 30, 2017 is \$3,690,000.

At September 30, 2017, the scheduled debt service requirements on the bonds payable were as follows:

<b>Year Ending September 30,</b>	<b>Governmental Activities</b>	
	<b>Principal</b>	<b>Interest</b>
2018	\$ 2,700,000	\$ 3,161,516
2019	2,845,000	3,015,098
2020	3,005,000	2,860,376
2021	3,175,000	2,696,494
2022	3,370,000	2,509,002
2023 - 2027	16,975,000	9,441,224
2028 - 2032	17,285,000	4,826,200
2033 - 2036	6,105,000	636,010
	<u>\$ 55,460,000</u>	<u>\$ 29,145,920</u>

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 7 - Related Party Transactions and Litigation:**

Developer:

The Prior Developer has not paid the special assessments owed the District, on certain properties, in the current and prior year. As a result, the District was unable to make all of the debt service payments due on the Series 2005 and Series 2002A Bonds in the current and prior years. In prior years, the District initiated foreclosure proceedings against the Prior Developer. These proceedings were filed in an effort to collect the delinquent debt service and operations and maintenance assessments owed by the Prior Developer. The Trustee, on behalf of the bondholders, funded the costs associated with the foreclosure litigation.

In a prior fiscal year, the District filed foreclosure actions against the prior Developer, because of the Prior Developer's failure to pay debt service and operating and maintenance assessments owed. A judgement was issued to the District for past due operation and maintenance assessments. Reunion East SPE, LLC, a Special Purpose Entity ("SPE"), was awarded a parcel of land within the District owned by the Developer through a tax deed sale. The SPE was formed by the Trustee, on behalf of the Bondholders, to own, manage and dispose of the property and is responsible for funding current operating and maintenance costs. Land was received in the tax deed sale, that was valued at \$4,064,500. Due to the Settlement Agreement with the SPE, the outstanding O&M and debt assessments on this property that was owed by the Prior Developer was eliminated.

During a previous fiscal year, the SPE acquired two additional parcels of land through a tax deed sale from the prior Developer. The land received in the tax deed sale was valued at \$13,440,300. In May 2015, the SPE sold all the land that was acquired through foreclosure or purchase tax certificates to EHOAcquisitions II, LLC. As a result of the land sale, the SPE was able to pay the District, from the proceeds of the sale, delinquent O & M assessments of \$609,249 and debt service assessments of \$8,167,994, in a prior fiscal year. During the previous fiscal year, the SPE was voluntarily dissolved.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 7 - Related Party Transactions and Litigation (Continued):**

Related Districts:

The District has an interlocal agreement with Reunion West to share certain maintenance costs. These shared costs are allocated based on the number of currently platted units, with 70% of the costs currently allocated to Reunion East and 30% to Reunion West (See Note 10 - Subsequent Events). Most of these costs are paid by Reunion East and reimbursed by Reunion West. At year end, \$98,341 is due from Reunion West for reimbursement of these expenses.

Potential Claim

During the prior fiscal year, the District received correspondence dated May 4, 2016 regarding potential litigation involving the U.S. Bank Bond Trustee and one significant landowner within the District regarding potential debt assessments on certain unassessed parcels within the boundary of the District. The District has been informed that the Trustee's counsel and the landowner are currently negotiating a resolution, which would eliminate the District as a party. However, until a resolution is agreed to by the Trustee and landowner, the District could be involved in potential legal or equitable actions with the Trustee and significant landowner.

Assessments from Developer

The Current Developer owns a portion of land within the District; therefore, assessment revenue in the general and debt service funds include the assessments levied on those lots owned by the Developer. The Developer's portion of special assessment revenue for the year ended September 30, 2017 totaled approximately \$2,651,000, which is 41% of total special assessment revenue.

**Note 8 - Risk Management:**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage since inception of the District.

**Note 9 - Deficit Net Position:**

The District has a government-wide net deficit of \$(12,393,794) at September 30, 2017. This deficit primarily results from 1) capital assets which were financed by District long-term debt but were conveyed to other governmental entities and 2) uncollected revenues.



REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2017

**Note 10 - Subsequent Events:**

Prior Developer:

The Prior Developer has failed to remit special assessments owed for the Series 2002A-2 and 2005 Bonds.

Bond Payments:

The District was unable to make its November 1, 2017 required debt service payments on the Series 2002A-2 Bonds and the Series 2005 Bonds.

Shared Maintenance Costs

For the fiscal year ending September 30, 2018, the District amended the Interlocal Agreement with Reunion East to share certain maintenance costs from 37% of the costs allocated to Reunion West to 40% and from 63% of the costs allocated to Reunion East to 60%.

## **COMPLIANCE SECTION**

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
*Reunion East Community Development District*

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the *Reunion East Community Development District* (the "District") as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated March 28, 2018.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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## **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations and contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*. See Appendix A.

We noted certain other matters that we reported to management of the District, in a separate letter dated March 28, 2018. The District's response to our findings identified in our audit is included in this report. We did not audit the District's response, and accordingly, we express no opinion on it.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*McDiernit Davis & Company, LLC*

March 28, 2018  
Orlando, Florida

## MANAGEMENT COMMENTS

Board of Supervisors  
*Reunion East Community Development District*

### Report on the Financial Statements

We have audited the financial statements of the *Reunion East Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2017, and have issued our report thereon dated March 28, 2018.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 28, 2018, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i).1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual audit report, except as noted below.

Tabulation of Uncorrected Audit Findings		
Current Year Finding #	2015-16 FY Finding #	2014-2015 FY Finding #
12-01	12-01	12-01
13-01	13-01	13-01
13-02	13-02	13-02

**MCDIRMIT DAVIS & COMPANY, LLC**

934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803  
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

## **Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

## **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify of the specific condition(s) met. In connection with our audit, we determined that the District met one of the conditions described in Section 218.503(1), Florida Statutes, as listed in Appendix B.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same. Deteriorating financial conditions were noted as indicated above under Section 10.554(1)(i)5.a.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

## **Annual Financial Report**

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether the annual financial report for the District for the fiscal year ended September 30, 2017, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2017. In connection with our audit, we determined that these two reports were in agreement.

## **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

## **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*McDiarmid Davis & Company, LLC*

Orlando, Florida  
March 28, 2018

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**APPENDIX A - COMPLIANCE VIOLATIONS OF LAWS,  
REGULATIONS AND CONTRACTUAL PROVISIONS**

Year Ended September 30, 2017

**13-01 - Failure to Make Bond Debt Service Payments When Due**

Criteria

The Special Assessment Revenue Bonds Series 2005 and Series 2002A require semiannual interest payments and annual principal payments.

Condition

All of the debt service payments due on the Series 2005 and Series 2002A Bonds have not been made as of September 30, 2017.

Cause

The Prior Developer failed to pay debt service special assessments to the District.

Effect

At September 30, 2017, the District is not in compliance with the requirements of the Bond Indenture.

Recommendation

We recommend the District utilize all legal remedies available to collect delinquent assessments and bring debt service payments current.

**13-02 - Failure to Meet Reserve Account Requirement**

Criteria

The Special Assessment Revenue Bond Series 2005 requires the District maintain adequate funds in a reserve account to meet the reserve requirement as defined in the Indenture.

Condition

At September 30, 2017, the District did not meet the reserve requirement on the Series 2005 Bonds.

Cause

The District had to use amounts in reserve account to pay debt service since the Prior Developer has not paid their special assessments to the District.

Effect

The District is not in compliance with the requirements of the Bond Indenture.

Recommendation

We recommend the District utilize all legal remedies available to collect delinquent assessments and replenish the Reserve account.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**APPENDIX B - CONDITIONS OF FINANCIAL EMERGENCY**

Year Ended September 30, 2017

**12-01 - Failure to Make Debt Service Payments When Due**

In the current and prior years, the District did not pay all of the principal and interest due on the Series 2005 and Series 2002A Bonds due to lack of funds; therefore, the District meets Section 218.503(1)(a) as a financial emergency condition.



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH  
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors  
*Reunion East Community Development District*

We have examined *Reunion East Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2017. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2017.

*McDirmit Davis & Company, LLC*

Orlando, Florida  
March 28, 2018

**MCDIRMIT DAVIS & COMPANY, LLC**  
934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803  
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: [INFO@MCDIRMITDAVIS.COM](mailto:INFO@MCDIRMITDAVIS.COM)

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

---

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

March 29, 2018

McDermitt Davis Certified Public Accountants & Advisors  
Attn: Elden McDermitt  
934 N. Magnolia Ave., Suite 100  
Orlando, FL 32803

Response to the Management Letter for the fiscal year ended September 30, 2017:

**Management Letter Finding:**

The District has failed to make mandatory principal and interest payments on the Series 2002A-2 and 2005 Bonds (13-01) and meet the Reserve Fund Requirements on Series 2005 Bonds (13-02).

**Management Response to Finding:**

The Series 2015, Special Assessment Refunding Bonds ("Series 2015 Bonds") were issued in order to refund defaulted Special Assessment Bonds, Series 2002A-2 and Series 2005 (collectively "Prior Bonds"). However, at the request of the debt holders of the Prior Bonds, the Series 2015 Bonds did not refund 100% of the Prior Bonds leaving a portion of the Prior Bonds outstanding and in default (collectively "Un-exchanged Bonds"). The Un-exchanged Bonds debt holders have made a formal request of the District to review all properties within the District and determine if any of the Un-exchanged Bonds can be assigned to property within the District. The District Manager is currently working with District Counsel and the District Engineer to undertake this review. To the extent the Un-exchanged Bonds can be assigned to property they will. In the absence of the assignment of the Un-exchanged Bonds, the debt holders will need to cancel them to resolve the default.



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Ariel Lovera  
Treasurer  
Reunion East Community Development District

## SECTION V



1

1

### Reunion East

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	3/14/11	Irrigation Turnover	Developer		On Hold	Issue on hold pending CUP negotiation
2	2/12/15	Signalization of Reunion Entrance	Boyd		In Process	Approval of Purchasing from Osceola County Anticipated by 3/15/18 to Mobilize Delivery of Materials
3	3/16/17	Allocation of 532 Costs	Scheerer/d'Adesky		In Process	Letter sent to Osceola County on 12/6/17. Awaiting County Response.
4	1/11/18	Discussion of Amendment to MSA to Incorporate Heritage Crossing Community Center & Horse Stables	Resort/Flint		In Process	Supervisor Greenstein Designated to Meet with Manager and Developer to Review Resort Plan and Provide Comments at April Meeting
5	2/8/18	Signage on Sinclair Entrance	Grant/Scheerer		In Process	
6	2/8/18	Parking on Excitement & Gathering Drive	Scheerer		In Process	

### Reunion West

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	8/11/16	Signalization of Reunion Entrance	Boyd		In Process	Approval of Purchasing from Osceola County Anticipated by 3/15/18 to Mobilize Delivery of Materials
2	1/11/18	Installation of Neighborhood Monuments	Scheerer		In Process	Proposal on 4/12/18 Agenda

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

Ref #	Notes & Action Items Description	Target Date	Responsible Party(s)	Status/Notes/Next Steps	Completed Date	Comments
1	Pavers around pool need to be leveled	21-Mar	J. Reid	on-going		
2	landscape lights do not function. Pole lights work missing two globes	21-Mar	J. Reid	two globes missing on poles		Proposal is to refit ground lighting package to be submitted to CDD
3	Building in need of painting	21-Mar	CDD	completed		completed
4	Roof leaks in several areas	21-Mar	CDD	to consider treating with seal coating		To submit bid to board for approval Will take time to schedule job \$28,000
5	Clocks to hot tubes need to be	21-Mar	J.Reid	to order new clocks		
6	Landscaping around building is over grown	21-Mar	Yellowstone	Landscaping needs to be replaced in several areas		To submit bid to board for approval proposal is \$5,670.00
7						
8						
9						
10						
11						
12						
13						

1

2



# Reunion East

## Community Development District

### Summary of Check Register

March 1, 2018 to March 31, 2018

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>		<b>Amount</b>
General Fund	3/2/18	3877-3882	\$	105,397.61
	3/6/18	3883-3886	\$	870,356.75
	3/9/18	3887-3895	\$	16,597.88
	3/16/18	3896-3899	\$	63,794.92
	3/20/18	3900-3901	\$	66,115.25
	3/30/18	3902-3906	\$	27,506.08
			\$	1,149,768.49
Payroll	<u>March 2018</u>			
	Donald Harding	50412	\$	184.70
	John Dryburgh	50413	\$	184.70
	Mark Greenstein	50414	\$	184.70
	Steven Goldstein	50415	\$	184.70
			\$	738.80
			\$	1,150,507.29

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/02/18	00129	2/17/18 4215	201802 320-53800-57400		*	231.00	
			RPLC CEILING TILES GRDHS				
		2/17/18 4215	201802 300-13100-10100		*	154.00	
			RPLC CEILING TILES GRDHS				
		3/01/18 4216	201802 320-53800-53000		*	9,705.00	
			GRIND/RPLC CONCRETE SDWLK				
		3/01/18 4216	201802 300-13100-10100		*	6,470.00	
			GRIND/RPLC CONCRETE SDWLK				
				BERRY CONSTRUCTION INC.			16,560.00 003877
3/02/18	00072	2/28/18 28534	201802 320-53800-53000		*	4,314.00	
			PAINT PAVEMNT/15 MIN PARK				
		2/28/18 28534	201802 300-13100-10100		*	2,876.00	
			PAINT PAVEMNT/15 MIN PARK				
				FAUSNIGHT STRIPE & LINE INC			7,190.00 003878
3/02/18	00054	12/29/17 2018MAR	201803 320-53800-34500		*	7,000.00	
			SECURITY SERVICES MAR18				
		12/29/17 2018MAR	201803 300-13100-10100		*	4,666.66	
			SECURITY SERVICES MAR18				
				REUNION RESORT & CLUB MASTER ASSOC.			11,666.66 003879
3/02/18	00060	2/02/18 317783	201802 320-53800-46200		*	465.81	
			INST.MOTOR/SEAL/ORING/DIF				
		2/02/18 317783	201802 300-13100-10100		*	310.54	
			INST.MOTOR/SEAL/ORING/DIF				
		2/07/18 317813	201802 320-53800-46200		*	126.27	
			INST.SPA TIMER HMSTD SPA				
		2/07/18 317813	201802 300-13100-10100		*	84.18	
			INST.SPA TIMER HMSTD SPA				
		2/07/18 317814	201802 320-53800-46200		*	456.21	
			TRBLSHT PUMP/RPLC MOTOR				
		2/07/18 317814	201802 300-13100-10100		*	304.14	
			TRBLSHT PUMP/RPLC MOTOR				
		2/10/18 317849	201802 320-53800-46200		*	126.27	
			REPLACE SPA TIMER				
		2/10/18 317849	201802 300-13100-10100		*	84.18	
			REPLACE SPA TIMER				
		2/19/18 317949	201802 320-53800-46200		*	277.44	
			INST.MAG.LTCH/SLFCLS HNGE				
		2/19/18 317949	201802 300-13100-10100		*	184.96	
			INST.MAG.LTCH/SLFCLS HNGE				
		2/22/18 318019	201802 320-53800-46200		*	164.97	
			TRBLSHT HEATER/RPLC SENSR				
		2/22/18 318019	201802 300-13100-10100		*	109.98	
			TRBLSHT HEATER/RPLC SENSR				
				SPIES POOL LLC			2,694.95 003880
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/02/18	00154	3/01/18 6637	201803 320-53800-48000	LANDSCAPE CONSULTING MAR	*	1,950.00	
		3/01/18 6637	201803 300-13100-10100	LANDSCAPE CONSULTING MAR	*	1,300.00	
SUNSCAPE CONSULTING							3,250.00 003881
3/02/18	00030	3/01/18 204383	201803 320-53800-47300	LANDSCAPE CONTRACT-MAR18	*	37,806.85	
		3/01/18 204383	201803 300-13100-10100	LANDSCAPE CONTRACT-MAR18	*	25,204.57	
		3/01/18 204383	201803 330-53800-47300	LANDSCAPE CONTRACT-MAR18	*	1,024.58	
YELLOWSTONE LANDSCAPE							64,036.00 003882
3/06/18	00049	3/01/18 428	201803 310-51300-34000	MANAGEMENT FEES MAR18	*	3,582.08	
		3/01/18 428	201803 310-51300-35100	INFO TECHNOLOGY MAR18	*	183.33	
		3/01/18 428	201803 310-51300-31300	DISSEMINATION FEE MAR18	*	416.67	
		3/01/18 428	201803 310-51300-51000	OFFICE SUPPLIES	*	20.63	
		3/01/18 428	201803 310-51300-42000	POSTAGE	*	9.87	
		3/01/18 428	201803 310-51300-42500	COPIES	*	36.45	
		3/01/18 428	201803 310-51300-41000	TELEPHONE	*	21.21	
		3/01/18 429	201803 320-53800-12000	FIELD MANAGEMENT MAR18	*	3,454.50	
GOVERNMENTAL MANAGEMENT SERVICES							7,724.74 003883
3/06/18	00103	3/06/18 03062018	201803 300-20700-10500	FY18 EHOF ACQUIS SER15-1	*	324,797.75	
REUNION EAST CDD C/O USBANK							324,797.75 003884
3/06/18	00103	3/06/18 03062018	201803 300-20700-10600	FY18 EHOF ACQUIS. SER15-2	*	370,829.92	
REUNION EAST CDD C/O USBANK							370,829.92 003885
3/06/18	00103	3/06/18 03062018	201803 300-20700-10700	FY18 EHOF ACQUIS. SER15-3	*	167,004.34	
REUNION EAST CDD C/O USBANK							167,004.34 003886
3/09/18	00092	2/28/18 022818	201802 320-53800-41000	HC PHONE LINE 4574 FEB18	*	33.18	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/28/18 022818	201802 300-13100-10100		*	22.12	
		HC PHONE LINE 4574 FEB18					
		2/28/18 022818	201802 330-53800-41000		*	55.30	
		HC PHONE LINE 9758 FEB18					
		2/28/18 022818	201802 330-53800-41000		*	55.30	
		HC PHONE LINE 9867 FEB18					
			REUNION RESORT				165.90 003887
3/09/18 00074		2/28/18 167955	201802 320-53800-47000		*	77.40	
		AQUATIC PLANT MGMT FEB18					
		2/28/18 167955	201802 300-13100-10100		*	51.60	
		AQUATIC PLANT MGMT FEB18					
			APPLIED AQUATIC MANAGEMENT, INC.				129.00 003888
3/09/18 00129		3/06/18 4217	201803 320-53800-46200		*	459.00	
		LIGHT BOLLARD/BULB/SOCKET					
		3/06/18 4217	201803 300-13100-10100		*	306.00	
		LIGHT BOLLARD/BULB/SOCKET					
		3/06/18 4218	201803 320-53800-57400		*	81.00	
		REATTACH DOOR FRAME AT GH					
		3/06/18 4218	201803 300-13100-10100		*	54.00	
		REATTACH DOOR FRAME AT GH					
			BERRY CONSTRUCTION INC.				900.00 003889
3/09/18 00134		3/07/18 1808	201802 310-51300-31100		*	897.70	
		POINCIANA PRKWAY/CDD MTG					
			BOYD CIVIL ENGINEERING				897.70 003890
3/09/18 00160		3/03/18 11140	201802 320-53800-12200		*	2,043.18	
		MONTHLY RENT FEB18					
		3/03/18 11140	201802 300-13100-10100		*	1,362.12	
		MONTHLY RENT FEB18					
		3/03/18 11140A	201803 320-53800-12200		*	2,043.18	
		MONTHLY RENT MAR18					
		3/03/18 11140A	201803 300-13100-10100		*	1,362.12	
		MONTHLY RENT MAR18					
			CITICOMMUNITIES LLC				6,810.60 003891
3/09/18 00078		2/23/18 2018096	201802 310-51300-49300		*	816.53	
		2017 TAX ROLL FEE					
			OSCEOLA COUNTY PROPERTY APPRAISER				816.53 003892
3/09/18 00092		2/28/18 DUKE-DUK	201801 320-53800-43000		*	195.06	
		DUKE ENERGY #54512 29301					
		2/28/18 DUKE-DUK	201801 320-53800-43000		*	472.41	
		DUKE ENERGY #64321-61161					

REUE REUNION EAST TVISCARRA

AP300R

\*\*\* CHECK DATES 03/01/2018 - 03/31/2018 \*\*\*

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/06/18  
 REUNION EAST-GENERAL FUND  
 BANK A REUNION EAST CDD

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		2/28/18	RECDDREE 201802 320-53800-46200		*	1,980.00	
			POOL CLEANING SERVS-FEB18				
		2/28/18	RECDDREE 201802 300-13100-10100		*	1,320.00	
			POOL CLEANING SERVS-FEB18				
		2/28/18	TOHO-TOH 201801 320-53800-43100		*	457.91	
			TOHO METER#49005514 JAN18				
		2/28/18	022818A 201801 320-53800-41000		*	33.18	
			CP PHONE LINE 2365 FEB18				
		2/28/18	022818A 201801 300-13100-10100		*	22.12	
			CP PHONE LINE 2365 FEB18				
		2/28/18	022818A 201801 320-53800-41000		*	33.18	
			HS PHONE LINE 9325 FEB18				
		2/28/18	022818A 201801 300-13100-10100		*	22.12	
			HS PHONE LINE 9325 FEB18				
		2/28/18	022818A 201801 320-53800-41000		*	33.18	
			HS PHONE LINE 9385 FEB18				
		2/28/18	022818A 201801 300-13100-10100		*	22.12	
			HS PHONE LINE 9385 FEB18				
			REUNION RESORT				4,591.28 003893
3/09/18	00060	2/24/18	318092 201802 320-53800-46200		*	132.00	
			TRBLSHT HEATER/RPLC KNOB				
		2/24/18	318092 201802 300-13100-10100		*	88.00	
			TRBLSHT HEATER/RPLC KNOB				
			SPIES POOL LLC				220.00 003894
3/09/18	00030	2/28/18	203279 201801 320-53800-46500		*	1,240.12	
			RAINBIRD/VALVE/ROTOR/SLND				
		2/28/18	203279 201801 300-13100-10100		*	826.75	
			RAINBIRD/VALVE/ROTOR/SLND				
			YELLOWSTONE LANDSCAPE				2,066.87 003895
3/16/18	00095	2/28/18	S99236 201802 320-53800-57400		*	710.40	
			INST.GEAR REDUCE/ARM BRCK				
		2/28/18	S99236 201802 300-13100-10100		*	473.60	
			INST.GEAR REDUCE/ARM BRCK				
		3/12/18	S99407 201803 320-53800-57400		*	97.37	
			REPLACE BELT/TEST				
		3/12/18	S99407 201803 300-13100-10100		*	64.91	
			REPLACE BELT/TEST				
			ACCESS CONTROL TECHNOLOGIES, INC.				1,346.28 003896
3/16/18	00129	3/12/18	4225 201803 320-53800-53200		*	48.00	
			RE-INST.STOP SIGN CABANA				
		3/12/18	4225 201803 300-13100-10100		*	32.00	
			RE-INST.STOP SIGN CABANA				
			BERRY CONSTRUCTION INC.				80.00 003897
			REUE REUNION EAST TVISCARRA				

\*\*\* CHECK DATES 03/01/2018 - 03/31/2018 \*\*\*

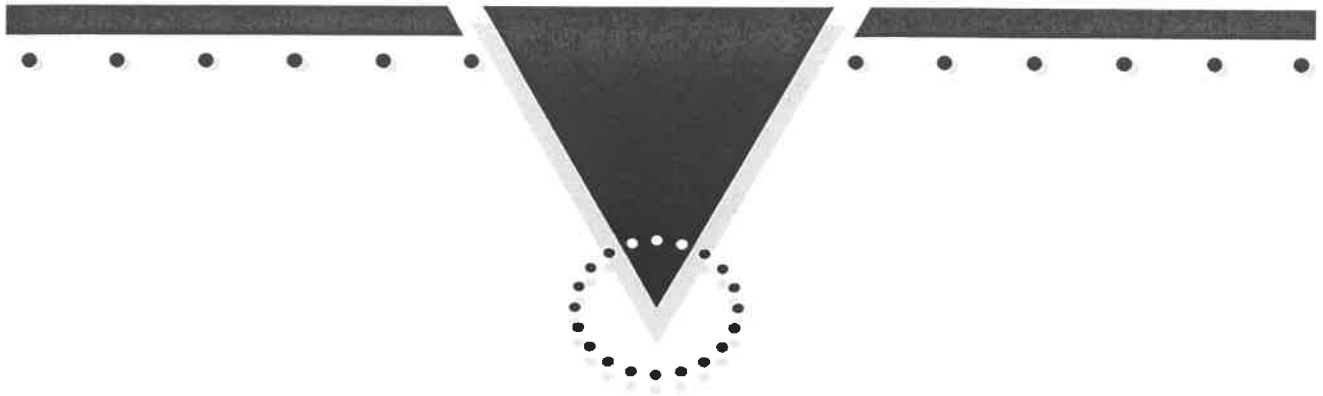
REUNION EAST-GENERAL FUND  
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/16/18	00119	3/14/18 80149	201802 310-51300-31500		CDD MTG/PRESS.WASH PROPSL	*	1,124.64	
					LATHAM,SHUKER,EDEN & BEAUDINE,LLP			1,124.64 003898
3/16/18	00030	1/31/18 200575	201801 320-53800-47300		LANDSCAPE CONTRACT-JAN18	*	32,514.51	
		1/31/18 200575	201801 300-13100-10100		LANDSCAPE CONTRACT-JAN18	*	21,676.34	
		1/31/18 200575	201801 330-53800-47300		LANDSCAPE CONTRACT-JAN18	*	881.15	
		3/01/18 204410	201803 320-53800-46200		AQUATIC SERVICES-MAR18	*	3,703.20	
		3/01/18 204410	201803 300-13100-10100		AQUATIC SERVICES-MAR18	*	2,468.80	
					YELLOWSTONE LANDSCAPE			61,244.00 003899
3/20/18	00103	3/20/18 03202018	201803 300-20700-10000		FY18 DEBT SERV SER2015A	*	65,439.35	
					REUNION EAST CDD C/O USBANK			65,439.35 003900
3/20/18	00103	3/20/18 03202018	201803 300-20700-10500		FY18 DEBT SERV SER2015-1	*	675.90	
					REUNION EAST CDD C/O USBANK			675.90 003901
3/30/18	00095	3/16/18 S99534	201803 320-53800-57400		SWING GATE/TIMER SWTCH ON	*	187.20	
		3/16/18 S99534	201803 300-13100-10100		SWING GATE/TIMER SWTCH ON	*	124.80	
		3/27/18 S99754	201803 320-53800-57400		PUT ARM ON BARRIER GATE	*	79.20	
		3/27/18 S99754	201803 300-13100-10100		PUT ARM ON BARRIER GATE	*	52.80	
					ACCESS CONTROL TECHNOLOGIES, INC.			444.00 003902
3/30/18	00129	3/22/18 4230	201803 320-53800-53000		GRIND/RPLC CONCRET SIDEWK	*	12,465.00	
		3/22/18 4230	201803 300-13100-10100		GRIND/RPLC CONCRET SIDEWK	*	8,310.00	
		3/23/18 4228	201803 320-53800-46200		INST.CHAINLINK FENCE TERR	*	441.00	
		3/23/18 4228	201803 300-13100-10100		INST.CHAINLINK FENCE TERR	*	294.00	
		3/23/18 4229	201803 320-53800-46200		RMV/RPLC VANDALIZED FENCE	*	255.00	
		3/23/18 4229	201803 300-13100-10100		RMV/RPLC VANDALIZED FENCE	*	170.00	
					BERRY CONSTRUCTION INC.			21,935.00 003903
					REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/30/18	00163	2/02/18 1392	201802 320-53800-47500	PRESSURE WASH STABLES	*	720.00	
		2/02/18 1392	201802 300-13100-10100	PRESSURE WASH STABLES	*	480.00	
			PRESSURE WASH THIS				1,200.00 003904
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
3/30/18	00060	3/01/18 319022	201803 320-53800-46200	TRBLSHT/TIGHT CONNECTION	*	129.00	
		3/01/18 319022	201803 300-13100-10100	TRBLSHT/TIGHT CONNECTION	*	86.00	
		3/08/18 319117	201803 320-53800-46200	PM INSPCT/CLEAN 2 HEATERS	*	274.79	
		3/08/18 319117	201803 300-13100-10100	PM INSPCT/CLEAN 2 HEATERS	*	183.19	
		3/08/18 319118	201803 320-53800-46200	RPC SPA VALV/ADJ.POOL LVL	*	138.27	
		3/08/18 319118	201803 300-13100-10100	RPC SPA VALV/ADJ.POOL LVL	*	92.18	
		3/12/18 319164	201803 320-53800-46200	RPLC MOTOR/SEAL/ORING/DIF	*	588.24	
		3/12/18 319164	201803 300-13100-10100	RPLC MOTOR/SEAL/ORING/DIF	*	392.16	
		3/12/18 319165	201803 320-53800-46200	RPLC IMPLR/DIFFUSR/CTRLBD	*	442.41	
		3/12/18 319165	201803 300-13100-10100	RPLC IMPLR/DIFFUSR/CTRLBD	*	294.94	
		3/19/18 319225	201803 320-53800-46200	RPLC MOTOR/SEAL/ORING/DIF	*	705.54	
		3/19/18 319225	201803 300-13100-10100	RPLC MOTOR/SEAL/ORING/DIF	*	470.36	
			SPIES POOL LLC				3,797.08 003905
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
3/30/18	00142	3/23/18 39211	201803 330-53800-47800	HC QTRLY SPRNKL R INSPEC	*	65.00	
		3/23/18 39212	201803 320-53800-47800	STBL QTRLY SPRNKL R INSPC	*	39.00	
		3/23/18 39212	201803 300-13100-10100	STBL QTRLY SPRNKL R INSPC	*	26.00	
			UNITED FIRE PROTECTION, INC.				130.00 003906
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
			TOTAL FOR BANK A			1,149,768.49	
			TOTAL FOR REGISTER			1,149,768.49	
			REUE REUNION EAST	TVISCARRA			







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

**Unaudited Financial Reporting**

**February 28, 2018**



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**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
**February 28, 2018**

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2018
<b>ASSETS:</b>					
CASH	\$2,490,331	\$160,432	---	---	\$2,650,763
CUSTODY ACCOUNT	\$460,876	---	---	---	\$460,876
STATE BOARD OF ADMINISTRATION INVESTMENTS	---	\$2,552,940	---	---	\$2,552,940
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$124,746	---	\$124,746
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$215,177	---	\$215,177
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$2,122,694	---	\$2,122,694
Prepayment	---	---	\$11,599	---	\$11,599
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$91,041	---	\$91,041
SERIES 2015-2					
Reserve	---	---	\$374,013	---	\$374,013
Revenue	---	---	\$1,094	---	\$1,094
Prepayment	---	---	\$3,305	---	\$3,305
SERIES 2015-3					
Revenue	---	---	\$58	---	\$58
DUE FROM REUNION WEST	\$127,521	\$13,686	---	---	\$141,207
DUE FROM GENERAL FUND	---	---	\$870,974	---	\$870,974
<b>TOTAL ASSETS</b>	<b>\$3,078,729</b>	<b>\$2,727,058</b>	<b>\$4,334,983</b>	<b>\$10</b>	<b>\$10,140,778</b>
<b>LIABILITIES:</b>					
ACCOUNTS PAYABLE	\$96,569	---	---	---	\$96,569
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
CUSTOMER DEPOSIT	\$15,000	---	---	---	\$15,000
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO DEBT 2015-1	\$324,798	---	---	---	\$324,798
DUE TO DEBT 2015-2	\$370,830	---	---	---	\$370,830
DUE TO DEBT 2015-3	\$167,004	---	---	---	\$167,004
DUE TO REUNION WEST	\$22,566	---	---	---	\$22,566
ACCRUED INTEREST PAYABLE 2002A-2	---	---	\$1,468,196	---	\$1,468,196
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	\$1,685,000	---	\$1,685,000
ACCRUED INTEREST PAYABLE 2005	---	---	\$1,015,000	---	\$1,015,000
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$1,160,000	---	\$1,160,000
<b>FUND EQUITY:</b>					
FUND BALANCES:					
ASSIGNED	\$242,752	\$2,727,058	---	---	\$2,969,810
UNASSIGNED	\$1,832,887	---	---	---	\$1,832,887
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$3,028,447)	---	(\$3,028,447)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$1,959,819)	---	(\$1,959,819)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$2,314,293	---	\$2,314,293
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$763,109	---	\$763,109
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$750,390	---	\$750,390
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$167,260	---	\$167,260
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$3,078,729</b>	<b>\$2,727,058</b>	<b>\$4,334,983</b>	<b>\$10</b>	<b>\$10,140,778</b>

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

**GENERAL FUND**

Statement of Revenues & Expenditures  
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/18	ACTUAL THRU 2/28/18	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Collector	\$1,092,735	\$848,815	\$848,815	\$0
Special Assessments - Direct	\$922,677	\$692,008	\$462,467	(\$229,540)
Interest	\$250	\$104	\$386	\$282
Miscellaneous Income	\$5,368	\$2,236	\$0	(\$2,236)
Rental Income - Base	\$12,150	\$12,150	\$12,150	\$0
Rental Income - Operating Expenses/CAM	\$10,585	\$10,584	\$10,584	\$0
<b>TOTAL REVENUES</b>	<b>\$2,043,765</b>	<b>\$1,565,897</b>	<b>\$1,334,402</b>	<b>(\$231,495)</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisor Fees	\$12,000	\$5,000	\$4,800	\$200
FICA	\$918	\$383	\$367	\$15
Engineering	\$15,000	\$6,250	\$4,341	\$1,909
Attorney	\$35,000	\$14,583	\$6,927	\$7,657
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	\$2,083	(\$0)
Property Appraiser Fee	\$1,000	\$1,000	\$817	\$183
Property Taxes	\$400	\$167	\$0	\$167
Annual Audit	\$5,100	\$2,125	\$0	\$2,125
District Management Fees	\$42,985	\$17,910	\$17,910	\$0
Information Technology	\$2,200	\$917	\$917	\$0
Telephone	\$300	\$125	\$0	\$125
Postage	\$3,500	\$1,458	\$199	\$1,259
Printing & Binding	\$2,500	\$1,042	\$265	\$777
Insurance	\$14,800	\$14,800	\$13,453	\$1,347
Legal Advertising	\$1,500	\$625	\$208	\$417
Other Current Charges	\$600	\$250	\$178	\$72
Office Supplies	\$500	\$208	\$106	\$103
Travel Per Diem	\$500	\$208	\$0	\$208
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$170,078</b>	<b>\$74,309</b>	<b>\$57,746</b>	<b>\$16,563</b>
<b>MAINTENANCE-SHARED EXPENSES:</b>				
Field Management	\$41,454	\$17,273	\$17,273	\$0
Facility Lease Agreement	\$31,562	\$13,151	\$10,216	\$2,935
Telephone	\$4,800	\$2,000	\$2,253	(\$253)
Electric	\$348,000	\$145,000	\$167,712	(\$22,712)
Water & Sewer	\$45,000	\$18,750	\$22,237	(\$3,487)
Gas	\$46,200	\$19,250	\$19,607	(\$357)
Pool & Fountain Maintenance	\$105,000	\$43,750	\$43,671	\$79
Environmental	\$6,000	\$2,500	\$2,137	\$363
Property Insurance	\$26,100	\$26,100	\$24,914	\$1,186
Irrigation Repairs	\$7,500	\$3,125	\$2,727	\$398
Landscape Contract	\$465,774	\$194,073	\$174,595	\$19,477
Landscape Contingency	\$23,295	\$9,706	\$2,832	\$6,875
Landscape Consulting	\$23,400	\$9,750	\$17,841	(\$8,091)
Gate and Gatehouse Expenses	\$19,200	\$8,000	\$3,306	\$4,694
Roadways/Sidewalks	\$27,840	\$11,600	\$41,184	(\$29,584)
Lighting	\$4,800	\$2,000	\$4,450	(\$2,450)
MSA Building Repairs	\$24,000	\$10,000	\$20,651	(\$10,651)
Pressure Washing	\$24,000	\$10,000	\$1,296	\$8,704
Maintenance (Inspections)	\$1,050	\$438	\$39	\$399
Pest Control	\$435	\$181	\$0	\$181
Signage	\$2,400	\$1,000	\$4,419	(\$3,419)
Security	\$84,000	\$35,000	\$35,000	\$0
<b>COMMUNITY CENTER:</b>				
Landscape	\$16,000	\$6,667	\$4,732	\$1,935
Telephone	\$1,500	\$625	\$552	\$73
Electric	\$33,000	\$13,750	\$7,710	\$6,040
Water & Sewer	\$4,200	\$1,750	\$787	\$963
Gas	\$500	\$208	\$124	\$85
Maintenance (Inspections)	\$1,250	\$521	\$65	\$456
<b>MAINTENANCE-DIRECT EXPENSES:</b>				
Irrigation System Operations	\$100,000	\$41,667	\$0	\$41,667
Contingency	\$0	\$0	\$160	(\$160)
Transfer Out	\$355,427	\$0	\$0	\$0
<b>TOTAL MAINTENANCE</b>	<b>\$1,873,687</b>	<b>\$647,833</b>	<b>\$632,487</b>	<b>\$15,346</b>
<b>TOTAL EXPENDITURES</b>	<b>\$2,043,765</b>	<b>\$722,143</b>	<b>\$690,234</b>	<b>\$31,909</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$644,168</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$1,431,471</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$2,075,639</b>	

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

**REPLACEMENT & MAINTENANCE FUND**

Statement of Revenues & Expenditures

For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED THRU 2/28/18	ACTUAL THRU 2/28/18	VARIANCE
<b>REVENUES:</b>				
Transfer In	\$355,427	\$0	\$0	\$0
Interest	\$10,000	\$4,167	\$15,870	\$11,703
<b>TOTAL REVENUES</b>	<b>\$365,427</b>	<b>\$4,167</b>	<b>\$15,870</b>	<b>\$11,703</b>
<b>EXPENDITURES:</b>				
Building Improvements	\$60,000	\$25,000	\$0	\$25,000
Signage	\$6,000	\$2,500	\$0	\$2,500
Pool Furniture	\$7,200	\$3,000	\$5,088	(\$2,088)
Pool Repair & Replacements	\$31,800	\$13,250	\$4,184	\$9,066
Landscape Improvements	\$75,000	\$31,250	\$95,184	(\$63,934)
Roadways/Sidewalks Improvement	\$0	\$0	\$5,592	(\$5,592)
Signalization	\$90,000	\$37,500	\$0	\$37,500
<b>TOTAL EXPENDITURES</b>	<b>\$270,000</b>	<b>\$112,500</b>	<b>\$110,048</b>	<b>\$2,452</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$95,427</b>		<b>(\$94,178)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$2,842,453</b>		<b>\$2,821,236</b>	
<b>FUND BALANCE - Ending</b>	<b>\$2,937,880</b>		<b>\$2,727,058</b>	

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

**Debt Service 2002A-2**

Statement of Revenues & Expenditures  
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED THRU 2/28/18	ACTUAL THRU 2/28/18	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$396	\$396
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$396</b>	<b>\$396</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>
<u><b>OTHER FINANCING SOURCES (USES)</b></u>				
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>\$396</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>(\$3,028,843)</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>(\$3,028,447)</b>	

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

**Debt Service 2005**  
Statement of Revenues & Expenditures  
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED THRU 2/28/18	ACTUAL THRU 2/28/18	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$702	\$702
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$702</b>	<b>\$702</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	(\$9,789)	(\$9,789)
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$9,789)</b>	<b>(\$9,789)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$9,086)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>(\$1,950,733)</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>(\$1,959,819)</b>	

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

**Debt Service 2015A**

Statement of Revenues & Expenditures

For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED THRU 2/28/18	ACTUAL THRU 2/28/18	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Collector	\$2,568,595	\$1,993,527	\$1,993,527	\$0
Special Assessments - Prepayments	\$0	\$0	\$11,599	\$11,599
Interest	\$100	\$42	\$2,782	\$2,740
<b>TOTAL REVENUES</b>	<b>\$2,568,695</b>	<b>\$1,993,569</b>	<b>\$2,007,908</b>	<b>\$14,340</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$691,000	\$691,000	\$691,000	\$0
Principal Expense 05/01	\$1,215,000	\$0	\$0	\$0
Interest Expense 05/01	\$691,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$2,597,000</b>	<b>\$691,000</b>	<b>\$691,000</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>(\$28,305)</b>		<b>\$1,316,908</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$807,010</b>		<b>\$997,385</b>	
<b>FUND BALANCE - Ending</b>	<b>\$778,705</b>		<b>\$2,314,293</b>	



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

**Debt Service 2015-1**  
Statement of Revenues & Expenditures  
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED THRU 2/28/18	ACTUAL THRU 2/28/18	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Collector	\$22,855	\$22,586	\$22,586	\$0
Special Assessments - Direct Billed	\$656,310	\$492,233	\$329,851	(\$162,382)
Interest	\$0	\$0	\$1,491	\$1,491
<b>TOTAL REVENUES</b>	<b>\$679,165</b>	<b>\$514,818</b>	<b>\$353,928</b>	<b>(\$160,890)</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$220,770	\$220,770	\$220,770	\$0
Principal Expense 05/01	\$245,000	\$0	\$0	\$0
Interest Expense 05/01	\$220,770	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$686,540</b>	<b>\$220,770</b>	<b>\$220,770</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>(\$7,375)</b>		<b>\$133,158</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$283,704</b>		<b>\$629,951</b>	
<b>FUND BALANCE - Ending</b>	<b>\$276,329</b>		<b>\$763,109</b>	

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

**Debt Service 2015-2**  
**Statement of Revenues & Expenditures**  
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED THRU 2/28/18	ACTUAL THRU 2/28/18	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Direct Billed	\$745,860	\$559,395	\$373,127	(\$186,268)
Interest	\$100	\$42	\$1,417	\$1,375
<b>TOTAL REVENUES</b>	<b>\$745,960</b>	<b>\$559,437</b>	<b>\$374,544</b>	<b>(\$184,893)</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$265,650	\$265,650	\$265,650	\$0
Principal Expense 05/01	\$220,000	\$0	\$0	\$0
Interest Expense 05/01	\$265,650	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$751,300</b>	<b>\$265,650</b>	<b>\$265,650</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>(\$5,340)</b>		<b>\$108,894</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$266,862</b>		<b>\$641,496</b>	
<b>FUND BALANCE - Ending</b>	<b>\$261,522</b>		<b>\$750,390</b>	

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

**Debt Service 2015-3**

Statement of Revenues & Expenditures

For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED THRU 2/28/18	ACTUAL THRU 2/28/18	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Direct Billed	\$336,265	\$252,199	\$167,401	(\$84,798)
Interest	\$0	\$0	\$112	\$112
<b>TOTAL REVENUES</b>	<b>\$336,265</b>	<b>\$252,199</b>	<b>\$167,513</b>	<b>(\$84,686)</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$108,735	\$108,735	\$108,735	\$0
Principal Expense 05/01	\$12,000	\$0	\$0	\$0
Interest Expense 05/01	\$108,735	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$229,470</b>	<b>\$108,735</b>	<b>\$108,735</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>\$106,795</b>		<b>\$58,778</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$108,414</b>		<b>\$108,482</b>	
<b>FUND BALANCE - Ending</b>	<b>\$215,209</b>		<b>\$167,260</b>	

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

**Capital Projects 2005**  
Statement of Revenues & Expenditures  
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED THRU 2/28/18	ACTUAL THRU 2/28/18	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	\$140,448	\$612,154	\$44,167	\$52,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$848,815
Special Assessments - Direct	\$12,830	\$0	\$0	\$449,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$462,467
Interest	\$76	\$78	\$76	\$78	\$78	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$386
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental Income - Base	\$4,050	\$4,050	\$4,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,150
Rental Income - Operating Expenses/CAM	\$3,528	\$3,528	\$3,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,584
<b>Total Revenues</b>	<b>\$20,484</b>	<b>\$148,105</b>	<b>\$619,808</b>	<b>\$493,883</b>	<b>\$52,123</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,334,402</b>
<b>Expenditures</b>													
<b>Administrative</b>													
Supervisor Fees	\$1,000	\$1,000	\$800	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,800
FICA	\$77	\$77	\$61	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$367
Engineering	\$572	\$1,239	\$1,089	\$545	\$898	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,341
Attorney	\$1,584	\$1,384	\$1,338	\$1,496	\$1,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,927
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	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,083
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$817	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$817
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
District Management Fees	\$3,582	\$3,582	\$3,582	\$3,582	\$3,582	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,910
Information Technology	\$183	\$183	\$183	\$183	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$917
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$84	\$16	\$25	\$41	\$33	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$199
Printing & Binding	\$51	\$61	\$39	\$45	\$69	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265
Insurance	\$13,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,453
Legal Advertising	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$208
Other Current Charges	\$178	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178
Office Supplies	\$21	\$21	\$21	\$21	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106
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>\$26,584</b>	<b>\$7,979</b>	<b>\$7,555</b>	<b>\$7,407</b>	<b>\$8,221</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$57,746</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	\$3,455	\$3,455	\$3,455	\$3,455	\$3,455	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,273
Facility Lease Agreement	\$2,043	\$2,043	\$2,043	\$2,043	\$2,043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,216
Telephone	\$449	\$451	\$451	\$550	\$352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,253
Electric	\$33,063	\$33,359	\$33,315	\$34,090	\$33,884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167,712
Water & Sewer	\$3,995	\$4,396	\$4,983	\$4,650	\$4,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,237
Gas	\$286	\$3,316	\$5,211	\$4,411	\$6,382	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,607
Pool & Fountain Maintenance	\$9,786	\$6,587	\$8,935	\$10,852	\$7,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,671
Environmental	\$157	\$833	\$157	\$834	\$157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,137
Property Insurance	\$24,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,914
Irrigation	\$349	\$0	\$1,138	\$1,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,727
Landscape Contract	\$32,515	\$32,515	\$44,537	\$32,515	\$32,515	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$174,595
Landscape Contingency	\$196	\$735	\$387	\$1,514	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,832
Landscape Consulting	\$1,950	\$1,950	\$8,393	\$3,597	\$1,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,841
Gatehouse and Gatehouse Expenses	\$1,106	\$724	\$0	\$0	\$1,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,306
Roadways/Sidewalks	\$9,276	\$6,348	\$10,263	\$1,278	\$14,019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,184
Lighting	\$1,774	\$161	\$933	\$0	\$1,583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,450
MSA Building Repairs	\$1,719	\$845	\$387	\$517	\$17,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,651
Pressure Washing	\$0	\$576	\$0	\$0	\$720	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,296
Maintenance (Inspections)	\$0	\$0	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$0	\$0	\$4,188	\$231	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,419
Security	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000
<b>Community Center</b>													
Landscape	\$881	\$881	\$1,207	\$881	\$881	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,732
Telephone	\$110	\$111	\$110	\$110	\$111	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$552
Electric	\$1,912	\$1,581	\$1,012	\$1,356	\$1,849	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,710
Water & Sewer	\$145	\$160	\$166	\$158	\$158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$787
Gas	\$25	\$25	\$25	\$24	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124
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
<b>Maintenance-Direct</b>													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160
Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>\$137,105</b>	<b>\$108,211</b>	<b>\$138,401</b>	<b>\$111,306</b>	<b>\$137,465</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$632,487</b>
<b>Total Expenditures</b>	<b>\$163,689</b>	<b>\$116,190</b>	<b>\$145,956</b>	<b>\$118,713</b>	<b>\$145,686</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$690,234</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$143,205)</b>	<b>\$31,915</b>	<b>\$473,852</b>	<b>\$375,170</b>	<b>(\$93,563)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$644,168</b>

Date Received	Dlst.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 29.65%	2015A Debt Svc Fund 69.63%	2015-1 Debt Svc Fund 0.72%	Total 100%
11/9/17	ACH	\$ 35,519.87	\$ 1,874.08	\$ 672.91	\$ -	\$ 32,972.88	\$ 9,775.94	\$ 22,959.79	\$ 237.15	\$ 32,972.88
11/24/17	ACH	\$ 468,473.73	\$ 18,739.19	\$ 8,994.70	\$ -	\$ 440,739.84	\$ 130,672.44	\$ 306,897.53	\$ 3,169.86	\$ 440,739.84
12/15/17	ACH	\$ 1,899,768.69	\$ 75,991.77	\$ 36,475.53	\$ -	\$ 1,787,301.39	\$ 529,906.80	\$ 1,244,540.07	\$ 12,854.52	\$ 1,787,301.39
12/28/17	ACH	\$ 294,109.32	\$ 11,039.36	\$ 5,661.39	\$ -	\$ 277,408.57	\$ 82,247.28	\$ 193,166.12	\$ 1,995.16	\$ 277,408.57
1/16/18	ACH	\$ 156,127.07	\$ 4,687.95	\$ 3,028.80	\$ -	\$ 148,410.32	\$ 44,001.33	\$ 103,341.60	\$ 1,067.39	\$ 148,410.32
1/26/18	ACH	\$ -	\$ -	\$ -	\$ 559.51	\$ 559.51	\$ 165.89	\$ 389.60	\$ 4.02	\$ 559.51
2/14/18	ACH	\$ 183,086.30	\$ 3,964.04	\$ 3,582.44	\$ -	\$ 175,539.82	\$ 52,044.80	\$ 122,232.51	\$ 1,262.51	\$ 175,539.82
3/15/18	ACH	\$ 416.07	\$ -	\$ 8.33	\$ -	\$ 407.74	\$ 120.89	\$ 283.92	\$ 2.93	\$ 407.74
3/15/18	ACH	\$ 96,628.73	\$ 1,148.51	\$ 1,909.59	\$ -	\$ 93,570.63	\$ 27,742.22	\$ 65,155.43	\$ 672.97	\$ 93,570.63
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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Totals		\$ 3,134,129.78	\$ 117,444.90	\$ 60,333.69	\$ 559.51	\$ 2,956,910.70	\$ 876,677.59	\$ 2,058,966.59	\$ 21,266.52	\$ 2,956,910.70

**OFF ROLL ASSESSMENTS**

<b>Citicommunities</b>			<b>\$25,974.00</b>			<b>\$10,982.00</b>		<b>\$5,636.00</b>		<b>\$6,455.00</b>		<b>\$2,901.00</b>	
				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					
10/12/17	11/1/17	29723	\$ 12,986.00	\$ -	\$ 5,490.00	\$ -	\$ -	\$ -					
10/12/17	2/1/18	29723	\$ 6,494.00	\$ -	\$ 2,746.00	\$ -	\$ -	\$ -					
10/12/17	5/1/18	29723	\$ 6,494.00	\$ -	\$ 2,746.00	\$ -	\$ -	\$ -					
			\$ 25,974.00	\$ -	\$ 10,982.00	\$ -	\$ -	\$ -					

<b>EHOF Acquisitions II, LLC</b>			<b>\$417,271.00</b>			<b>\$60,979.00</b>		<b>\$133,942.00</b>		<b>\$153,398.00</b>		<b>\$68,952.00</b>	
				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					
1/5/18	11/1/17	WIRE	\$ 208,635.00	\$ 208,635.00	\$ 30,489.43	\$ 66,970.84	\$ 76,698.82	\$ 34,475.92					
	2/1/18		\$ 104,318.00	\$ -	\$ -	\$ -	\$ -	\$ -					
	5/1/18		\$ 104,318.00	\$ -	\$ -	\$ -	\$ -	\$ -					
			\$ 417,271.00	\$ 208,635.00	\$ 30,489.43	\$ 66,970.84	\$ 76,698.82	\$ 34,475.92					

<b>EHOF Acquisitions II, LLC</b>			<b>\$478,249.00</b>			<b>\$325,021.00</b>		<b>\$57,603.00</b>		<b>\$65,971.00</b>		<b>\$29,654.00</b>	
				100%		67.96%		12.04%		13.79%		6.20%	
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3					
1/5/18	11/1/17	WIRE	\$ 255,625.00	\$ 255,625.00	\$ 173,724.34	\$ 30,788.91	\$ 35,261.62	\$ 15,850.12					
	2/1/18		\$ 127,812.00	\$ -	\$ -	\$ -	\$ -	\$ -					
	5/1/18		\$ 127,812.00	\$ -	\$ -	\$ -	\$ -	\$ -					
			\$ 511,249.00	\$ 255,625.00	\$ 173,724.34	\$ 30,788.91	\$ 35,261.62	\$ 15,850.12					

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

**LRA Orlando LLC** **\$6,901.00** **\$1,848.00** **\$5,053.00**

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

SUMMARY				
	GENERAL FUND	DEBT SERVICE SERIES 2015-1	DEBT SERVICE SERIES 2015-2	DEBT SERVICE SERIES 2015-3
TOTAL DIRECT BILLED	\$889,677.00	\$656,310.00	\$745,860.00	\$335,260.00
TOTAL RECEIVED	\$ 462,467.27	\$ 329,850.75	\$ 371,978.44	\$ 167,202.54
VARIANCE	\$ (427,209.73)	\$ (326,459.25)	\$ (373,881.56)	\$ (168,057.46)





**Reunion East/West CDD Direct Billed Assessments for FY 2018**

District	Landowner	Product	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Reunion East										
	Citicommunities					Nov	\$5,491	\$7,496	\$12,987	Paid - \$10,982 - Just O & M
	11-1-15 DS Interest					Feb	\$2,746	\$3,748	\$6,494	
	34-25-27-4012-0001-0013	66 Comm	\$10,982	\$14,992	\$25,974	May	\$2,746	\$3,748	\$6,494	
	Estoppel									
	Totals		<u>\$10,982</u>	<u>\$14,992</u>	<u>\$25,974</u>	Total	<u>\$10,982</u>	<u>\$14,992</u>	<u>\$25,974</u>	
							O & M	Debt	Total	Paid
	LRA ORLANDO LLC		\$1,848	\$5,053	\$6,901	Nov	\$924	\$2,527	\$3,451	Paid - 10/13/17
	35-25-27-4885-PRCL-0C30	4 MF				Feb	\$462	\$1,263	\$1,725	Paid - 10/13/17
						May	\$462	\$1,263	\$1,725	Paid - 10/13/17
						Total	<u>\$1,848</u>	<u>\$5,053</u>	<u>\$6,901</u>	
							O & M	Debt	Total	Paid
	EHOF									
	11-1-15 Interest									
	27-25-27-2985-TRAC-FD20	30 Comm/755 MF	\$358,021	\$153,228	\$511,249	Nov	\$454,923	\$858,693	\$1,313,616	Paid 1/5/18
	35-25-27-4895-PRCL-01C0	242.29 Comm/701 MF/300 Hotel	\$490,846	\$1,207,865	\$1,698,711	Feb	\$227,462	\$429,346	\$656,808	Paid 3/6/18
	27-25-27-2985-TRAC-FD30	10 Comm/56 MF/104 Hotel	\$60,979	\$356,292	\$417,271	May	\$227,462	\$429,346	\$656,808	
			<u>\$909,846</u>	<u>\$1,717,385</u>	<u>\$2,627,231</u>	Total	<u>\$909,846</u>	<u>\$1,717,385</u>	<u>\$2,627,231</u>	
District	Landowner		Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Reunion West										
	Reunion West SPE									
	22-25-27-0000-0020-0000		\$197,596		\$197,596	Dec	\$79,974	\$0	\$79,974	12/29/17
	27-25-27-4927-0001SF10		\$53,310		\$53,310	March	\$79,974	\$0	\$79,974	
	27-25-27-4927-0001-SF20		\$58,746		\$58,746	June	\$79,974	\$0	\$79,974	
	35-25-27-4881-PRCL-006A		<u>\$10,244.00</u>		<u>\$10,244</u>	September	<u>\$79,974</u>	<u>\$0</u>	<u>\$79,974</u>	
			<u>\$319,896.00</u>	<u>\$0.00</u>	<u>\$319,896.00</u>	Total	<u>\$319,896</u>	<u>\$0</u>	<u>\$319,896</u>	
	Reunion West HOA		\$159,095	\$207,088	\$366,183	Nov	\$79,547.50	\$103,544.00	\$183,091.50	Paid - 1/2/17
	22-25-27-4923-0001-00B0					Feb	\$39,773.75	\$51,772.00	\$91,545.75	3/9/18
	22-25-27-4923-0001-00M0					May	\$39,773.75	\$51,772.00	\$91,545.75	
						Total	<u>\$159,095.00</u>	<u>\$207,088.00</u>	<u>\$366,183.00</u>	