

*Reunion East Community
Development District*

Agenda

August 9, 2018

AGENDA

Reunion East

Community Development District

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

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

August 2, 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, August 9, 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 July 12, 2018 Meeting
4. Consideration of Management Services Agreement (MSA)
5. Public Hearing
 - A. Consideration of Resolution 2018-02 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2018-03 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Extension to the Landscape/Grounds Maintenance Agreement with Yellowstone Landscape
7. Consideration of Proposal from Benham Protective Services for Addition of Hands-Free Transponder System
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items Lists
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
 - v. Approval of Fiscal Year 2019 Meeting Schedule
9. Other Business
10. Supervisor's Requests
11. Next Meeting Date
12. 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 July 12, 2018 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of the Management Services Agreement (MSA). A draft copy of the agreement is enclosed for your review.

The fifth order of business opens the public hearing on the budget and assessments. Section A is the consideration of Resolution 2018-02 adopting the Fiscal Year 2019 budget and relating to the annual appropriations. A copy of the Resolution and approved budget are enclosed for your review. Section B is the consideration of Resolution 2018-03 imposing special assessments and certifying an assessment roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for review.

The sixth order of business is the consideration of extension to the landscape/grounds maintenance agreement with Yellowstone Landscape. A copy of the extension will be provided under separate cover.

The seventh order of business is the consideration of proposal from Benham Protective Services for the addition of a hands-free transponder system. A copy of the proposal is enclosed for your review.

The eighth order of business is Staff Reports. Section 1 of the District Manager's Report is the presentation and discussion of the action items lists. Copies of the lists are enclosed for your review. Section 2 includes the check register for approval and Section 3 includes the balance sheet and income statement for your review. Section 4 is the discussion of the status of the direct bill assessment collections. A table with the direct bill information is enclosed for your review. Section 5 is the approval of the Fiscal Year 2019 meeting schedule. A sample meeting notice is enclosed for your review.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Flint', with a stylized flourish at the end.

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, July 12, 2018 at 1:04 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

Carlton Grant	Chairman
Mark Greenstein	Vice Chairman
Steven Goldstein	Assistant Secretary
Don Harding	Assistant Secretary

Also present were:

Jill Burns	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Operations Manager
Rob Stultz	Yellowstone Landscape
Josh Suriano	Yellowstone Landscape
John Cruz	CWS Security
William Viasalyers	GMS
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 1:04 and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Staley: I have noticed speeding becoming more of an issue in the last couple of years and it has become dangerous for pedestrians and cyclists. Who is accountable for helping to solve this problem and who gets sued in the event of an accident?

Mr. d'Adesky: This is a comment we hear in all our communities because speeding is always an issue. I think every Board takes this very seriously in trying to do what they can. Obviously, you are on the West and no one on this Board will speak to the West. As a District

we have very limited things we can do, we don't have a police force and by law we can't direct the police and tell them what to do and say come here, come right now. We rely on Osceola County police force, they are the ones with police power and the ones that we rely upon. If we need to call the police we call Osceola County to come in here and enforce the speed limit. That being said, there are certain things the District can do if it wants to, to deal with influencing speed. As an example, you can put in speed bumps. Speed bumps are always controversial, cost a lot of money and once you put them in we have to maintain them. There are certain other things you can do, we could contract with the Osceola County Sheriff's Office to provide service to the community. That is extremely expensive, we do it in one District I represent and it is debatable whether or not it gets actual effects. In Celebration we have a full-time officer we pay over \$100,000 a year and every taxpayer in the District is paying for that individual and you can say it helps but does it prevent everybody from speeding in Celebration, unfortunately not. The sad thing is there are a lot of vacation rentals, visitors and guests in Central Florida. In terms of who is going to get sued, as a lawyer a lot of them will sue everybody but that doesn't mean we are going to ultimately be held liable for that. Obviously, we carry insurance to deal with that situation but at the end of the day it is up to the Osceola County Sheriff's Department that has the authority and police power to actually go in give people tickets, arrest people, stop them and if they are reckless driving they put them in jail. We can ask them to come in politely, we can make a call but we can't tell them what to do.

Mr. Harding: I have asked the Sheriff to step up patrols in the past and they have done so and I can contact them again. They have been very responsive and these are public streets.

Mr. Staley: There should be a 24-hour solution such as the flashing lights that tell you what your speed is. I strongly recommend the Board consider introducing flashing lights that flash your speed. You can have the police as well.

Mr. Greenstein: Who makes the decision as to the placement of signage of the operational speed limit sign?

Mr. Boyd: That would be at our discretion.

Mr. d'Adesky: The only thing they would weigh in on is likely the speed limit because I know they won't enforce it if we just picked an arbitrary speed.

Mr. Boyd: They approved the speed limit when they approved the original development.

Mr. d'Adesky: It would have to be consistent with that. We will probably bid this together with the West.

Mr. Greenstein: I sit on the West Board and I will bring this issue to the West and this is something we can do.

Mr. Bissoos: There are people joy riding in golf carts. I want to thank you for the job you are doing, however, this goes to the issue of the management companies who are having issues with garbage. People check out at different times and they just put their garbage out there. The game room and bathrooms that they open on time, the pool is open but the bathrooms are not open. Many days the bathrooms by Carolina Way, Excitement Drive are not open. The gate is open but not the bathrooms.

Mr. Scheerer: I think we took care of that.

Mr. Bissoos: This week it happened again. The one by the game room is not open on time.

Ms. Crossland: Is there any way you could ask for more powers to enforce the speed limit?

Mr. d'Adesky: It is hard to explain but we have very limited powers and what we can do is very restricted. We don't have the same powers as a city that can do a lot more under Florida law. We are very constrained in what we can and cannot do.

Mr. Staley: Can I understand what the action point is?

Mr. d'Adesky: This is a dual situation where you have an East and West CDD and we want to address it together. We will present it to the West CDD for consideration, we will have to go out and get quotes because we are a government we have to do everything through the public bidding process to make sure we are receiving fair, low cost, transparent bids. Something of this magnitude would definitely trigger our bid threshold. We have to bring it back to the Board, we don't have an action we can take today on this.

Mr. Staley: Can you agree as a Board that this is an issue that you need to act upon and you cannot delay any further?

Mr. d'Adesky: They can agree it is an issue and they are concerned about it, but we work in partnership with the police department and everybody else regarding speeding. We will do as much as we can do as a Board.

Mr. Greenstein: This is a public comment period and we are supposed to sit here and listen. We invite discussion because we feel it is productive and we have deviated from normal procedure by allowing this to occur. We will take this information, get past the public comment period and when we get into the agenda at the end of that agenda we will get to Supervisors requests and anybody on this Board can bring up the issue about signage and create what Don recommended which is put it on the action items list so that we will move forward with it and do what we need to do and then at the West meeting I will put the subject on the agenda and we will be ahead of the game because the East side action will fall into place. Steve will get us an update when we get to the agenda. The traffic signal we thought was going to be installed, in place and operational in May is still sitting, there are some poles up and some cable but there is still no light. We can get things to a certain point but we have to rely on contractors, the County, whomever to get it to the next level.

Mr. Crossland: We are experiencing issues at the Terraces pool.

Mr. Scheerer: I apologize for the issues you are having at the Terraces. I am the Field Operations Manager at both Reunion East and Reunion West CDD. Your pool is my responsibility. Yellowstone does the day to day pool care of that pool and if we get word of any issues then we can correct those problems. We are not there 24/7 so if you have a problem I will give you my card and you can contact me directly. I was out last week on vacation and I got a call as soon as I got back that there was an issue with trash and the cans being locked. There apparently was a miscommunication with housekeeping that particular week. I was there this morning, all the doors are unlocked, trash cans are clean, all the garbage is gone. I don't know why that happened while I was gone and I apologize but I spoke with Enrique with housekeeping and he apologized. I will take a look at your issue with the jacuzzi. I have a contractor starting this week and we will be totally repainting all the pergolas, gazebos, arbors, buildings and all that.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 14, 2018 Meeting

Ms. Burns: There has been a correction made on page 4 for the spelling of the Deputy Sheriff's name.

Mr. Greenberg: There are a couple instances of Mr. Greenberg on page 4 and that should be changed.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the minutes of the June 14, 2018 meeting were approved as amended.

FOURTH ORDER OF BUSINESS**Consideration of Management Services Agreement (MSA)**

Mr. d'Adesky: In speaking with George and thinking about it holistically this is the Management Services Agreement regarding this community center as well as the horse stables between LRA and Reunion East. At this point it is very preliminary. The most important thing coming out of this meeting is actually commentary but not really approval. There is still some discussion of costs and capital contribution. We also have to do a tax analysis and the bond lawyers are working on that now. Some language needs to be changed to comply with tax law. The most important thing is, everybody on this Board right now is comfortable with the general structure of the agreement and we will bring it back at the next meeting for approval in substantially final form.

FIFTH ORDER OF BUSINESS**Discussion and Consideration of Actions Related to Unallocated Debt**

Mr. d'Adesky: The update is we haven't heard much from either party. We have had some communication with the Trustee and LRA and their respective counsels regarding that unpaid debt. There were questions on one of the HOA parcels that I had Steve do some work on to confirm his finding that tract was not developable for residential purposes and not part of the overall development plan. We prepared a short addendum for Brian Crumbaker, but he has not responded or given us written direction to proceed and we haven't had any further discussions with LRA. I am not recommending any particular action regarding the O&M because of the timing. Right now, we are at the end of the road to put it on the roll but if we did ultimately need to put O&M against the LRA parcels we can always amend the budget and do that off the roll and direct bill those parcels.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

There being none, the next item followed.

B. Engineer

Mr. Boyd: I want to give an update on the signal. Right now they are telling us that the mast arm will not be delivered until September 1st and the signal will not be operational until mid-October. There are only two providers that provide these mast arms and they are dealing with 24-week delivery dates. This goes back to our original delay with the County when the County Engineer left and it delayed the approval of the original shop drawings. They are doing what they can and were out earlier this week working with Duke Power to make sure the power is there and ready to go. They have pulled all the underground conduit and there is some sidewalk work that needs to be done that he said would be starting next week. They will have all the other work out of the way so when the mast arms come in they can put those up quickly and get done with the signal. It was surprising to see the signals going up in front of the fire station because at the time we started this process the County told us there wasn't a signal planned for that location that the County Engineer was aware of. Those are cable stay signals so they apparently avoided the whole issue of mast arms to expedite getting the signal up, which I imagine had a lot to do with being in front of the fire station. In our case we were limited to the mast arms because the poles were there and we had to get waivers from the County to allow us to use mast arms that work for those poles that were installed under an older code.

C. Manager**i. Action Items List**

Ms. Burns: There is the punch list for Seven Eagles Cove with those ongoing items as well as the Reunion East and Reunion West items listed as well.

Mr. Scheerer: The only thing left from the CDD perspective was some landscape upgrades at the Cove, which we may hold off on until September/October.

Mr. Harding: I want to confirm that the MSA was changed regarding Linear Park.

Mr. d'Adesky: I will confirm if it was done.

Mr. Harding: There was a sign at the Sinclair entrance that has been knocked down.

Mr. Scheerer: The sign was apparently hit by a car and is at the bottom of the hill in pieces.

Mr. Harding: I'm not sure the sign was in the right place anyway. When you come off the ramp it is way over to one side. I thought it would be better on the other side of the road where it might be more visible. We may not be able to do that.

Mr. Greenstein: Unfortunately, the preferred location was not available.

Mr. Harding: I think the other side is a great location. If you put another sign up put it a couple feet beyond that so that it faces the traffic coming off of Old Sinclair Road.

Mr. Scheerer: We can't put it between the sidewalk and curb, but I will find a location.

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor staff was authorized to replace the sign that was destroyed and add another sign facing the Sinclair traffic using the same funding mechanism.

Mr. Scheerer: While I was on vacation I did get one quote back from ACT, the current provider of the gate arms. The Excitement Drive gate at 545 had a tailgating issue. There were two arms put in as you come in and it was suggested at the last meeting that people are now going through the exit gate to gain access because we have bi-parting gates and it takes longer to close. ACT provided me with a quote to install two lift masters so it will be two gate arms that will work in conjunction with the swing arm gate, and the cost is \$11,585. I wasn't able to get a second quote in time for the Board Meeting. They also suggested that instead of putting it in front of the gate put it on the backside of the gate so the swing arm opens, then the swing arm closes then you hit the barrier gates, they open and close so it doesn't give people a lot of time to navigate through there. If you make a motion not to exceed a certain amount I will get one more proposal and proceed to move forward.

Mr. Goldstein: Can we get John's comment on it?

Mr. Cruz: I think it is great idea. It will definitely cut down and make it more difficult for folks to try to skirt around and go in the exit gate.

Mr. Scheerer: There was also a question if there was enough room to stage on the entrance between the barrier gate and the bi-parting gate and there is but there is a huge concern with the gate company. If you get these open and then closed and for some reason the swing arms don't function, you are stuck. They were not in favor of that suggestion, but they did tweak

the closing speeds. It is not a lot, but they did tweak the closing on the barrier gate to get it to close a little quicker.

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor staff was authorized to proceed with the new gate on the exit side of the Excitement Drive entrance in an amount not to exceed \$12,000.

ii. Approval of Check Register

Ms. Burns presented the check register in the amount of \$723,549.56.

On MOTION by Mr. Harding seconded by Mr. Goldstein 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 assessment report was included in the agenda package.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Harding: One thing I would like to mention to the audience is there is something called a Reunion Entity Document that is posted on the website of the Resort. I'm not sure if it is posted on the Aegis website but I want to make sure it is. It gives you information as to who owns what in here, who owns what pools, who owns what facilities and so forth and gives you insight as to what the CDD is all about, and the Neighborhood Watch. I think it is helpful when people don't know what to do or who to contact relative to certain issues.

Mr. Greenstein: One additional item we have to take care of is to recognize based on the discussion we had during the public comment period concerning radar speed signs. I think it would be appropriate that staff get us bids for the signs, identify power sources and hopefully at the next meeting you can provide us with proposals.

Mr. Scheerer: The speed signs are already in place and I think we can access those posts and install a solar powered digital speed limit sign. I saw the guys shooting radar this morning by the water park. I will get with John and we will identify spots and get some quotes with installation included and bring that to the next meeting.

A resident: People double park on streets and security can't help us.

Mr. Greenstein: We have spoken about double parking and security has a policy that when they see cars parked on both sides of the street they will knock on the door and try to get people move their cars. The roads were not built for parking on both sides of the street.

NINTH ORDER OF BUSINESS

Next Meeting Date

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor the meeting adjourned at 2:25 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

MANAGEMENT SERVICES AGREEMENT
(HERITAGE CROSSING COMMUNITY CENTER AND HORSE STABLES)

THIS MANAGEMENT SERVICES AGREEMENT (this "Agreement") is entered into this ____ day of _____, 2018 (the "Effective Date"), by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district and a local unit of special purpose government (the "CDD"), and **THE REUNION CLUB OF ORLANDO, LLC**, a Georgia limited liability company (the "Management Company").

RECITALS:

A. **WHEREAS**, the CDD is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended, and pursuant to Osceola County Ordinance #01-31.

B. **WHEREAS**, the recreational amenities/properties commonly referred to as "Heritage Crossing Community Center and the Horse Stables", as further defined in the attached Exhibit "A", (the "CDD Facilities") is owned by the CDD.

C. **WHEREAS**, the CDD desires the benefit of the experience and services of the Management Company for the operation and management of the CDD Facilities upon the terms and conditions set forth in this Agreement, and the Management Company is willing to accept such obligations pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of valuable considerations paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. Incorporation of Recitals. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. Term of Agreement. This Agreement shall be for a four-year term beginning on the Effective Date and ending on _____ (the "Term").

3. Acceptance of Management Responsibility. The CDD hereby retains the Management Company to manage and operate the CDD Facilities in accordance with the standards set forth herein and to further render the Services (as defined below), and the Management Company hereby accepts such duties and shall discharge such duties all in accordance with the terms and conditions set forth in this Agreement.

4. Compensation. The Parties agree that no monies or other compensation shall be due from the CDD to the Management Company for the provision of the Services (as defined hereunder). The Management Company will receive all revenues and income derived from the operations of the CDD Facilities with the exception of Facility Rental Fees as more fully described below. Management Company will be responsible for paying all bills and costs associated with the operation and management of the CDD

Facilities as more fully set forth herein, and any balances remaining after payment of such costs will remain the income of the Management Company.

5. Facility Rental Fees. Management Company shall collect a Facility Rental Fee for each event held in the CDD Facilities, excluding CDD Sponsored Events. Management Company will remit Facility Rental Fees to the CDD on a monthly basis with a report indicating the date, time and description of each event. Facility Rental Fees will be reviewed annually and can be adjusted by mutual written consent of the parties. The initial Facility Rental Fees are as follows:

(a) Non-Resident Events:

- (i) Heritage Crossing Community Center (per four (4) hour block) –
 - o \$400 per quarter of facility
 - o \$1,200 for whole facility

- (ii) Horse Stables (per four (4) hour block) –
 - o _____

(b) Resident and Non-Resident User Fee Payer Events:

- (i) _____% Discount applied to Non-Resident Event Fees

(c) CDD Sponsored Events:

- (i) Exempt

6. CDD Sponsored Events. Management Company shall block out specific dates and times for CDD Sponsored Events. CDD Sponsored Events are intended to benefit residents and non-resident user fee payers. Specific dates and times will be determined by mutual written consent of the parties.

7. Services of Management Company and Operation of CDD Facilities. The Management Company shall act as the manager of the CDD Facilities, including all activities related thereto, and the Management Company shall provide the CDD with the following services, including but not limited to (collectively, the "Services"):

(a) Standards and Operation. The Management Company shall manage and maintain the CDD Facilities as a part of the CDD community and at all times in accordance with that of a high quality public facility, at a level consistent with or better than a similar operation in central Florida. General standards for management and maintenance of the CDD Facilities are set forth in this Agreement, and more specific standards pertaining to the CDD Facilities are set forth in Exhibit "B" attached hereto.

(b) Operational Inventory. The Management Company shall purchase all necessary and recommended inventory and supplies, enter into all necessary contracts for electricity, gas, propane, telephone, general cleaning, window cleaning, refuse disposal, pest control, payroll or staff services, and for any other utilities or services which the Management Company shall

consider reasonably necessary or advisable for the operation of the CDD Facilities, and make ordinary repairs and maintenance (as more fully set forth below and subject to the prior approval of the CDD, and the lack of a statutory or regulatory need to bid for such services). Within sixty (60) days after the Management Company has begun to perform its duties under this Agreement, both the Management Company and the CDD shall cooperate to produce an inventory detailing the ownership of all personal property items located at or within the CDD Facilities which are subject to this Agreement.

(c) Emergency Maintenance Service. The Management Company will have a properly qualified person available to handle maintenance emergencies affecting the CDD Facilities, before and after the maintenance emergency event.

(d) Other Services and Conditions.

(i) The Management Company will provide appropriate personnel to manage the CDD Facilities during hours of operation, which hours shall be established by the Management Company from time to time, and which hours shall be subject to review by the CDD. The Management Company shall post appropriate signage indicating the hours of operation and a contact number for the Management Company. The Management Company may elect to permit use of certain areas of the CDD Facility during discrete periods while restricting use of other areas of the CDD Facilities during those same periods. The Management company shall make best efforts to ensure CDD Facilities are only accessed by (a) property owners within the boundaries of either Reunion East or Reunion West community development district ("Property Owner") and the guests of Property Owners (inclusive of guests of the Management Company, as a Property Owner), (b) employees, contractors, subcontractors, and other licensees of the Management Company and (c) individuals who have paid the CDD Non-Resident User Fee. The Management Company shall have discretion regarding implementation of operating procedures to ensure authorized users follow use and conduct policies established by the Management Company consistent with the mutually acceptable operating and maintenance requirements. The Management Company will secure the CDD Facility during periods of inoperation, and may, in its sole discretion, monitor and surveil the CDD Facilities for compliance. The Management Company shall have the authority to restrict access, deny privileges, and/or apply other appropriate measures to address unauthorized users, authorized users attempting use during periods of inoperation, and authorized users that violate behavioral standards of the Management Company.

(ii) The Management Company hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the CDD Facilities are located, at Management Company's sole cost and expense, except as provided in paragraph 6.(b) herein, and the Management Company will take such action as may be reasonably necessary to comply with any and all notices, orders or other requirements affecting the CDD Facilities issued by any governmental agency having jurisdiction over it, unless specifically instructed by the CDD or the CDD that it intends to contest, at the CDD's cost and expense, such orders or requirements and that the Management Company shall not comply with the same. The Management Company shall

provide immediate notice to the CDD of any such orders or requirements upon receipt of same.

(iii) If requested by the CDD, a representative of the Management Company shall attend all CDD Board of Supervisors meetings. Additionally, the Management Company shall attend membership meetings with homeowners and developer representatives upon prior notice by the CDD.

(e) Liquor Licenses and Liability. In the event liquor or any other alcoholic beverage is to be served in or upon any of the CDD Facilities, the Management Company shall be responsible for acquiring and maintaining in good standing any and all licenses required by law which are necessary to legally serve alcoholic beverages. In addition, the Management Company shall comply with all liquor liability insurance requirements as more fully described herein. The CDD shall cooperate with Management Company as may be reasonably required to provide documentation or information to licensing authorities in order for the Management Company to acquire and maintain such licenses.

8. Repair, Maintenance and Utilities.

(a) Except for the CDD's maintenance responsibilities set forth below, Management Company shall maintain the interior, exterior, landscaping and grounds of the CDD Facilities and every part thereof in good repair and condition; damages by causes beyond the control of the Management Company, reasonable use, ordinary decay, wear, and tear excepted. Management Company hereby further covenants at its expense to:

(i) Comply with the requirements of applicable building, housing and health codes specifically applicable to Management Company's use of the CDD Facilities;

(ii) Maintain the ceilings, windows, screens, doors, steps, porches, interior walls, floors, cosmetic features of the exterior of the building(s), paint, landscaping, grounds, parking lots and all other non-structural components in good repair and the plumbing, heating and air conditioning systems in good working condition;

(iii) Provide for the monthly extermination and prevention of rats, mice, roaches, ants and wood-destroying organisms;

(iv) Maintain all locks and keys;

(v) Maintain in a clean and safe condition all areas of the CDD Facilities;

(vi) Provide for garbage removal and outside receptacles therefor; and

(vii) Pay for all utilities provided to the CDD Facilities.

Subject to subsection (b) below, the CDD shall maintain the structure of the building(s) on the grounds of the CDD Facilities, including the integrity (but not the cosmetic condition) of exterior walls, roof and foundation except to the extent that any maintenance or repairs are deemed "minor

repairs" (i.e., less than or equal to \$2,500), and also to the extent that any maintenance or repairs are required as a result of the negligence or intentional acts of the Management Company, its employees, agents, contractors or guests, in which cases Management Company shall be responsible for said costs and obligations. Notwithstanding the foregoing, the CDD shall have no liability or obligation for said maintenance unless and until it receives written notice from Management Company that maintenance and/or repairs are necessary.

(b) The Management Company shall not be responsible for any "Capital Expense" for any single item of repair or replacement which exceeds Two Thousand, Five Hundred and 00/100 Dollars (\$2,500) (unless said repair or replacement is a result of the negligence or intentional acts of the Management Company, its employees, agents, contractors or guests), and shall not incur on behalf of the CDD any Capital Expense unless specifically authorized in writing, in advance, by the CDD, except, however, such emergency repair as may involve a danger to life or property or as may be immediately necessary for the preservation and safety of the CDD Facilities or the members, occupants and livestock, or as may be required to avoid the suspension of any necessary service to the CDD Facilities. A "Capital Expense" is defined as any capital expenditure (not normal operational maintenance and repairs), upgrade or long-term repair that is in excess of \$2,500. Capital Expenses shall include, without limitation, building structural repairs, roof replacement, appliance replacement, carpet or flooring replacement and major building systems replacement including, but not limited to, air conditioning and plumbing. Minor operational repairs and maintenance are included in the Fixed Fee, as defined below, and are to be performed at the cost of the Management Company. Without limiting the generality of the foregoing, it is the intent of this paragraph that the Management Company shall be responsible for the expense if it is due to normal wear and tear or part of routine maintenance service, and the CDD shall be responsible for the expense if it is to prolong the life of the facility or component (e.g., painting exterior, refurbishing chairs) or to make modifications to the CDD Facilities as may be required by law.

(c) The Management Company shall be directly responsible for the general operation and management of the CDD Facilities and the associated maintenance necessary for the upkeep of the CDD Facilities and its related amenities according to the standards reasonably acceptable to the CDD, including cleaning and such maintenance and repair work as may be necessary to operate the facility successfully, and as set forth herein. In the event that the Management Company, at any time during the term of this Agreement, fails to so maintain the CDD Facilities, the CDD shall have the right to give written notice to the Management Company, specifying those areas of specific matters in regard to which the Management Company is not meeting the standards of operation (i.e., facility conditions, employee training, failure to operate within the approved CDD rules and regulations as adopted by the CDD from time to time). The Management Company shall have thirty (30) days from the receipt of said notice to cure such failures in their entirety, or in the event that such failures cannot be reasonably cured within that period, a reasonable period shall be established, provided that the Management Company diligently commences and pursues to complete such cure. If such efforts are not made, this Agreement may be terminated at the sole discretion of the CDD.

(d) The CDD Facilities and all furniture and fixtures, machinery, appliances, operating equipment and all personal property used in the operation of the CDD Facilities and owned by the CDD shall be maintained by the Management Company on behalf of the CDD, in a condition that is appropriate for the operation of the CDD Facilities. Title thereto shall remain in the name of the

CDD. The Management Company will use reasonable caution and care in performing its Services to protect the equipment and premises of the CDD Facilities now owned or hereafter acquired. An inventory of all property owned by the CDD shall be performed by the CDD (or other individual acceptable to the CDD) and the Management Company prior to the Management Company beginning operations at the CDD Facilities. Annual inventories shall be performed in the same manner. At the termination of this Agreement, the Management Company shall be responsible for leaving all CDD inventory items in good condition and repair, ordinary wear and tear excepted.

9. Insurance. The Management Company shall, at its own expense, secure insurance policies as listed below necessary for the proper maintenance, preservation and operation of the CDD Facilities. All insurance shall be issued by companies authorized to do business under the laws of the State of Florida, and must be reasonably acceptable to the CDD. The Management Company shall furnish certificates of insurance to the CDD prior to providing the Services, and each certificate shall clearly indicate that the Management Company has obtained insurance of the type, amount and classification as required for strict compliance with this paragraph.

Management Company shall, throughout the performance of its services pursuant to this Agreement, maintain:

a. Occurrence based comprehensive general liability insurance (including broad form contractual coverage) with minimum limits of \$1,000,000 per occurrence and \$2,000,000 annual aggregate, protecting it and CDD from claims for bodily injury (including death) and property damage, for incidents occurring on, in or about the CDD premises / facilities, solely which arise from or in connection with the performance of Management Company's services under this Agreement.

b. Business automobile liability insurance covering owned, non-owned and hired automobile exposures, with policy limits not less than \$1,000,000 combined single limit.

c. Workers' compensation insurance sufficient to satisfy all applicable statutory requirements, and Employer's liability insurance in amounts not less than:

Bodily Injury by Accident: \$1,000,000 each accident
Bodily Injury by Disease: \$1,000,000 policy limit
Bodily Injury by Disease: \$1,000,000 each employee

d. Liquor liability insurance in an amount not less than \$1,000,000 per occurrence and \$1,000,000 annual aggregate.

e. Umbrella / Excess liability insurance with a minimum limit of \$25,000,000 each occurrence and \$25,000,000 annual aggregate.

All such insurance required in this Section 7 shall be with companies and on forms reasonably acceptable to CDD and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to CDD; the insurance required under paragraph 7.a, 7.b, and 7.d shall name the CDD as an additional insured. Certificates of insurance (and copies of all policies, if required by the CDD) shall be furnished to the CDD. In the event of any cancellation or

reduction of coverage, Management Company shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to CDD whatsoever. Acceptance by the CDD of any evidence of insurance submitted by the Management Company does not relieve or decrease in any manner the liability of the Management Company for performance of the Services in accordance with the terms and conditions hereof.

All coverage types, limits and deductible amounts as set forth in this Section 7 hereof shall be reviewed by CDD and Management Company from time to time for the purpose of determining the coverage types, limits and deductible amounts then appropriate of properties similar in type and construction to the CDD facilities and for the nature of the business being conducted, and for purposes of complying with the requirements of any mortgagee.

CDD shall, at its own expense, secure insurance policies necessary for the proper maintenance, preservation and operation of the CDD Facilities and shall name the Management Company as an additional insured. Certificates of insurance shall be furnished to the Management Company.

10. Management Company's Employees. The Management Company shall employ, hire, train and supervise all personnel reasonably necessary to operate the CDD Facilities, with all employees' compensation, benefits and labor costs to be paid by the Management Company. The Management Company shall have authority to hire, train and discharge all employees necessary for the operation of the CDD Facilities, and to fix their compensation; such employees shall not be employees or independent contractors of the CDD. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of Management Company or of entities retained by Management Company are the sole responsibility of Management Company. Management Company shall obtain, for each individual Management Company employs at the CDD Facilities at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed provider of such services, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within Management Company's industry. Management Company shall maintain copies of said background checks on file so long as the subject individual(s) remains in Management Company's employ, and to the extent permissible by law, Management Company shall make all background checks available for CDD's review upon request. Management Company shall use commercially reasonable efforts to enforce strict discipline and good order among its employees while at the CDD Facilities.

11. Licenses, Transfers. The Management Company, at its own expense, shall obtain all licenses and permits necessary to perform the Services. All licenses will be obtained in the name of the Management Company, if possible. In the event the Management Company is in default under this Agreement and/or this Agreement is terminated by the CDD, the Management Company agrees that it will transfer (to the maximum extent permitted by law, ordinance or other governmental regulation), at the CDD's expense, all permits and licenses, including but not limited to any liquor license(s), which may be held by the Management Company for the CDD Facilities and the operation thereof, to the CDD or, at the CDD's sole option, to the CDD's nominee. The cost and expense of such transfers shall be borne solely by the CDD.

12. Termination. Notwithstanding anything to the contrary contained herein, CDD or Management Company may terminate this Agreement, with or without just cause, upon ninety (90) days' prior written notice to the other party. Except as provided for in Section 6(c), in the case of a material event

of default by either party, which default has not been cured within ten (10) days after receipt of written notice thereof from the non-defaulting party, the non-defaulting party may terminate the Agreement upon five days' prior written notice to the defaulting party, provided that, if such default is of a nature that it cannot be cured within such ten (10) day period, then such period shall be extended for such additional period as may be reasonably necessary to remedy the default, but in no event shall such extended remedy period extend beyond ninety (90) days.

13. Notices. Any notice required or permitted to be given by the terms of this Agreement or under any applicable law by either party shall be in writing and shall be either hand delivered, sent via recognized overnight courier (such as Federal Express), or sent by certified or registered mail, postage prepaid, return receipt requested. Such written notice shall be addressed to:

CDD: Reunion East Community Development District
c/o Governmental Management Services
135 W. Central Blvd., Suite 320
Orlando, FL 32801
Attn.: District Manager

with a copy to: Latham, Shuker, Eden & Beaudine, LLP
111 N. Magnolia Ave., Suite 1400
Orlando, FL 32801
Attn.: Jan Albanese Carpenter, Esq.

Management Company: Reunion Club of Orlando, LLC
200 Ocean Crest Dr., Suite 31
Palm Coast, FL 32137
Attn.: Legal Dept.

and a copy to: Salamander Reunion, LLC
100 West Washington Street
Middleburg, VA 20117
Attn.: Prem Devadas

14. Indemnification. Management Company agrees to indemnify, save harmless and defend the CDD, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the CDD, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Management Company's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Management Company, its agents, employees or sub-contractors in the performance of this Agreement.

15. Compliance with All Laws, Regulations, Rules and Policies.

(a) At all times, Management Company is expected to operate in accordance with all applicable laws, statutes, regulations, ordinances and orders.

(b) Management Company hereby covenants and agrees to comply with all the regulations, ordinances and rules of governmental authorities wherein the CDD's Facilities are located, as said regulations, etc. may specifically relate to Management Company or its services provided hereunder, at Management Company's sole cost and expense except as otherwise provided herein, and Management Company will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Management Company, unless specifically instructed by the CDD that it intends to contest such orders or requirements and that Management Company shall not comply with the same. Management Company shall provide immediate notice to the CDD of any such orders or requirements upon receipt of same. Should such compliance require changes or modifications to the CDD Facilities, Management Company shall provide notice of the CDD as provided under Section 6.

(c) Management Company shall bear all costs associated with compliance with the Americans with Disabilities Act or any other state or Federal legislation related to its performance of the Services; provided however, that the CDD shall be solely responsible for such compliance in respect of the improvements constituting the CDD Facilities and other assets owned by the CDD.

(d) The CDD is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Management Company agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," Community Development District law, and all other statutes and regulations applicable to Management Company.

16. Ownership of Books and Records. Any books, documents, records, correspondence or other information kept or obtained by the CDD or furnished by the CDD to Management Company in connection with the services contemplated herein and/or the CDD Facilities and any related records are property of the CDD. Management Company agrees and acknowledges that any and all such books, documents, records, correspondence or other information may be public records under Chapter 119, *Florida Statutes*.

17. Public Records. Management Company agrees to promptly comply with any order of a Court having competent jurisdiction which determines that records pertaining to the management of the CDD Facilities maintained by Management Company are "public records" which must be available to the public.

Management Company agrees and acknowledges that any and all books, documents, records, correspondence or other information related to this Agreement and/or the CDD Facilities may also be subject to inspection and copying by members of the public pursuant to Chapter 119, *Florida Statutes*. In accordance with applicable Florida law:

a. Management Company shall keep and maintain public records that ordinarily and necessarily would be required by the CDD in order to perform the services provided in this Agreement.

b. Management Company shall provide the public with access to public records on the same term and conditions that the CDD would provide the records and a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law.

c. Management Company shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

d. Management Company shall meet all requirements for maintaining public records and transfer, at no cost, to the public agency all public records in possession of Management Company upon termination of this Agreement and shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements, provided that Management Company shall be entitled to retain copies of any records it deems necessary to comply with IRS, Florida Department of Revenue and any other regulatory agencies or necessary for Management Company's defense of any claims by CDD or any third party resulting from Management Company's performance under this Agreement. All records stored electronically shall be provided to the CDD in a format that is compatible with the information technology systems of the CDD so long as Management Company does not incur unreasonable cost or expense in doing so.

If Management Company does not comply with a public records request, such failure to comply shall be considered a default under the terms of this Agreement and applicable law, and the CDD shall enforce the Agreement accordingly.

18. Environmental Covenants.

(a) Management Company shall comply with all environmental laws, rules, regulations, statutes and ordinances, including, without limitation, those applicable to "hazardous substances." Management Company shall unconditionally, absolutely and irrevocably agree to indemnify, defend and hold harmless CDD and its officers, employees, agents, and contractors, from and against and to pay in full on demand by CDD all loss, cost and expense (including, without limitation, attorneys' fees and disbursements and fees of other professionals advising CDD) of whatever nature suffered or incurred by CDD on account of the existence on the CDD Facilities, or the release or discharge from the CDD Facilities, of "hazardous substances" caused by Management Company or its employees, agents, licensees and subcontractors after the commencement of the Services, including, without limitation, any claims, costs, losses, liabilities and expenses arising from the violation (or claimed violation) of any environmental laws by Management Company or its employees, agents, licensees and subcontractors after the commencement of the Services, or the institution of any action by any party against Management Company, CDD or the property whereon the CDD Facilities are situated based upon nuisance, negligence or other tort theory alleging liability due to the improper generation, storage, disposal, removal, transportation or treatment of hazardous substances by Management Company or its employees, agents, licensees and subcontractors after the commencement of the Services, or the imposition of a lien on any part of the Demised Premises under the Comprehensive Environmental Response Compensation and Liability Act of 1980, 42 U.S.C. 9601, et seq., as amended ("CERCLA"), and the laws of the state where the Demised Premises is located, or any other laws pursuant to which a lien or liability may be imposed on the CDD due to the existence of hazardous

substances caused by Management Company or its employees, agents, licensees and subcontractors after the commencement of the Services.

(b) In the event any claims, costs, losses, liabilities or expenses arise from the violation (or claimed violation) of any environmental laws by the CDD or its employees, agents, licensees and subcontractors prior to the commencement of the Services, applicable law shall determine the allocation of any liability or responsibility, if any, between any and all parties involved, provided, however, that in no event shall the Management Company be responsible, in whole or in part, for any such claims, costs, losses, liabilities or expenses.

19. Third Party Beneficiaries. The Services provided under this Agreement are solely for the benefit of the CDD and neither this Agreement nor any Services rendered hereunder shall give rise to or shall be deemed to or construed so as to confer any rights on any other party as a third party beneficiary or otherwise, including any owners of property within the CDD.

20. Attorneys' Fees. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its reasonable attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. Governing Law and Jurisdiction. This Agreement shall be interpreted and enforced under the laws of the State of Florida, regardless of any conflict-of-interest rules. Any litigation arising under this Agreement shall have venue in a court having jurisdiction over Osceola County, Florida. THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT HAVING JURISDICTION OVER OSCEOLA COUNTY, FLORIDA.

22. Independent Contractor Status. At all times hereunder, the Management Company shall undertake all duties, obligations, and responsibilities as an independent contractor, and not as an employee, agent or representative of the CDD. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the CDD and the Management Company. The Management Company has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the CDD.

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

24. Waivers. No failure by either party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant,

agreement, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

25. Miscellaneous.

(a) The captions for each paragraph of this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, or the intent of any provision hereof.

(b) The Management Company may not assign this Agreement or any of the rights and duties expressed herein except with the CDD prior written consent, which consent may be withheld in the CDD's sole and absolute discretion.

(c) Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders, as the context requires.

(d) The Management Company and the CDD have had equal input in the drafting of this Agreement and, in consideration thereof, the language used in this Agreement will be construed according to its fair and common meaning and will not be construed more stringently or liberally for either party.

(e) If any provision of this Agreement is held to be illegal or invalid, the other provisions shall remain in full force and effect.

(f) No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.

(g) Time, and timely performance, is of the essence of this Agreement and of the covenants and provisions hereunder.

26. Termination of Conflicting Contracts. The Parties agree that this Agreement shall serve to terminate and replace any other agreements pertaining to the provision of the Services described hereunder, including the Management Services Agreement entered into on May 1, 2015.

27. Counterparts. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same agreement.

[SIGNATURE PAGE TO FOLLOW.]

DRAFT

**SIGNATURE PAGE TO
MANAGEMENT SERVICES AGREEMENT
(HERITAGE CROSSING COMMUNITY CENTER AND HORSE STABLES)**

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

ATTEST:

By: _____

Print: _____

Secretary/Asst. Secretary

"CDD"

REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT
a Florida community development district

By: _____

Print: _____

Chairman/Vice-Chairman

WITNESSES:

Print: _____

Print: _____

"MANAGEMENT COMPANY"

REUNION CLUB OF ORLANDO, LLC,
a Georgia limited liability company

By: _____

Print: _____

Title: _____

EXHIBIT "A"

Description of CDD Facilities

[ATTACHED BELOW]

DRAFT

EXHIBIT "B"

SPECIFIC OPERATION AND MAINTENANCE REQUIREMENTS FOR THE CDD FACILITIES.

The specific requirements for the CDD Facilities listed below shall be in addition to all the management, operational and maintenance requirements set forth in the Agreement. However, this list shall not be deemed to be an exhaustive or all-inclusive list of the Management Company's responsibilities with respect to the CDD facilities. The exact duties performed by the Management Company shall be those duties mutually agreeable to the CDD and the Management Company, and shall include, but not be limited to, the following:

- The Management Company shall be responsible for maintenance of the CDD owned swimming pool complex, commonly referred to as the Seven Eagles Pool Complex, which consists of a swimming pool, a children's recreation center and a fitness center.
- Management Company shall manage and operate the facility as first-rate public swimming pool and recreation facility, and shall keep the pool, the recreation areas and the appurtenant areas in a clean, attractive and safe condition at all times.
- All pool/patio furniture, fitness equipment, recreational equipment, and any other items of personal property owned by the Management Company and listed in the inventory created pursuant to this Agreement, or hereafter acquired by the Management Company, shall continue to be owned and maintained by the Management Company.
- Management Company shall check pool water quality and complete equivalent to DH Form 921 3/98 Swimming Pool Report, as required by Chapter 64E-9.004(13), FAC, per site visit.
- Management Company shall conduct necessary tests for proper pool chemicals as required to maintain water quality levels within the requirements of chapter 64E-9.004(d).
- Management Company shall operate the filtration systems and recirculation systems, backwashing as needed. Management Company shall clean all strainers, maintain the pools at proper water levels and maintain filtration rates. Management Company shall check valves for leaks, as well as other components, and maintain in proper condition.
- Management Company shall manually skim, brush and vacuum the pool as necessary. Maintenance shall be performed three days per week year-round. At least one day per week, as necessary, the pool will receive super chlorination and algae treatment.
- Management Company shall advise the CDD of any necessary repairs, cleaning or replacement which is deemed a Capital Expense as defined in the Agreement. Upon approval from the CDD's Board of Supervisors, such repairs shall be completed and billed separately.

SECTION V

SECTION A

RESOLUTION 2018-02

THE ANNUAL APPROPRIATION RESOLUTION OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Reunion East Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 9, 2018, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF REUNION EAST COMMUNITY DEVELOPMENT DISTRICT;

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2018 and/or revised projections for Fiscal Year 2019.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for Reunion East Community Development District for the Fiscal Year Ending September 30, 2019", as adopted by the Board of Supervisors on August 9, 2018.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Reunion East Community Development District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND – 2015A	\$ _____
TOTAL DEBT SERVICE FUND – 2015-1	\$ _____
TOTAL DEBT SERVICE FUND – 2015-2	\$ _____
TOTAL DEBT SERVICE FUND – 2015-3	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.

- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 9th day of August, 2018.

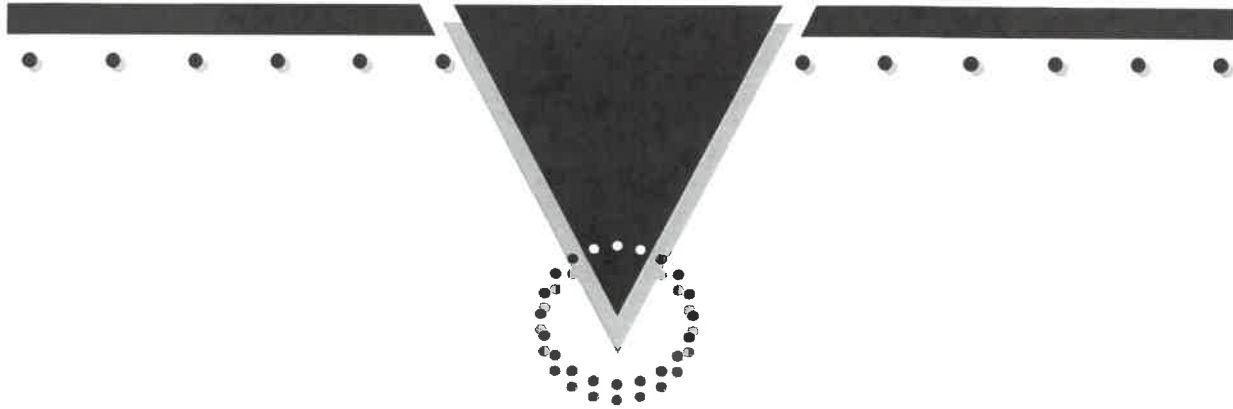
ATTEST:

**BOARD OF SUPERVISORS OF
THE REUNION EAST
COMMUNIT DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____



Reunion East
Community Development District
Proposed Budget
FY 2019



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Reunion East
Community Development District
Proposed Budget
General Fund
Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 6/30/18	Projected Next 3 Months	Total thru 9/30/18	Proposed Budget FY2019
Revenues					
Special Assessments - Tax Collector	\$1,092,735	\$1,110,772	\$34	\$1,110,806	\$1,092,735
Special Assessments - Direct	\$922,677	\$922,677	\$0	\$922,677	\$922,677
Interest	\$250	\$727	\$123	\$850	\$250
Miscellaneous Income	\$5,368	\$3,408	\$1,704	\$5,112	\$4,771
Rental Income - Base	\$12,150	\$32,400	\$0	\$32,400	\$0
Rental Income - Operating Expenses/CAM	\$10,585	\$10,035	\$0	\$10,035	\$0
Total Revenues	\$2,043,765	\$2,080,019	\$1,861	\$2,081,880	\$2,020,434
Expenditures					
Administrative					
Supervisor Pay	\$12,000	\$8,600	\$2,000	\$10,600	\$12,000
FICA	\$918	\$658	\$153	\$811	\$918
Engineering	\$15,000	\$8,321	\$1,679	\$10,000	\$15,000
Attorney	\$35,000	\$17,539	\$12,461	\$30,000	\$35,000
Trustee Fees	\$17,500	\$0	\$17,500	\$17,500	\$17,500
Arbitrage	\$3,800	\$600	\$2,400	\$3,000	\$3,600
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$5,000	\$3,850	\$833	\$4,683	\$5,000
Property Appraiser Fee	\$1,000	\$817	\$0	\$817	\$1,000
Property Taxes	\$400	\$183	\$0	\$183	\$400
Annual Audit	\$5,100	\$5,100	\$0	\$5,100	\$5,200
District Management Fees	\$42,985	\$32,239	\$10,746	\$42,985	\$44,275
Information Technology	\$2,200	\$1,650	\$550	\$2,200	\$2,200
Telephone	\$300	\$39	\$36	\$75	\$300
Postage	\$3,500	\$272	\$128	\$400	\$3,500
Printing & Binding	\$2,500	\$474	\$176	\$650	\$2,500
General Liability Insurance	\$14,800	\$13,453	\$0	\$13,453	\$14,800
Legal Advertising	\$1,500	\$397	\$1,103	\$1,500	\$1,500
Other Current Charges	\$600	\$178	\$22	\$200	\$600
Office Supplies	\$500	\$189	\$61	\$250	\$500
Travel Per Diem	\$500	\$0	\$0	\$0	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$170,078	\$99,735	\$48,848	\$149,583	\$171,468
Maintenance - Shared Expenses					
Field Maintenance	\$41,454	\$31,091	\$10,364	\$41,454	\$39,851 ¹
Management Services Agreement	\$0	\$0	\$0	\$0	\$0 ²
Facility Lease Agreement	\$31,582	\$18,389	\$6,130	\$24,518	\$22,884 ³
Telephone	\$4,800	\$4,076	\$1,372	\$5,448	\$4,760 ⁴
Electric	\$348,000	\$303,408	\$101,109	\$404,517	\$330,400 ⁵
Water & Sewer	\$45,000	\$42,301	\$12,222	\$54,523	\$44,800 ⁶
Gas	\$46,200	\$33,928	\$1,440	\$35,368	\$43,120 ⁷
Pool & Fountain Maintenance	\$105,000	\$78,580	\$26,148	\$104,728	\$98,000 ⁸
Environmental	\$6,000	\$3,440	\$1,147	\$4,587	\$5,600 ⁹
Property Insurance	\$26,100	\$24,914	\$0	\$24,914	\$25,620 ¹⁰
Irrigation Repairs & Maintenance	\$7,500	\$7,660	\$1,890	\$9,550	\$8,400 ¹¹
Landscape Contract	\$465,774	\$319,128	\$112,194	\$431,322	\$434,722 ¹²
Landscape Contingency	\$23,295	\$14,043	\$5,100	\$19,143	\$21,742 ¹³
Landscape Consulting	\$23,400	\$27,851	\$5,850	\$33,701	\$21,840 ¹⁴
Gate and Gatehouse Expenses	\$19,200	\$7,682	\$4,500	\$12,162	\$17,620 ¹⁵
Roadways/Sidewalks/Bridge	\$27,840	\$107,637	\$1,800	\$109,437	\$28,000 ¹⁶
Lighting	\$4,800	\$4,606	\$0	\$4,606	\$5,600 ¹⁷
Building Repairs & Maintenance	\$24,000	\$27,449	\$1,800	\$29,249	\$22,400 ¹⁸
Pressure Washing	\$24,000	\$11,588	\$1,800	\$13,388	\$11,200 ¹⁹
Maintenance (Inspections)	\$1,050	\$378	\$464	\$842	\$990 ²⁰
Repairs & Maintenance	\$0	\$0	\$1,800	\$1,800	\$11,200 ²¹
Pest Control	\$435	\$0	\$0	\$0	\$406 ²²
Signage	\$2,400	\$8,484	\$0	\$8,484	\$2,240 ²³
Security	\$84,000	\$63,000	\$21,000	\$84,000	\$78,400 ²⁴
Total Maintenance Shared	\$1,361,810	\$1,139,612	\$318,129	\$1,457,741	\$1,280,086

Reunion East
Community Development District
Proposed Budget
General Fund
Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 6/30/18	Projected Next 3 Months	Total Thru 9/30/18	Proposed Budget FY2019
<u>Heritage Crossing Community Center</u>					
Landscape Maintenance	\$16,000	\$8,648	\$0	\$8,648	\$16,000
Telephone	\$1,500	\$993	\$331	\$1,324	\$1,500
Electric	\$33,000	\$14,277	\$5,760	\$20,037	\$25,000
Water & Sewer	\$4,200	\$1,413	\$475	\$1,888	\$2,500
Gas	\$500	\$224	\$75	\$299	\$350
Contract Cleaning	\$0	\$4,800	\$2,200	\$7,000	\$10,000
Maintenance (Inspections)	\$1,250	\$1,085	\$450	\$1,635	\$1,250
Pest Control	\$0	\$0	\$0	\$0	\$0
Total HC Community Center Shared	\$56,450	\$31,440	\$9,291	\$40,731	\$56,600
<u>Maintenance - Direct Expenses</u>					
Irrigation System Operations	\$100,000	\$0	\$0	\$0	\$100,000
Contingency	\$0	\$250	\$101	\$351	\$0
Transfer Out - R&M Fund	\$355,427	\$355,427	\$0	\$355,427	\$412,280
Total Maintenance Expenses	\$455,427	\$355,677	\$101	\$355,778	\$512,280
Total Expenses	\$2,043,765	\$1,626,464	\$377,370	\$2,003,633	\$2,020,434
Excess Revenues (Expenditures)	\$0	\$453,556	(\$375,508)	\$78,047	\$0
Net Assessments					\$2,024,761
Add: Discounts & Collections					\$129,240
Gross Assessments					\$2,154,001

Notes:

(1 thru 24) is 60% of the shared costs with the remaining 40% allocated to Reunion West for FY18. For FY19, the proposed allocation will be 56% of the shared costs for Reunion East with the remaining 44% allocated to Reunion West,

	Shared Costs				
	FY 2018 Budget	FY 2018 Projections	Total Prop 2019 Budget	Reunion East 56%	Reunion West 44%
1 Field Maintenance	\$69,090	\$69,090	\$71,163	\$39,851	\$31,312
2 Management Services Agreement	\$0	\$0	\$0	\$0	\$0
3 Facility Lease Agreement	\$52,604	\$40,884	\$40,884	\$22,884	\$17,980
4 Telephone	\$8,000	\$8,154	\$8,500	\$4,760	\$3,740
5 Electric	\$580,000	\$580,450	\$590,000	\$330,400	\$259,600
6 Water & Sewer	\$75,000	\$79,506	\$80,000	\$44,800	\$35,200
7 Gas	\$77,000	\$53,976	\$77,000	\$43,120	\$33,880
8 Pool & Fountain Maintenance	\$175,000	\$176,135	\$175,000	\$98,000	\$77,000
9 Environmental	\$10,000	\$7,645	\$10,000	\$5,600	\$4,400
10 Property Insurance	\$43,500	\$41,524	\$45,750	\$25,620	\$20,130
11 Irrigation Repairs & Maintenance	\$12,600	\$15,917	\$15,000	\$8,400	\$6,600
12 Landscape Contract	\$776,290	\$712,631	\$776,290	\$434,722	\$341,568
13 Landscape Contingency	\$38,825	\$31,904	\$38,825	\$21,742	\$17,083
14 Landscape Consulting	\$39,000	\$56,168	\$39,000	\$21,840	\$17,160
15 Gate and Gatehouse Expenses	\$32,000	\$20,271	\$32,000	\$17,920	\$14,080
16 Roadways/Sidewalks/Bridge	\$46,400	\$182,395	\$50,000	\$28,000	\$22,000
17 Lighting	\$8,000	\$7,681	\$10,000	\$5,600	\$4,400
18 Building Repairs & Maintenance	\$40,000	\$48,749	\$40,000	\$22,400	\$17,600
19 Pressure Washing	\$40,000	\$22,313	\$20,000	\$11,200	\$8,800
20 Maintenance (Inspections)	\$1,750	\$1,403	\$1,750	\$980	\$770
21 Repairs & Maintenance	\$0	\$3,000	\$20,000	\$11,200	\$8,800
22 Pest Control	\$725	\$0	\$725	\$406	\$319
23 Signage	\$4,000	\$15,239	\$4,000	\$2,240	\$1,760
24 Security	\$140,000	\$139,999	\$140,000	\$78,400	\$61,600
	\$2,269,684	\$2,315,013	\$2,285,867	\$1,280,086	\$1,005,781

FISCAL YEAR 2019

Reunion East Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	404	404.00	6.15%	\$132,364	\$327.63
Hotel/Condo	1.00	404	404.00	6.15%	\$132,364	\$327.63
Multi-Family	1.50	2809	4213.50	64.09%	\$1,380,488	\$491.45
Single-Family	2.00	775	1550.00	23.58%	\$507,834	\$655.27
Golf	1.00	2.90	2.90	0.04%	\$950	\$327.63
		4,395	6574.40	100.00%	\$2,154,001	

FISCAL YEAR 2018

Reunion East Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	404	404.00	6.15%	\$132,364	\$327.63
Hotel/Condo	1.00	404	404.00	6.15%	\$132,364	\$327.63
Multi-Family	1.50	2809	4213.50	64.09%	\$1,380,488	\$491.45
Single-Family	2.00	775	1550.00	23.58%	\$507,834	\$655.27
Golf	1.00	2.90	2.90	0.04%	\$950	\$327.63
		4,395	6574.40	100.00%	\$2,154,001	

GROSS PER UNIT ASSESSMENT COMPARISON CHART

Product Type	FY2015 Gross Per Unit Assessments	FY2016 Gross Per Unit Assessments	FY2017 Gross Per Unit Assessments	FY2018 Gross Per Unit Assessments	FY2019 Gross Per Unit Assessments	Increase/ (Decrease)
Commercial	\$438.45	\$327.63	\$327.63	\$327.63	\$327.63	\$0.00
Hotel/Condo	\$438.45	\$327.63	\$327.63	\$327.63	\$327.63	\$0.00
Multi-Family	\$657.87	\$491.45	\$491.45	\$491.45	\$491.45	\$0.00
Single-Family	\$876.90	\$655.27	\$655.27	\$655.27	\$655.27	\$0.00
Golf	\$438.45	\$327.63	\$327.63	\$327.63	\$327.63	\$0.00

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2019

REVENUES:

Special Assessments – Tax Collector

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. These assessments are billed on tax bills.

Special Assessments – Direct

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. The District levies these assessments directly to the property owners.

Interest

The District generates funds off of invested funds.

Miscellaneous Income

Any additional funds generated by the District.

EXPENDITURES:

Administrative:

Supervisor Pay

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. Amount is based on attendance of 5 Supervisors at 12 monthly Board meetings.

FICA Expenses

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer, Boyd Civil Engineering, will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, preparation of contract specifications and bid documents, and various projects assigned by the Board of Supervisors and District Manager.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2019

Attorney

The District's legal counsel, Latham, Shuker, Eden & Beaudine, will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, reviewing operating and maintenance contracts, etc.

Trustee Fees

The District issued Series 2015A, 2015-1, 2015-2 & 2015-3 Special Assessment Refunding Bonds, which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2002A-2, 2005, 2015A, 2015-1, 2015-2 & 2015-3 Bonds. The District has contracted with Grau & Associates to calculate the rebate liability and submit a report to the District.

Collection Agent

These are expenses related to administering the Annual Assessments on the tax roll with the Osceola County Tax Collector.

Dissemination

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, LLC, the District's bond underwriter, to provide this service.

Property Appraiser Fee

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Property Taxes

Represents estimated fees charged by the Osceola County Tax Collector's Office for all assessable property within the District.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired McDirmit, Davis & Co. to audit the financials records.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2019

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. ("Manager") These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting and assisting with annual audits.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine costs incurred by Manager.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc. costs incurred by Manager.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

General Liability Insurance

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA) who specializes in providing insurance coverage to governmental agencies. FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges, County Assessment Fees and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Miscellaneous office supplies.

Travel Per Diem

Costs for Board Members attendance at meetings.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2019

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity of \$175. This is the only expense under this category for the District.

Maintenance:

60% of the maintenance costs are allocated to Reunion East and 40% are allocated to Reunion West during Fiscal Year 2018. The District is proposing an allocation of 56% of the maintenance costs to Reunion East and 44% to Reunion West during Fiscal Year 2019. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

Field Management

The District currently has a contract with Governmental Management Services-CF, LLC to provide field management services.

Management Service Agreement

Management Service Agreement between the District and The Reunion Club of Orlando, LLC for management and operations of certain District facilities. Per executed agreement, fees for 2016 calendar year are eliminated.

Facility Lease Agreement

The District has entered into a multi-party agreement, Reunion Landscaping and Maintenance Facility Lease Agreement, with Citicommunities, LLC and Reunion West CDD. The District will be responsible for a percentage of the approximately 28% allocated to Reunion East and Reunion West per the agreement.

Telephone

This is for service for the pool buildings' and horse stable phone lines.

Account #	Centurylink Service Address
311194330	7621 Heritage Crossing Way
311194956	7500 Morning Dove Circle
312323516	7599 Gathering Drive
311906997	7475 Gathering Drive
425626040	1590 Reunion Boulevard

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2019

Electric

The District has electrical accounts with Duke Energy and OUC for the recreation facilities, streetlights and other District areas.

Account #	Duke Energy Service Address
05350 66347	7722 Excitement Dr Spkl, Reunion
05481 84194	7500 Mourning Dove Cir Bath (Terraces)
05699 66436	7477 Excitement Dr Spkl
08152 59495	1300 Reunion Blvd, Irrigation
08929 00579	900 Assembly Ct Spkl 900 Blk
09554 73426	7399 Gathering Dr, Irrigation
13564 01487	7475 Gathering Dr, Pool (Homestead Pool)
15026 22032	000 Heritage Xing Lite (98-Heritage Crossing St. Lights)
16017 33396	7500 Gathering Dr, Irrigation Timer
17197 83455	1535 Euston Dr Spkl
17349 22403	1400 Titian Ct Spkl
17441 33552	7400 Excitement Dr Security Control
22603 50590	7200 Reunion Blvd, Irr Timer
23752 82252	15221 Fairview Circle Fountain
24612 68522	00 Excitement Dr Lite Light Ph2 Pr3 (40-Patriots Landing St. Lights)
24936 47164	000 Centre Court Ridge Dr Lite (33-Centre Court Ridge St. Lights)
29830 75316	7400 Excitement Dr Lite
33595 72430	000 Seven Eagles Ct, Seven Eagles Lights (21 Tenon Conc/24 HH Trdrop 12000L)
33668 23497	1350 S Old Lake Wilson Rd (Spine Rd/Hwy 545 Gatehouse)
33785 01399	7621 Heritage Crossing Way, Pool
33933 31268	7300 Mourning Dove Cir, Irrigation (Terraces)
34570 89532	7700 Osceola Polk Line Rd, Irrg. Timer
36942-43567	1590 Reunion Blvd, Horse Stable
38275 58442	7421 Devereaux St Spkl
38751 20196	7600 Tradition Blvd, Irrigation Meter A
41812 50273	7477 Gathering Dr Spkl
44278-43387	7715 Heritage Crossing Way, Clubhouse
55539 91473	7600 Heritage Crossing Way Pump
59862 73513	7500 Seven Eagles Way Spkl
65222 56575	7693 Heritage Cross. Way Poolhouse
68727 88500	1400 Reunion Blvd Spkl, Irrigation
68791 86264	000 Whitemarsh Way Lite (94-Masters Landing, Legends Corner St. Lights)
68900 18289	7585 Assembly Ln, Pool (Carriage Pointe)

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2019

Account #	Duke Energy Service Address
74202 21313	7500 Mourning Dove Cir Irrig (Terraces)
77166 33105	000 Old Lake Wilson Rd Lite, Ph2 Parcel 13
77412 10389	0 Old Lake Wilson Rd Lite Ph2 Prcl 1A (26-Excitement Dr. St. Lights)
79838 47399	1300 Seven Eagles Ct, Fountain
80748 99057	0 Old Lake Wilson Rd Lite PH1 Prcl 1 (112-Homestead St. Lights)
82014 88555	7427 Sparkling Ct Spkl
82133 02524	7700 Linkside Loop Spkl
90531 74565	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
92541 35155	7755 Osceola Polk Line Rd, Gatehouse (Main Gatehouse)
92906 18477	7600 Tradition Blvd, Irrigation Meter C
95096 13119	700 Desert Mountain Ct Lift
04868 87236	000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)
33100 16279	000 Reunion Blvd Par78 (Grand Traverse Pkwy) (69-Westside of RW Streets)
64824 62462	7800 Tradition Blvd Irrig Meter B
92245 38200	300 Sinclair Rd Irrig Meter A
97194 91147	7800 Tradition Blvd Irrig Meter A

Account #	OUC Service Address
76305-72865	7855 Osceola Polk Line Rd
95820-59007	Sinclair Rd

Water & Sewer

The District has accounts with Toho Water Authority for water and wastewater services to the pools, pool buildings, guardhouses, horse stables and other District areas.

Account #	Toho Water Authority Service Address
2000680-818450	7755 Reunion Blvd Guardhouse
2000680-823950	7300 Osceola Polk Line Rd Bldg 1
2000680-823960	7300 Osceola Polk Line Rd Bldg 2
2000680-887520	7475 Gathering Dr Pool
2000680-888050	7621 Heritage Crossing Way PoolB
2000680-888070	7693 Heritage Crossing Way Pool
2000680-888280	7585 Assembly Ln Pool
2000680-892560	1590 Reunion Blvd, Stable
2000680-897400	7700 Osceola Polk Line Rd
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Grdhouse
2007070-942780	700 Tradition Blvd Guardhouse

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2019

Gas

This item represents utility service costs for gas service at the community pools. The District has accounts with TECO and Infinite Energy for this service.

Account #	Infinite Energy Service Address
1715158842	Heritage Crossing Pool A
2007210430	Heritage Crossing Pool B
5752592741	Homestead Pool
5948185633	Carriage Point Pool

Account #	Teco Peoples Gas Service Address
211010319849	7693 Heritage Crossing Way
211010400144	7621 Heritage Crossing Way
211010400342	7585 Assembly Ln
211010400532	7475 Gathering Dr

Pool & Fountain Maintenance

Scheduled maintenance consists of regular cleaning and treatments of pools and fountains, cleaning of pool buildings and emergency phones. Pools are maintained in accordance to Osceola County Health Department codes.

Environmental

The District currently has a contract with Applied Aquatic Management Inc., which provides lake maintenance to all the lakes inside the Reunion East and West CDDs. These services include monthly inspections and treatment of aquatic weeds and algae, herbicide spraying, and algae control and removal. The amount also includes unscheduled maintenance. In addition, there are budgeted cost for the future treatment and maintenance of Conservation Areas Easements including Wetland Preservation, Upland Preservation, and Upland Buffers of approximately 294 acres.

Property Insurance

Represents the District's share of the annual coverage of property insurance. Coverage is provided by Florida Insurance Alliance.

Irrigation Repairs & Maintenance

Represents the District expense for maintenance of the irrigation system.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2019

Landscape Contract

The District currently has a contract with Yellowstone Landscape for scheduled maintenance consisting of mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer and pest and disease control and chemicals.

Landscape Contingency

Represents estimated costs for any additional landscape maintenance not covered/outlined in the contract with Yellowstone Landscape.

Landscape Consulting

Represents costs to provide consulting services that would include managing all aspects of the landscape program. Amount based on proposal by SunScape Consulting, Inc.

Gate & Gatehouse Expenses

Amounts based upon estimated expenditures for any repairs and maintenance to entry gates and gatehouse.

Roadways/Sidewalks/Bridge

Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge. A portion of amount is based on proposal from Don Bo, Inc. for sidewalk grinding and replacement.

Lighting

Represents costs for lighting repair scheduled during the fiscal year.

Building Repairs & Maintenance

Repairs for properties covered under the Management Services Agreement.

Pressure Washing

Estimated cost to pressure wash certain buildings and guardhouses owned by the District. Amount is based on a proposal by AB Pressure Washing.

Maintenance (Inspections)

Represents quarterly sprinkler inspections, annual fire backflow and domestic backflow inspections and any unforeseen repairs at the Horse Stables.

Repairs & Maintenance

Represents estimated costs for any unforeseen repairs and maintenance to the common areas.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2019

Pest Control

Represents monthly and quarterly pest services as well as quarterly termite services for the Horse Stables.

Security

Security services throughout the District facilities. Costs are based upon the actual security agreements with the District.

Heritage Crossing Community Center

Landscape Maintenance

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer and pest and disease control and chemicals.

Telephone

This item represents utility service for the Community Center's fire alarm phone lines and the emergency phone lines. Centurylink provides this service.

Electric

This item represents utility service for electric service to the Community Center. The District has an electrical account with Duke Energy for this service.

Account #	Duke Energy Service Address
44278-43387	7715 Heritage Crossing Way, Clubhouse

Water & Sewer

This item represents utility service for water and waste water provided by Toho Water Authority.

Account #	Toho Water Authority Service Address
2000680-892820	7715 Heritage Crossing Way, Clubhouse

Gas

This item represents utility service costs for gas service for the Community Center by TECO.

Account #	Teco Peoples Gas Service Address
211010400771	7715 Heritage Crossing Way - HC Comm Ctr

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2019

Maintenance (Inspections)

Represents quarterly sprinkler inspections and annual fire backflow and domestic backflow inspections at the Community Center.

Pest Control

Represents monthly and quarterly pest services as well as quarterly termite services for the Community Center.

Maintenance – Direct Expenses

Irrigation System Operations

Represents estimated net operating expenses for irrigation system serving CDD and POA common areas and Golf Course.

Transfer Out – R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion East
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2019

Description	Proposed Budget FY2018	Actual thru 6/30/18	Projected Next 3 Months	Total thru 9/30/18	Proposed Budget FY2019
Revenues					
Transfer In	\$355,427	\$355,427	\$0	\$355,427	\$412,280
Interest	\$10,000	\$32,784	\$11,216	\$44,000	\$10,000
Total Revenues	\$365,427	\$388,211	\$11,216	\$399,427	\$422,280
Expenditures					
Building Improvements	\$60,000	\$12,147	\$53,829	\$65,976	\$100,800 ¹
Fountain Improvements	\$0	\$0	\$0	\$0	\$14,000 ²
Monument Improvements	\$0	\$0	\$90,000	\$90,000	\$14,000 ³
Pool Furniture	\$7,200	\$7,800	\$0	\$7,800	\$6,720 ⁴
Pool Repair & Replacements	\$31,800	\$6,359	\$11,545	\$17,905	\$22,400 ⁵
Lighting Improvements	\$0	\$2,934	\$0	\$2,934	\$4,480 ⁶
Landscape Improvements	\$75,000	\$121,184	\$0	\$121,184	\$75,600 ⁷
Roadway Improvements	\$0	\$5,592	\$0	\$5,592	\$5,600 ⁸
Signage	\$6,000	\$0	\$0	\$0	\$36,400 ⁹
Signalization	\$90,000	\$0	\$0	\$0	\$0 ¹⁰
Total Expenditures	\$270,000	\$156,017	\$155,374	\$311,391	\$280,000
Excess Revenues/(Expenditures)	\$95,427	\$232,194	(\$144,158)	\$88,036	\$142,280
Fund Balance - Beginning	\$2,842,453	\$2,821,236	\$0	\$2,821,236	\$2,909,272
Fund Balance - Ending	\$2,937,880	\$3,053,430	(\$144,158)	\$2,909,272	\$3,051,552

Notes:

(1 thru 10) is 60% of the shared costs with the remaining 40% allocated to Reunion West for FY18. For FY19, the proposed allocation will be 56% of the shared costs for Reunion East with the remaining 44% allocated to Reunion West,

	Shared Costs				
	FY 2018 Budget	FY 2018 Projections	Total Prop 2019 Budget	Reunion East 56%	Reunion West 44%
1 Building Improvements	\$100,000	\$109,960	\$180,000	\$100,800	\$79,200
2 Fountain Improvements	\$0	\$0	\$25,000	\$14,000	\$11,000
3 Monuments Improvements	\$0	\$150,000	\$25,000	\$14,000	\$11,000
4 Pool Furniture	\$12,000	\$13,000	\$12,000	\$6,720	\$5,280
5 Pool Repair & Replacements	\$53,000	\$29,841	\$40,000	\$22,400	\$17,600
6 Lighting Improvements	\$0	\$4,890	\$8,000	\$4,480	\$3,520
7 Landscape Improvements	\$125,000	\$201,973	\$135,000	\$75,600	\$59,400
8 Roadway Improvements	\$0	\$9,320	\$10,000	\$5,600	\$4,400
9 Signage	\$10,000	\$0	\$65,000	\$36,400	\$28,600
10 Signalization	\$150,000	\$0	\$0	\$0	\$0
	\$450,000	\$518,984	\$500,000	\$280,000	\$220,000

Reunion East
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2019

FY2018 Remaining Projected Expenses		Amount
Building Improvements		
Heritage Service Solutions	Chemical Clean Roofs, Repairs to Gazebos & Pergolas - Terraces	\$5,709
Heritage Service Solutions	Pressure Washing Exterior & Painting - Terraces Buildings	\$18,245
Heritage Service Solutions	Pressure Washing Exterior & Painting - Heritage Crossing Ballroom	\$21,681
Heritage Service Solutions	Pressure Washing Exterior & Painting - Horse Stables Building	\$52,675
		\$98,310
Monument Improvements		
6 Monuments - \$25,000 per Monument		\$150,000
		\$150,000
Pool Furniture		
JNJ Home Services	20 Sling Chaise Lounge Chairs - \$200 per Chair	\$4,000
		\$4,000
Pool Repair & Replacement		
Spies Pool	Commercial Sand Filter - Seven Eagles Pool	\$19,242
		\$19,242

FY2019 Proposed Expenses		Amount
Building Improvements		
HUFCOR	Recover 46 Panels & 4 Pocket Doors	\$37,950
Jurin Roofing Services	Roof Replacement - Seven Eagles	\$142,023
		\$179,973
Fountain Improvements		
2 Fountains - Grand Traverse		\$21,120
		\$21,120
Landscape Improvements		
Enviro Tree Service	Hardwood Pruning - Various Areas within Districts	\$42,900
Frank Garcia Landscaping	Timing of 20 Medjool Palms	\$9,500
Yellowstone Landscaping	Plant Installation/Mulch/Tree Pruning/Sod - Horse Stables	\$68,800
Sunscape Consulting, inc.	8.5% Fee Project Management Fee & Design Fee - Horse Stables	\$8,848
		\$130,048
Pool Furniture		
JNJ Home Services	30 Sling Chaise Lounge/16 Sling Dining Chairs/4 - 42" Tables	\$11,630
		\$11,630
Pool Repair & Replacement		
Spies Pool	2 Pool Heaters - \$3,625 per Heater	\$7,250
		\$7,250
Signage		
Berry Construction Inc.	Repaint Stop Signs & Information Signs - 224 Signs	\$63,840
		\$63,840

Reunion East
Community Development District
Proposed Budget
Series 2015A Debt Service
Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 6/30/18	Projected Next 3 Months	Total thru 9/30/18	Proposed Budget FY2019
Revenues					
Special Assessments	\$2,568,595	\$2,608,760	\$80	\$2,608,841	\$2,568,595
Special Assessments - Prepayment	\$0	\$11,599	\$0	\$11,599	\$0
Interest Income	\$100	\$9,726	\$1,274	\$11,000	\$100
Carry Forward Surplus	\$807,010	\$822,385	\$0	\$822,385	\$841,825
Total Revenue	\$3,375,705	\$3,452,471	\$1,354	\$3,453,825	\$3,410,520
Expenditures					
Interest Expense 11/01	\$691,000	\$691,000	\$0	\$691,000	\$666,325
Principal Expense 05/01	\$1,215,000	\$1,215,000	\$0	\$1,215,000	\$1,265,000
Interest Expense 05/01	\$691,000	\$691,000	\$0	\$691,000	\$666,325
Special Call 05/01	\$0	\$15,000	\$0	\$15,000	\$0
Total Expenses	\$2,597,000	\$2,612,000	\$0	\$2,612,000	\$2,597,650
EXCESS REVENUES	\$778,705	\$840,471	\$1,354	\$841,825	\$812,870

11/1/2019 Interest \$641,025

Net Assessments \$2,568,595
Add: Discounts & Collections \$163,953
Gross Assessments \$2,732,548

Reunion East
Community Development District
Series 2015A Special Assessment Refunding Bonds
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/18	\$27,185,000.00	\$0	\$ 666,325.00	\$ 666,325.00
05/01/19	\$27,185,000.00	\$1,265,000	\$ 666,325.00	
11/01/19	\$25,920,000.00	\$0	\$ 641,025.00	\$ 2,572,350.00
05/01/20	\$25,920,000.00	\$1,320,000	\$ 641,025.00	
11/01/20	\$24,600,000.00	\$0	\$ 614,625.00	\$ 2,575,650.00
05/01/21	\$24,600,000.00	\$1,375,000	\$ 614,625.00	
11/01/21	\$23,225,000.00	\$0	\$ 580,250.00	\$ 2,569,875.00
05/01/22	\$23,225,000.00	\$1,450,000	\$ 580,250.00	
11/01/22	\$21,775,000.00	\$0	\$ 544,000.00	\$ 2,574,250.00
05/01/23	\$21,775,000.00	\$1,525,000	\$ 544,000.00	
11/01/23	\$20,250,000.00	\$0	\$ 505,875.00	\$ 2,574,875.00
05/01/24	\$20,250,000.00	\$1,600,000	\$ 505,875.00	
11/01/24	\$18,650,000.00	\$0	\$ 465,875.00	\$ 2,571,750.00
05/01/25	\$18,650,000.00	\$1,685,000	\$ 465,875.00	
11/01/25	\$16,965,000.00	\$0	\$ 423,750.00	\$ 2,574,625.00
05/01/26	\$16,965,000.00	\$1,765,000	\$ 423,750.00	
11/01/26	\$15,200,000.00	\$0	\$ 379,625.00	\$ 2,568,375.00
05/01/27	\$15,200,000.00	\$1,855,000	\$ 379,625.00	
11/01/27	\$13,345,000.00	\$0	\$ 333,250.00	\$ 2,567,875.00
05/01/28	\$13,345,000.00	\$1,955,000	\$ 333,250.00	
11/01/28	\$11,390,000.00	\$0	\$ 284,375.00	\$ 2,572,625.00
05/01/29	\$11,390,000.00	\$2,055,000	\$ 284,375.00	
11/01/29	\$9,335,000.00	\$0	\$ 233,000.00	\$ 2,572,375.00
05/01/30	\$9,335,000.00	\$2,160,000	\$ 233,000.00	
11/01/30	\$7,175,000.00	\$0	\$ 179,000.00	\$ 2,572,000.00
05/01/31	\$7,175,000.00	\$2,270,000	\$ 179,000.00	
11/01/31	\$4,905,000.00	\$0	\$ 122,250.00	\$ 2,571,250.00
05/01/32	\$4,905,000.00	\$2,385,000	\$ 122,250.00	
11/01/32	\$2,520,000.00	\$0	\$ 62,625.00	\$ 2,569,875.00
05/01/33	\$2,520,000.00	\$2,505,000	\$ 62,625.00	\$ 2,567,625.00
		\$27,170,000	\$ 12,071,700.00	\$ 39,241,700.00

Reunion East
Community Development District
Proposed Budget
Series 2015-1 Debt Service
Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 6/30/18	Projected Next 3 Months	Total thru 9/30/18	Proposed Budget FY2019
<u>Revenues</u>					
Special Assessments	\$679,165	\$683,255	\$1	\$683,256	\$679,165
Interest	\$0	\$3,755	\$745	\$4,500	\$0
Carry Forward Surplus	\$283,704	\$284,676	\$0	\$284,676	\$285,892
Total Revenue	\$962,869	\$971,686	\$746	\$972,432	\$965,057
<u>Expenditures</u>					
Interest Expense 11/01	\$220,770	\$220,770	\$0	\$220,770	\$212,685
Principal Expense 05/01	\$245,000	\$245,000	\$0	\$245,000	\$260,000
Interest Expense 05/01	\$220,770	\$220,770	\$0	\$220,770	\$212,685
Total Expenses	\$686,540	\$686,540	\$0	\$686,540	\$685,370
Excess Revenues (Expenditures)	\$276,329	\$285,146	\$746	\$285,892	\$279,687
				11/1/2019 Interest	\$204,105

Reunion East
Community Development District
 Series 2015-1 Special Assessment Refunding Bonds
 Debt Service Schedule

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/18	\$6,445,000.00	6.600%	\$0.00	\$212,685.00	\$212,685.00
05/01/19	\$6,445,000.00	6.600%	\$260,000.00	\$212,685.00	
11/01/19	\$6,185,000.00	6.600%	\$0.00	\$204,105.00	\$676,790.00
05/01/20	\$6,185,000.00	6.600%	\$280,000.00	\$204,105.00	
11/01/20	\$5,905,000.00	6.600%	\$0.00	\$194,865.00	\$678,970.00
05/01/21	\$5,905,000.00	6.600%	\$295,000.00	\$194,865.00	
11/01/21	\$5,610,000.00	6.600%	\$0.00	\$185,130.00	\$674,995.00
05/01/22	\$5,610,000.00	6.600%	\$315,000.00	\$185,130.00	
11/01/22	\$5,295,000.00	6.600%	\$0.00	\$174,735.00	\$674,865.00
05/01/23	\$5,295,000.00	6.600%	\$340,000.00	\$174,735.00	
11/01/23	\$4,955,000.00	6.600%	\$0.00	\$163,515.00	\$678,250.00
05/01/24	\$4,955,000.00	6.600%	\$360,000.00	\$163,515.00	
11/01/24	\$4,595,000.00	6.600%	\$0.00	\$151,635.00	\$675,150.00
05/01/25	\$4,595,000.00	6.600%	\$385,000.00	\$151,635.00	
11/01/25	\$4,210,000.00	6.600%	\$0.00	\$138,930.00	\$675,565.00
05/01/26	\$4,210,000.00	6.600%	\$415,000.00	\$138,930.00	
11/01/26	\$3,795,000.00	6.600%	\$0.00	\$125,235.00	\$679,165.00
05/01/27	\$3,795,000.00	6.600%	\$440,000.00	\$125,235.00	
11/01/27	\$3,355,000.00	6.600%	\$0.00	\$110,715.00	\$675,950.00
05/01/28	\$3,355,000.00	6.600%	\$470,000.00	\$110,715.00	
11/01/28	\$2,885,000.00	6.600%	\$0.00	\$95,205.00	\$675,920.00
05/01/29	\$2,885,000.00	6.600%	\$505,000.00	\$95,205.00	
11/01/29	\$2,380,000.00	6.600%	\$0.00	\$78,540.00	\$678,745.00
05/01/30	\$2,380,000.00	6.600%	\$535,000.00	\$78,540.00	
11/01/30	\$1,845,000.00	6.600%	\$0.00	\$60,885.00	\$674,425.00
05/01/31	\$1,845,000.00	6.600%	\$575,000.00	\$60,885.00	
11/01/31	\$1,270,000.00	6.600%	\$0.00	\$41,910.00	\$677,795.00
05/01/32	\$1,270,000.00	6.600%	\$615,000.00	\$41,910.00	
11/01/32	\$655,000.00	6.600%	\$0.00	\$21,615.00	\$678,525.00
05/01/33	\$655,000.00	6.600%	\$655,000.00	\$21,615.00	\$676,615.00
			\$6,445,000.00	\$3,919,410.00	\$10,364,410.00

Reunion East
Community Development District
Proposed Budget
Series 2015-2 Debt Service
Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 6/30/18	Projected Next 3 Months	Total thru 9/30/18	Proposed Budget FY2019
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Revenues

Special Assessments	\$745,860	\$745,860	\$0	\$745,860	\$745,860
Interest	\$1,100	\$3,593	\$907	\$4,500	\$100
Carry Forward Surplus	\$266,862	\$267,484	\$0	\$267,484	\$266,544
Total Revenue	\$1,013,822	\$1,016,937	\$907	\$1,017,844	\$1,012,504

Expenditures

Interest Expense 11/01	\$265,650	\$265,650	\$0	\$265,650	\$258,390
Principal Expense 05/01	\$220,000	\$220,000	\$0	\$220,000	\$235,000
Interest Expense 05/01	\$265,650	\$265,650	\$0	\$265,650	\$258,390
Total Expenses	\$751,300	\$751,300	\$0	\$751,300	\$751,780

Excess Revenues (Expenditures)	\$262,522	\$265,637	\$907	\$266,544	\$260,724
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11/1/2019 Interest \$250,635

Reunion East
Community Development District
 Series 2015-2 Special Assessment Refunding Bonds
 Debt Service Schedule

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/18	\$7,830,000.00	6.600%	\$0.00	\$258,390.00	\$258,390.00
05/01/19	\$7,830,000.00	6.600%	\$235,000.00	\$258,390.00	
11/01/19	\$7,595,000.00	6.600%	\$0.00	\$250,635.00	\$744,025.00
05/01/20	\$7,595,000.00	6.600%	\$250,000.00	\$250,635.00	
11/01/20	\$7,345,000.00	6.600%	\$0.00	\$242,385.00	\$743,020.00
05/01/21	\$7,345,000.00	6.600%	\$270,000.00	\$242,385.00	
11/01/21	\$7,075,000.00	6.600%	\$0.00	\$233,475.00	\$745,860.00
05/01/22	\$7,075,000.00	6.600%	\$285,000.00	\$233,475.00	
11/01/22	\$6,790,000.00	6.600%	\$0.00	\$224,070.00	\$742,545.00
05/01/23	\$6,790,000.00	6.600%	\$305,000.00	\$224,070.00	
11/01/23	\$6,485,000.00	6.600%	\$0.00	\$214,005.00	\$743,075.00
05/01/24	\$6,485,000.00	6.600%	\$325,000.00	\$214,005.00	
11/01/24	\$6,160,000.00	6.600%	\$0.00	\$203,280.00	\$742,285.00
05/01/25	\$6,160,000.00	6.600%	\$350,000.00	\$203,280.00	
11/01/25	\$5,810,000.00	6.600%	\$0.00	\$191,730.00	\$745,010.00
05/01/26	\$5,810,000.00	6.600%	\$370,000.00	\$191,730.00	
11/01/26	\$5,440,000.00	6.600%	\$0.00	\$179,520.00	\$741,250.00
05/01/27	\$5,440,000.00	6.600%	\$395,000.00	\$179,520.00	
11/01/27	\$5,045,000.00	6.600%	\$0.00	\$166,485.00	\$741,005.00
05/01/28	\$5,045,000.00	6.600%	\$425,000.00	\$166,485.00	
11/01/28	\$4,620,000.00	6.600%	\$0.00	\$152,460.00	\$743,945.00
05/01/29	\$4,620,000.00	6.600%	\$455,000.00	\$152,460.00	
11/01/29	\$4,165,000.00	6.600%	\$0.00	\$137,445.00	\$744,905.00
05/01/30	\$4,165,000.00	6.600%	\$485,000.00	\$137,445.00	
11/01/30	\$3,680,000.00	6.600%	\$0.00	\$121,440.00	\$743,885.00
05/01/31	\$3,680,000.00	6.600%	\$515,000.00	\$121,440.00	
11/01/31	\$3,165,000.00	6.600%	\$0.00	\$104,445.00	\$740,885.00
05/01/32	\$3,165,000.00	6.600%	\$550,000.00	\$104,445.00	
11/01/32	\$2,615,000.00	6.600%	\$0.00	\$86,295.00	\$740,740.00
05/01/33	\$2,615,000.00	6.600%	\$590,000.00	\$86,295.00	
11/01/33	\$2,025,000.00	6.600%	\$0.00	\$66,825.00	\$743,120.00
05/01/34	\$2,025,000.00	6.600%	\$630,000.00	\$66,825.00	
11/01/34	\$1,395,000.00	6.600%	\$0.00	\$46,035.00	\$742,860.00
05/01/35	\$1,395,000.00	6.600%	\$675,000.00	\$46,035.00	
11/01/35	\$720,000.00	6.600%	\$0.00	\$23,760.00	\$744,795.00
05/01/36	\$720,000.00	6.600%	\$720,000.00	\$23,760.00	\$743,760.00
			\$7,830,000.00	\$5,805,360.00	\$13,635,360.00

Reunion East
Community Development District
Proposed Budget
Series 2015-3 Debt Service
Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 6/30/18	Projected Next 3 Months	Total thru 9/30/18	Proposed Budget FY2019
<u>Revenues</u>					
Special Assessments	\$336,265	\$335,260	\$0	\$335,260	\$336,265
Interest	\$0	\$432	\$88	\$520	\$0
Carry Forward Surplus	\$108,414	\$108,482	\$0	\$108,482	\$106,792
Total Revenue	\$444,679	\$444,174	\$88	\$444,262	\$443,057
<u>Expenditures</u>					
Interest Expense 11/01	\$108,735	\$108,735	\$0	\$108,735	\$104,775
Principal Expense 05/01	\$120,000	\$120,000	\$0	\$120,000	\$130,000
Interest Expense 05/01	\$108,735	\$108,735	\$0	\$108,735	\$104,775
Total Expenses	\$337,470	\$337,470	\$0	\$337,470	\$339,550
Excess Revenues (Expenditures)	\$107,209	\$106,704	\$88	\$106,792	\$103,507

11/1/2019 Interest \$100,485

Reunion East
Community Development District
Series 2015-3 Special Assessment Refunding Bonds
Debt Service Schedule

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/18	\$3,175,000.00	6.600%	\$0.00	\$104,775.00	\$104,775.00
05/01/19	\$3,175,000.00	6.600%	\$130,000.00	\$104,775.00	
11/01/19	\$3,045,000.00	6.600%	\$0.00	\$100,485.00	\$335,260.00
05/01/20	\$3,045,000.00	6.600%	\$135,000.00	\$100,485.00	
11/01/20	\$2,910,000.00	6.600%	\$0.00	\$96,030.00	\$331,515.00
05/01/21	\$2,910,000.00	6.600%	\$145,000.00	\$96,030.00	
11/01/21	\$2,765,000.00	6.600%	\$0.00	\$91,245.00	\$332,275.00
05/01/22	\$2,765,000.00	6.600%	\$155,000.00	\$91,245.00	
11/01/22	\$2,610,000.00	6.600%	\$0.00	\$86,130.00	\$332,375.00
05/01/23	\$2,610,000.00	6.600%	\$165,000.00	\$86,130.00	
11/01/23	\$2,445,000.00	6.600%	\$0.00	\$80,685.00	\$331,815.00
05/01/24	\$2,445,000.00	6.600%	\$180,000.00	\$80,685.00	
11/01/24	\$2,265,000.00	6.600%	\$0.00	\$74,745.00	\$335,430.00
05/01/25	\$2,265,000.00	6.600%	\$190,000.00	\$74,745.00	
11/01/25	\$2,075,000.00	6.600%	\$0.00	\$68,475.00	\$333,220.00
05/01/26	\$2,075,000.00	6.600%	\$205,000.00	\$68,475.00	
11/01/26	\$1,870,000.00	6.600%	\$0.00	\$61,710.00	\$335,185.00
05/01/27	\$1,870,000.00	6.600%	\$215,000.00	\$61,710.00	
11/01/27	\$1,655,000.00	6.600%	\$0.00	\$54,615.00	\$331,325.00
05/01/28	\$1,655,000.00	6.600%	\$230,000.00	\$54,615.00	
11/01/28	\$1,425,000.00	6.600%	\$0.00	\$47,025.00	\$331,640.00
05/01/29	\$1,425,000.00	6.600%	\$250,000.00	\$47,025.00	
11/01/29	\$1,175,000.00	6.600%	\$0.00	\$38,775.00	\$335,800.00
05/01/30	\$1,175,000.00	6.600%	\$265,000.00	\$38,775.00	
11/01/30	\$910,000.00	6.600%	\$0.00	\$30,030.00	\$333,805.00
05/01/31	\$910,000.00	6.600%	\$285,000.00	\$30,030.00	
11/01/31	\$625,000.00	6.600%	\$0.00	\$20,625.00	\$335,655.00
05/01/32	\$625,000.00	6.600%	\$300,000.00	\$20,625.00	
11/01/32	\$325,000.00	6.600%	\$0.00	\$10,725.00	\$331,350.00
05/01/33	\$325,000.00	6.600%	\$325,000.00	\$10,725.00	\$335,725.00
			\$3,175,000.00	\$1,932,150.00	\$5,107,150.00

SECTION B

RESOLUTION 2018-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Reunion East Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2018-2019 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2018-2019; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, The District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots as set forth in the budget; and

WHEREAS, the District desires to levy and directly collect on the unplatted lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Reunion East Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment

payments due for Fiscal Year 2019 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Reunion East Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Reunion East Community Development District.

PASSED AND ADOPTED this 9th day of August, 2018.

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____

SECTION VI

*This item will be provided under
separate cover*

SECTION VII

|| JULY,12, 2018



BENHAM
PROTECTIVE SERVICES

OVERVIEW

1. Project Background and Description

- Card Readers.
- Install 5 outside gate Access control transponder readers.
- Supply 1,000 transponders for vehicles.

2. Project Scope/ Implementation plan

- Implement Poe Switches
- Utilizing Cat 6 Shielded Cable
- Access into system
- Reader Will be mounted on controller mounted nemo boxes
- Programming

Affected Business Processes or Systems

- Sateion System
- Required Access to 120Volt AC / Not controlled by timer
- Access to sitting network
- Windscreen Tags of a needed type

Breakdown of Product with Full Cost:

See Attached PDF for Product Breakdown

Cost of Project: \$28,450.00



LR-2000™

UHF Long-Range Reader

AWID's LR-2000™ Long-Range Reader is a UHF tag and card reader used in RFID applications like gate access for vehicles, and physical access for people. Its electronics and antenna are integrated in a single compact enclosure. The LR-2000 is optimally designed for Automatic Vehicle Identification (AVI) and Access Control applications such as gate control in a parking facility. It also provides identification and access for people at doorways, wheelchairs at elevators, and gurneys in hospital entrances. The LR-2000 Reader assures security by use of AWID's proprietary encryption for communications between the reader and its UHF vehicle tags and hand-held cards.

The LR-2000 reader is suitable for outdoor applications. (A protective polycarbonate housing may be required – see Note below.) The LR-2000 offers price:performance advantage over conventional long-range proximity card and active-tag UHF systems. The LR-2000 can be combined with AWID's uAxxess door access readers, allowing the same hand-held cards or tags to be used for both vehicle parking access and access by people at doors in buildings.



The LR-2000 operates in the license-free 902-928 MHz UHF band. It combines effective UHF technology with economical passive tags and cards, programmable read repeat rate and RF field strength, and simultaneous Wiegand and RS-232 data outputs. It can be interfaced with all standard access and AVI systems.

The LR-2000 offers an impressive combination of single unit construction, small size, and attractive appearance. Tag reading distance is commonly up to 25 feet and sometimes more, depending on reader mounting, credential type, and environment.

* NOTE: WHEN INSTALLED OUTDOORS AND EXPOSED TO RAIN OR SNOW, OR TO DIRECT SUN IN A HOT ENVIRONMENT, THE LR-2000 READER MUST BE MOUNTED INSIDE A POLYCARBONATE HOUSING WITH MINIMUM IP54 RATING.

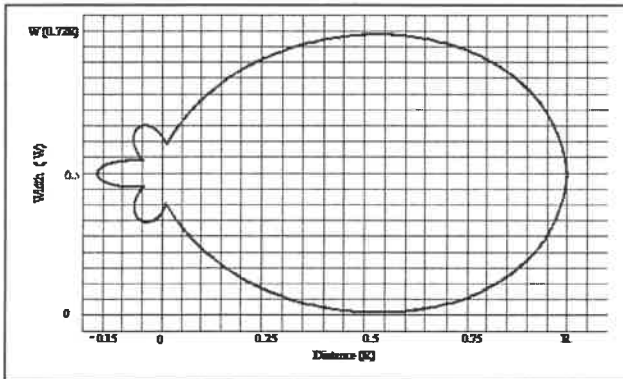
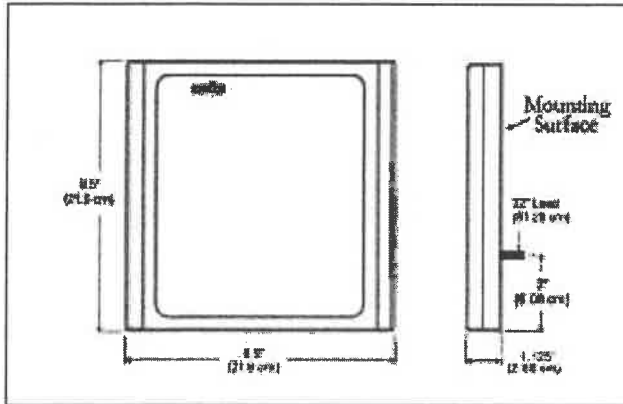


FEATURES

- **Longer reading distance ...**
Up to 25 feet between reader and tag
- **Small, attractive reader ...**
Single unit with antenna, 8.5" square
- **Easy reader installation ...**
No reader programming; simple wiring
- **Wide selection of credentials ...**
Varied vehicle tags and hand-held cards
- **Unlimited tag or card life ...**
Passive, battery-free credentials
- **Data output to fit the system ...**
Selectable read repeat rate
- **No interference between readers, no cross-reading between lanes ...**
Programmable RF field strength
- **RF transmission only as needed ...**
Uses vehicle sensor to arm the RF circuit
- **Dual antennas for difficult sites ...**
Optional LR-2000HiLo reader set
- **LR-2000 mixes with other readers ...**
Same code format as proximity readers
- **Easy interfacing to control systems ...**
Both Wiegand and RS-232 data output
- **Complies with certifications ...**
FCC Part 15; IC; RoHS
- **Ideal upgrade from old systems ...**
Hands-free car ID; cards for people ID
- **Eliminates stop-and-wait entry ...**
Cars continue moving past reader
- **For outdoor applications ...**
*Housing required for rain and sun **
- **Easy to buy and own ...**
Installer needs no FCC registration

LR-2000™

UHF Long-Range Reader



ACCESSORIES AND SUPPLIES

- **LR Installation Kit** -- A requirement for all installers. An effective way to demonstrate the LR-2000, to prove its operation, to measure its performance, to locate tags, and to aim the reader. A one-time purchase.
- **Power supply** -- Each LR-2000 requires a separate, independent, dedicated power supply. Ask AWID for specifications. AWID offers PS-123.3A-0-0.
- **Cable for power and data** -- Correct cable assures good reader performance. Ask AWID for specifications.
- **Protective housing** -- To avoid rain, snow, hot sunlight and vandalism, AWID suggests Model PCH396 polycarbonate housing from The Housing Company.
- **Mounting devices** -- Ask your supplier about brackets, poles, posts, pedestals, clamps, etc.
- **System components** -- Ask your supplier about the access control package, gates, vehicle sensors, etc.
- **Installation & operation** -- Download additional information from www.AWID.com.

CREDENTIAL OPTIONS (See Credentials Product Sheets for Full Part Numbers)

- **Vehicle-mounting tags** -- For permanent or movable applications, inside or outside vehicles. Types of tags are Windshield (WS-UHF), Rearview Mirror (RV), Sunvisor (VT), Sideview Mirror (SV), and Metal-Mount (MT-UHF). Also Portable Tag (PT), Hangtag (HT), and Supertag (ST).
- **Hand-held cards** -- For presenting to reader. **Cards:** Clamshell (CS-UHF) and Graphics (GR-UHF). **Tags:** Keytag (KT-UHF) and Hangtag (HT). Use these cards and tags also with uAccess readers.

Ask AWID about tag selection and mounting methods.

OPERATING CHARACTERISTICS

Reading Distance:

Up to 25 feet (7.6 meters)

Frequency Band:

902 to 928 MHz

Frequency hopping technology

Antenna Output:

Circular-polarized RF field

Power Supply: *Separate for each long-range reader*

7 to 15 volts DC, linear rated, regulated output

At 12 volts DC, rated for 2 amperes or more

Separate, independent, dedicated to each reader

Communications Protocol:

Wiegand and RS-232, simultaneous

Code Formats:

Determined by AWID's tags & cards, programmed with 26 bits to 50 bits

Cables: *All cables MUST be overall-shielded*

Power - 2 conductors, 18 gauge, shielded

Data - 3 conductors, 22 gauge, shielded

Stranded, color-coded, not twisted pairs

Up to 500 feet for Wiegand, 75 feet for RS-232

Field-Programmable Features:

Read repeat rate; RF power level

PHYSICAL CHARACTERISTICS

Dimensions:

8.5 x 8.5 x 1.125 inches (21.6 x 21.6 x 2.86 cm)

Weight:

37.5 oz (1.06 kg)

Material (Color):

ABS enclosure (beige); aluminum back-plate

Cable (Integrated with Reader):

10 conductors, 32 inches long

Overall shielded, plastic jacket

Mounting (Supplied by Installer):

Pan & tilt adjustable aiming; min. 6 inches long

ENVIRONMENT

Operating Temperature:

At 50% Duty Cycle -

-35°C to +65°C (-31°F to +150°F)

At 100% Duty Cycle -

-35°C to +45°C (-31°F to +115°F)

Operating Humidity:

0% to 95% non-condensing

Protection Class:

IP54 - Limited protection *

Avoiding Interference:

Avoid RF sources: other UHF readers, UHF communications, arc lighting, electric motors

CERTIFICATION

FCC Part 15, IC, RoHS

AWID

18300 Sutter Blvd, Morgan Hill, CA 95037
Tel: (408) 825-1100 Fax: (408) 782-7402
<http://www.awid.com>

DISCLAIMER: Specifications are subject to change without notice. AWID reserves the right to make changes to improve performance without impacting form, fit or function. The LR-2000 model designations are Trademarks of Applied Wireless Identifications Group, Inc. All other trademarks are property of their respective owners.



Maximum RFID

UHF CREDENTIALS for VEHICLE MOUNTING with LR-2000, LR-2200 & LR-3000 READERS

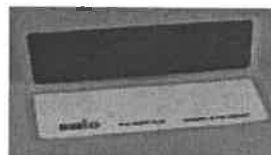
WS-UHF-0-0 Windshield Tag

- Self-adhesive — tag adheres permanently inside windshield glass
- Tag is destroyed if it is ripped off windshield after adhesive cures
- Hands-free identification — out of driver's line of sight
- Secure tag — for one-time use — slits give evidence of tampering



RV-UHF-0-0 Rearview Mirror Tag

- Tag adheres permanently on shell of rear-view mirror
- Self-adhesive — tag is destroyed if it is pulled off after curing
- Hands-free identification — low visibility — black side faces reader
- Secure tag permanently attached inside or outside the vehicle



MT-UHF-0-0 Metal-Mount Tag

- Bar-type tag — variety of locations and fastenings — reads on metal
- Self-adhesive — also held by screws, rivets, cable ties . . .
- Use inside or outside, on front or side or top of vehicles
- For big trucks, buses, forklifts, containers, golf carts, wheelchairs . . .



SV-UHF-0-0 Sideview Mirror Tag

- Tag adheres permanently on edge of mirror shell
- Self-adhesive — tag is disabled if pulled off after adhesive cures
- Hands-free — small, thin, simple, out of sight under mirror
- Secure tag — flexible use in other outside locations



PT-UHF-0-0 Portable Tag

- Tag installs like a toll highway tag on windshield behind mirror
- Hook-and-loop adhesive strip holds tag firmly in reading position
- Hands-free use inside vehicles — move tag easily to other vehicles
- For readers installed above the traffic lane or at either side



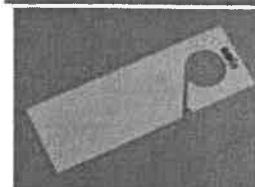
VT-UHF-0-0 Sunvisor Tag

- Hand-held — tag can be held by fingertips on clip — or . . .
- Hands-free — tag clips to sunvisor — easily moved to other vehicles
- Clip holds tag facing reader through windshield when visor is down
- Lower visor to read tag — tag is out of sight when not reading



HT-UHF-0-0 Hangtag

- Tag hooks on rearview mirror's post — easily moved or carried
- Hook lets tag hang free — to read, driver can turn tag by fingers
- Hands-free identification — also portable like a card — hold to read
- Visible through windshield for printed or laminated identification



ST-UHF-0-0 Supertag

- Large tag with superior read range in tough assignments
- Attaches by double-side adhesive tape, screws, rivets, cable ties . . .
- Permanent or temporary mounting — for rugged use and bad weather
- Perfect in industrial and commercial applications — inside or outside





Maximum RFID

NOTE: For UHF credentials held by hand, see product sheet "UHF Credentials for Holding by Hand". For vehicle-mounted tags, see below.

Reading Distances – Up to These Distances in Practical Applications

Tag . . . Conditions	LR-2000, LR-2200, LR-3000	X-Series Readers	UA-612 Reader
WS-UHF-0-0 on windshield	25 feet (7.6 meters)	(Not applicable)	(Not applicable)
RV-UHF-0-0 on mirror shell	20 feet (6.1 meters)	(Not applicable)	(Not applicable)
MT-UHF-0-0 on metal surface	15 feet (4.6 meters)	(Not applicable)	(Not applicable)
SV-UHF-0-0 on sideview mirror	25 feet (7.6 meters)	(Not applicable)	(Not applicable)
PT-UHF-0-0 on windshield	15 feet (4.6 meters)	(Not applicable)	(Not applicable)
VT-UHF-0-0 clipped on visor	15 feet (4.6 meters)	(Not applicable)	(Not applicable)
HT-UHF-0-0 hanging on mirror	10 feet (3.0 meters)	6 inches (15 cm)	12 inches (30 cm)
ST-UHF-0-0 fastened on metal	35 feet (10.7 meters)	(Not applicable)	(Not applicable)

Reader Selection

With vehicle-mounted tags, use LR-2000, LR-2200, LR-3000, and their "HiLo" variations.

Technology in Tags

- UHF communications: Bi-directional between UHF readers and credentials.
- Excitation frequency: 865-868 MHz for the LR-2200 reader; 902-928 MHz for other UHF readers.
- Read repetition rate: Set in the readers. For "LR" readers, rep rate is 3 reads per second (field-programmable to slower rates).

Encoding for Tags

- Code format type – Wiegand. • Open code formats – 26-bit-STD and 37-bit-AWI. • For a custom format, call AWID.

Information Required in Purchase Order (Include leading zeros in facility code and ID numbers.)

- Quantity. • AWID's part no. • Code format (example: 26-bit-STD). • Facility or site code. • Start ID number sequence.

Environmental Conditions

- Operating temperature: -31° F to +150° F (-35° C to +65° C).
- Operating humidity: 0% to 95% non-condensing.
- Exposure to weather: All tags accept exposure to bright sunlight. "Outside" tags are for use in rain, snow, and car washes.

Size of Tags and Cards (Approximate)

Tag	Width	Height	Thickness	Notes
WS-UHF-0-0	4 inches	1 inch	<1/32 inch	Peel-off sheet covers adhesive.
RV-UHF-0-0	4-3/16 inches	1-1/8 inches	<1/32 inch	Peel-off sheet covers adhesive.
MT-UHF-0-0	8 inches	15/16 inch	1/4 inch	Self-adhesive. 2 holes for fasteners.
SV-UHF-0-0	4-3/8 inches	1/2 inch	<1/32 inch	Peel-off sheet covers adhesive.
PT-UHF-0-0	3-1/8 inches	1-5/8 inches	3/8 inch	Peel-off sheet covers adhesive strip.
VT-UHF-0-0	4-1/2 inches	2-3/8 inches	1/32 inch	Includes U-clip for sunvisor.
HT-UHF-0-0	2-1/4 inches	6-1/2 inches	1/32 inch	With hook to hang on mirror.
ST-UHF-0-0	5-1/2 inches	7-3/4 inches	3/4 inch	Flat back. 4 holes for fasteners.

Slots and Holes

- WS-UHF, RV-UHF, SV-UHF, PT-UHF, HT-UHF: Must have no slots or holes, punched or drilled.
- VT-UHF: Contains a slot for the sunvisor clip (supplied with the tag).
- MT-UHF, ST-UHF: Contains holes at the ends for screws, rivets, cable ties. Must not be punched or drilled.

Applications

- Use tags on cars, trucks, buses, fire trucks, forklifts, motorcycles, golf carts, transit vehicles, wheel chairs, gurneys, rail cars, etc.
- For **security**, WS-UHF and RV-UHF tags tear when they are ripped from their cured adhesive. SV-UHF tag is for one-time use only.
- For user **convenience**, all other tags may be moved easily from one vehicle to another vehicle.
- Tag type and mounting location must be **consistent** for all readers in a particular installation.
- If used with a "HiLo" reader (dual antennas), credentials may be different types, in different locations, on different vehicle types.

Custom Graphics

- For quotation, send original artwork to AWID. • A local printer may be able to print graphics. • *Not* for ST-UHF tag.

Literature for UHF Credentials

- Before installing any tag, read AWID's "Installation Instructions" sheet for that tag type.
- Visit AWID's Web site www.AWID.com to download all literature.

Options and Accessories

- LR-TEK LR Reader Tech Kit: *Required* -- a one-time purchase for every installing dealer.



18300 Sutter Blvd, Morgan Hill, CA 95037
Tel: (408) 825-1100 Fax: (408) 782-7402
<http://www.awid.com>

SECTION VIII

SECTION C

SECTION 1

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	Clocks to hot tubes need to be replaced	21-Mar	J.Reid	to order new clocks		Clocks installed; verify they are operational
3	Landscaping around building is over grown	21-Mar	Yellowstone	Landscaping needs to be replaced in serval areas		Targeted for September/October

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	TCD Advised Mast Arm Estimated to be Delivered by 9/1/18 and Signal Operational in Mid-October
3	3/16/17	Allocation of 532 Costs	Scheerer/d'Adesky		In Process	Alan to Circulate Revised Map and Costs
4	1/11/18	Amendment to MSA to Incorporate Heritage Crossing Community Center & Horse Stables	Resort/Flint		In Process	Draft Agreement on August Agenda
5	6/14/18	Price New Rapid Arm Gates on Exit Side of Excitement Drive	Scheerer		In Process	Proposals Presented at July Meeting and Board Authorized NTE Amount of \$12,000 to Proceed with Installation
6	7/12/18	Replace Sign at Sinclair Entrance	Scheerer		In Process	Board Authorized to Replace Sign and Add Sign Facing Sinclair Traffic

Reunion West

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	8/11/16	Signalization of Reunion Entrance	Boyd		In Process	TCD Advised Mast Arm Estimated to be Delivered by 9/1/18 and Signal Operational in Mid-October
2	1/11/18	Installation of Neighborhood Monuments	Scheerer		In Process	Areas flagged where signs are proposed to be Installed. Funds from Master HOA Received. Easements to be Considered at August Meeting.

SECTION 2

Reunion East

Community Development District

Summary of Check Register

July 1, 2018 to July 31, 2018

Fund	Date	Check No.'s		Amount
General Fund	7/6/18	3995-4003	\$	91,221.71
	7/16/18	4004-4009	\$	19,530.37
	7/20/18	4010	\$	2,870.00
	7/24/18	4011-4012	\$	260,799.12
			\$	374,421.20
Replacement & Maintenance	7/6/18	47	\$	8,595.65
	7/16/18	48	\$	4,890.00
			\$	13,485.65
Payroll	<u>July 2018</u>			
	Carlton Grant III	50431	\$	184.70
	Donald Harding	50432	\$	184.70
	Mark Greenstein	50433	\$	184.70
	Steven Goldstein	50434	\$	184.70
			\$	738.80
			\$	388,645.65

*** CHECK DATES 07/01/2018 - 07/31/2018 ***

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 #
		7/02/18 44657	201806 320-53800-47800		*	63.00	
		STBL ANNLFIRE ALARM INSP					
		7/02/18 44657	201806 300-13100-10100		*	42.00	
		STBL ANNLFIRE ALARM INSP					
		UNITED FIRE PROTECTION, INC.					495.00 004001
7/06/18 00030		7/01/18 220593	201807 320-53800-47300	LANDSCAPE CONTRACT-JUL18	*	32,514.51	
		7/01/18 220593	201807 300-13100-10100	LANDSCAPE CONTRACT-JUL18	*	21,676.34	
		7/01/18 220593	201807 330-53800-47300	LANDSCAPE CONTRACT-JUL18	*	881.15	
		7/01/18 221138	201807 320-53800-46200	AQUATIC SERVICES JUL18	*	3,703.20	
		7/01/18 221138	201807 300-13100-10100	AQUATIC SERVICES JUL18	*	2,468.80	
		YELLOWSTONE LANDSCAPE					61,244.00 004002
7/06/18 00049		7/02/18 438	201807 310-51300-34000	MANAGEMENT FEES JUL18	*	3,582.08	
		7/02/18 438	201807 310-51300-35100	INFO TECHNOLOGY JUL18	*	183.33	
		7/02/18 438	201807 310-51300-31300	DISSEMINATION FEE JUL18	*	416.67	
		7/02/18 438	201807 310-51300-51000	OFFICE SUPPLIES	*	20.72	
		7/02/18 438	201807 310-51300-42000	POSTAGE	*	24.00	
		7/02/18 438	201807 310-51300-42500	COPIES	*	64.20	
		7/02/18 439	201807 320-53800-12000	FIELD MANAGEMENT JUL18	*	3,454.50	
		7/02/18 439	201807 310-51300-49100	COUNTY TAX ROLL FEE	*	2.08	
		GOVERNMENTAL MANAGEMENT SERVICES					7,747.58 004003
7/16/18 00074		6/30/18 170523	201806 320-53800-47000	AQUATIC PLANT MGMT JUN18	*	77.40	
		6/30/18 170523	201806 300-13100-10100	AQUATIC PLANT MGMT JUN18	*	51.60	
		APPLIED AQUATIC MANAGEMENT, INC.					129.00 004004
7/16/18 00129		7/03/18 4301	201807 320-53800-46200	INST.FLSH VALVE/LEVER KIT	*	402.00	
		7/03/18 4301	201807 300-13100-10100	INST.FLSH VALVE/LEVER KIT	*	268.00	

REUE REUNION EAST TVISCARRA

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 #
		7/07/18 4304	201807 320-53800-46200		*	399.00	
		RMV PAINT/SKIM COAT/REPNT					
		7/07/18 4304	201807 300-13100-10100		*	266.00	
		RMV PAINT/SKIM COAT/REPNT					
		7/11/18 4305	201807 320-53800-53000		*	441.00	
		RMV SOIL/VINE/RPLC BRICK					
		7/11/18 4305	201807 300-13100-10100		*	294.00	
		RMV SOIL/VINE/RPLC BRICK					
		7/11/18 4306	201807 320-53800-46200		*	348.00	
		INST.ARMCHAIR/UMBRLA/BASE					
		7/11/18 4306	201807 300-13100-10100		*	232.00	
		INST.ARMCHAIR/UMBRLA/BASE					
		7/11/18 4307	201807 320-53800-47700		*	99.00	
		INST.STEEL CABLE/4 LOCKS					
		7/11/18 4307	201807 300-13100-10100		*	66.00	
		INST.STEEL CABLE/4 LOCKS					
			BERRY CONSTRUCTION INC.				2,815.00 004005
7/16/18 00163		7/10/18 1426	201807 320-53800-47500		*	2,207.23	
		PRESS.WASH TRFC CIRC/BRDG					
		7/10/18 1426	201807 300-13100-10100		*	1,471.49	
		PRESS.WASH TRFC CIRC/BRDG					
			PRESSURE WASH THIS				3,678.72 004006
7/16/18 00092		6/12/18 1-18-227	201806 320-53800-53200		*	3,516.33	
		BEARS DEN WAYFINDING SIGN					
		6/30/18 DUKE-DUK	201805 320-53800-43000		*	220.80	
		DUKE ENERGY #54512 29301					
		6/30/18 DUKE-DUK	201805 320-53800-43000		*	455.23	
		DUKE ENERGY #64321-61161					
		6/30/18 RECDDREE	201806 320-53800-46200		*	1,980.00	
		POOL CLEANING SERVS-JUN18					
		6/30/18 RECDDREE	201806 300-13100-10100		*	1,320.00	
		POOL CLEANING SERVS-JUN18					
		6/30/18 TOHO-TOH	201805 320-53800-43100		*	480.14	
		TOHO METER#49005514 MAY18					
		6/30/18 063018A	201805 320-53800-41000		*	33.06	
		CP PHONE LINE 2365 JUN18					
		6/30/18 063018A	201805 300-13100-10100		*	22.04	
		CP PHONE LINE 2365 JUN18					
		6/30/18 063018A	201805 320-53800-41000		*	33.06	
		HS PHONE LINE 9325 JUN18					
		6/30/18 063018A	201805 300-13100-10100		*	22.04	
		HS PHONE LINE 9325 JUN18					
		6/30/18 063018A	201805 320-53800-41000		*	33.06	
		HS PHONE LINE 9385 JUN18					

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/30/18 063018A	201805 300-13100-10100		*	22.04	
			HS PHONE LINE 9385 JUN18				
				REUNION RESORT			8,137.80 004007
7/16/18 00154		7/09/18 6961	201807 320-53800-48000		*	1,950.00	
			LANDSCAPE CONSULTING JUL				
		7/09/18 6961	201807 300-13100-10100		*	1,300.00	
			LANDSCAPE CONSULTING JUL				
				SUNSCAPE CONSULTING			3,250.00 004008
7/16/18 00030		6/30/18 218349	201805 320-53800-47400		*	62.40	
			INST.OF PLANTS MAY18 CUP				
		6/30/18 218349	201805 300-13100-10100		*	41.60	
			INST.OF PLANTS MAY18 CUP				
		6/30/18 221342	201806 320-53800-46500		*	849.51	
			POP UP/VALVE/NOZZ/RAINBRD				
		6/30/18 221342	201806 300-13100-10100		*	566.34	
			POP UP/VALVE/NOZZ/RAINBRD				
				YELLOWSTONE LANDSCAPE			1,519.85 004009
7/20/18 00129		7/17/18 4311	201807 320-53800-46200		*	375.00	
			RPLC LGHT BULBS/3 POLE LT				
		7/17/18 4311	201807 300-13100-10100		*	250.00	
			RPLC LGHT BULBS/3 POLE LT				
		7/17/18 4312	201807 320-53800-46200		*	996.00	
			RMV PAVR/RMV ROOT/RELEVEL				
		7/17/18 4312	201807 300-13100-10100		*	664.00	
			RMV PAVR/RMV ROOT/RELEVEL				
		7/17/18 4313	201807 320-53800-46200		*	132.00	
			INST.SHWRHD/STEM/P.CHAIN				
		7/17/18 4313	201807 300-13100-10100		*	88.00	
			INST.SHWRHD/STEM/P.CHAIN				
		7/20/18 4314	201807 320-53800-46200		*	219.00	
			COMPACT SUBGRADE/RPLC PVR				
		7/20/18 4314	201807 300-13100-10100		*	146.00	
			COMPACT SUBGRADE/RPLC PVR				
				BERRY CONSTRUCTION INC.			2,870.00 004010
7/24/18 00103		7/24/18 07242018	201807 300-20700-10000		*	258,132.93	
			FY18 DEBT SERV SER 2015A				
				REUNION EAST CDD C/O USBANK			258,132.93 004011
7/24/18 00103		7/24/18 07242018	201807 300-20700-10500		*	2,666.19	
			FY18 DEBT SERV SER 2015-1				
				REUNION EAST CDD C/O USBANK			2,666.19 004012
				TOTAL FOR BANK A		374,421.20	
				REUE REUNION EAST TVISCARRA			

AP300R
 *** CHECK DATES 07/01/2018 - 07/31/2018 ***
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/01/18 PAGE 5
 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	AMOUNTCHECK.... AMOUNT #
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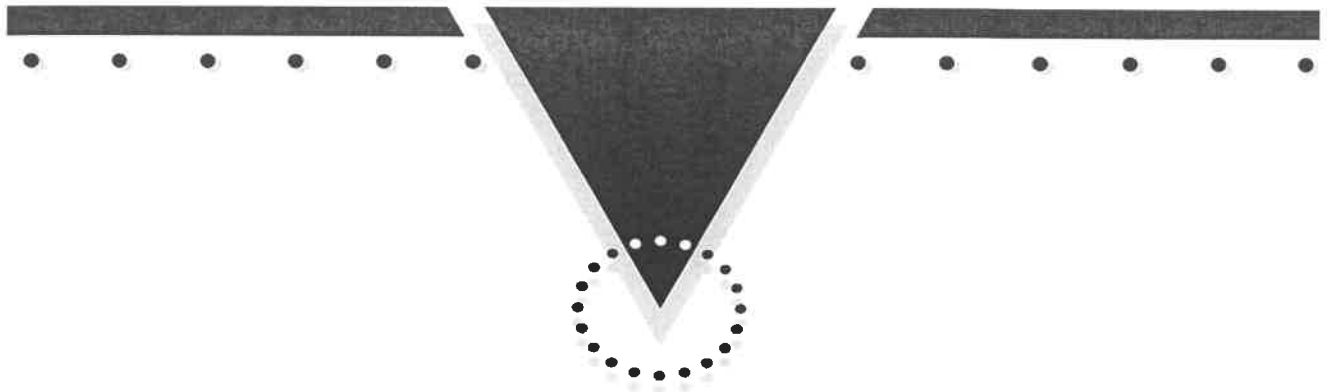
TOTAL FOR REGISTER 374,421.20

REUE REUNION EAST TVISCARRA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/01/18 PAGE 1
 *** CHECK DATES 07/01/2018 - 07/31/2018 *** REUNION EAST-R&M
 BANK C REUNION EAST R&M

REUE REUNION EAST TVISCARRA

SECTION 3



Reunion East
Community Development District

Unaudited Financial Reporting

June 30, 2018



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

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2018
ASSETS:					
CASH	\$1,597,253	\$489,888	---	---	\$2,087,141
CUSTODY ACCOUNT	\$461,217	---	---	---	\$461,217
STATE BOARD OF ADMINISTRATION INVESTMENTS	---	\$2,569,826	---	---	\$2,569,826
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$122,357	---	\$122,357
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$216,026	---	\$216,026
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$577,395	---	\$577,395
Prepayment	---	---	\$23	---	\$23
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$286,455	---	\$286,455
SERIES 2015-2					
Reserve	---	---	\$374,013	---	\$374,013
Revenue	---	---	\$266,883	---	\$266,883
Prepayment	---	---	\$3,305	---	\$3,305
SERIES 2015-3					
Revenue	---	---	\$108,750	---	\$108,750
DUE FROM REUNION WEST	\$138,086	\$7,202	---	---	\$145,288
DUE FROM GENERAL FUND	\$7,908	---	\$255,145	---	\$263,053
TOTAL ASSETS	\$2,204,463	\$3,066,916	\$2,730,634	\$10	\$8,002,023
LIABILITIES:					
ACCOUNTS PAYABLE	\$16,195	\$13,486	---	---	\$29,681
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
SALES TAX PAYABLE	\$41	---	---	---	\$41
CUSTOMER DEPOSIT	\$15,000	---	---	---	\$15,000
DUE TO DEBT 2015A	\$263,052	---	---	---	\$263,052
DUE TO REUNION WEST	\$23,825	---	---	---	\$23,825
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
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$242,752	\$3,053,430	---	---	\$3,296,182
UNASSIGNED	\$1,642,275	---	---	---	\$1,642,275
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$3,030,837)	---	(\$3,030,837)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$1,958,970)	---	(\$1,958,970)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$1,015,471	---	\$1,015,471
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$630,421	---	\$630,421
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$639,649	---	\$639,649
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$106,704	---	\$106,704
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$2,204,463	\$3,066,916	\$2,730,634	\$10	\$8,002,023

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending June 30, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/18	ACTUAL THRU 6/30/18	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,092,735	\$1,092,735	\$1,110,772	\$18,037
Special Assessments - Direct	\$922,677	\$922,677	\$922,677	\$0
Interest	\$250	\$188	\$727	\$540
Miscellaneous Income	\$5,368	\$4,026	\$3,408	(\$618)
Rental Income - Base	\$12,150	\$12,150	\$32,400	\$20,250
Rental Income - Operating Expenses/CAM	\$10,585	\$10,585	\$10,035	(\$550)
TOTAL REVENUES	\$2,043,765	\$2,042,360	\$2,080,019	\$37,659
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$9,000	\$8,600	\$400
FICA	\$918	\$689	\$658	\$31
Engineering	\$15,000	\$11,250	\$8,321	\$2,929
Attorney	\$35,000	\$26,250	\$17,539	\$8,711
Trustee Fees	\$17,500	\$0	\$0	\$0
Arbitrage	\$3,600	\$600	\$600	\$0
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$5,000	\$3,750	\$3,850	(\$100)
Property Appraiser Fee	\$1,000	\$1,000	\$817	\$183
Property Taxes	\$400	\$400	\$183	\$217
Annual Audit	\$5,100	\$5,100	\$5,100	\$0
District Management Fees	\$42,985	\$32,239	\$32,239	\$0
Information Technology	\$2,200	\$1,650	\$1,650	\$0
Telephone	\$300	\$225	\$39	\$186
Postage	\$3,500	\$2,625	\$272	\$2,353
Printing & Binding	\$2,500	\$1,875	\$474	\$1,401
Insurance	\$14,800	\$14,800	\$13,453	\$1,347
Legal Advertising	\$1,500	\$1,125	\$397	\$728
Other Current Charges	\$600	\$450	\$178	\$272
Office Supplies	\$500	\$375	\$189	\$186
Travel Per Diem	\$500	\$375	\$0	\$375
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$170,078	\$118,952	\$99,735	\$19,217
<u>MAINTENANCE-SHARED EXPENSES:</u>				
Field Management	\$41,454	\$31,091	\$31,091	\$0
Facility Lease Agreement	\$31,562	\$23,672	\$18,389	\$5,283
Telephone	\$4,800	\$3,600	\$4,076	(\$476)
Electric	\$348,000	\$261,000	\$303,408	(\$42,408)
Water & Sewer	\$45,000	\$33,750	\$42,301	(\$8,551)
Gas	\$46,200	\$34,650	\$33,928	\$722
Pool & Fountain Maintenance	\$105,000	\$78,750	\$78,580	\$170
Environmental	\$6,000	\$4,500	\$3,440	\$1,060
Property Insurance	\$26,100	\$26,100	\$24,914	\$1,186
Irrigation Repairs	\$7,500	\$5,625	\$7,660	(\$2,035)
Landscape Contract	\$465,774	\$349,331	\$319,128	\$30,203
Landscape Contingency	\$23,295	\$17,471	\$14,043	\$3,429
Landscape Consulting	\$23,400	\$17,550	\$27,851	(\$10,301)
Gate and Gatehouse Expenses	\$19,200	\$14,400	\$7,662	\$6,738
Roadways/Sidewalks	\$27,840	\$20,880	\$107,637	(\$86,757)
Lighting	\$4,800	\$3,600	\$4,606	(\$1,006)
MSA Building Repairs	\$24,000	\$18,000	\$27,449	(\$9,449)
Pressure Washing	\$24,000	\$18,000	\$11,588	\$6,412
Maintenance (Inspections)	\$1,050	\$788	\$378	\$410
Pest Control	\$435	\$326	\$0	\$326
Signage	\$2,400	\$1,800	\$8,484	(\$6,684)
Security	\$84,000	\$63,000	\$63,000	\$0
<u>COMMUNITY CENTER:</u>				
Landscape	\$16,000	\$12,000	\$8,648	\$3,352
Telephone	\$1,500	\$1,125	\$993	\$132
Electric	\$33,000	\$24,750	\$14,277	\$10,473
Water & Sewer	\$4,200	\$3,150	\$1,413	\$1,737
Gas	\$500	\$375	\$224	\$152
Contract Cleaning	\$0	\$0	\$4,800	(\$4,800)
Maintenance (Inspections)	\$1,250	\$938	\$1,085	(\$148)
<u>MAINTENANCE-DIRECT EXPENSES:</u>				
Irrigation System Operations	\$100,000	\$75,000	\$0	\$75,000
Contingency	\$0	\$0	\$250	(\$250)
Transfer Out	\$355,427	\$355,427	\$355,427	\$0
TOTAL MAINTENANCE	\$1,873,687	\$1,500,647	\$1,526,729	(\$26,082)
TOTAL EXPENDITURES	\$2,043,765	\$1,619,599	\$1,626,464	(\$6,865)
EXCESS REVENUES (EXPENDITURES)	\$0		\$453,556	
FUND BALANCE - Beginning	\$0		\$1,431,471	
FUND BALANCE - Ending	\$0		\$1,885,027	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2018

	ADOPTED BUDGET	PRORATED THRU 6/30/18	ACTUAL THRU 6/30/18	VARIANCE
REVENUES:				
Transfer In	\$355,427	\$355,427	\$355,427	\$0
Interest	\$10,000	\$7,500	\$32,784	\$25,284
TOTAL REVENUES	\$365,427	\$362,927	\$388,211	\$25,284
EXPENDITURES:				
Building Improvements	\$60,000	\$45,000	\$12,147	\$32,853
Lighting Improvements	\$0	\$0	\$2,934	(\$2,934)
Signage	\$6,000	\$4,500	\$0	\$4,500
Pool Furniture	\$7,200	\$5,400	\$7,800	(\$2,400)
Pool Repair & Replacements	\$31,800	\$23,850	\$6,359	\$17,491
Landscape Improvements	\$75,000	\$56,250	\$121,184	(\$64,934)
Roadways/Sidewalks Improvement	\$0	\$0	\$5,592	(\$5,592)
Signalization	\$90,000	\$67,500	\$0	\$67,500
TOTAL EXPENDITURES	\$270,000	\$202,500	\$156,017	\$46,483
EXCESS REVENUES (EXPENDITURES)	\$95,427		\$232,194	
FUND BALANCE - Beginning	\$2,842,453		\$2,821,236	
FUND BALANCE - Ending	\$2,937,880		\$3,053,430	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED THRU 6/30/18	ACTUAL THRU 6/30/18	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$887	\$887
TOTAL REVENUES	\$0	\$0	\$887	\$887
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$2,880)	(\$2,880)
TOTAL OTHER	\$0	\$0	(\$2,880)	(\$2,880)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$1,994)	
FUND BALANCE - Beginning	\$0		(\$3,028,843)	
FUND BALANCE - Ending	\$0		(\$3,030,837)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED THRU 6/30/18	ACTUAL THRU 6/30/18	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$1,552	\$1,552
TOTAL REVENUES	\$0	\$0	\$1,552	\$1,552
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$9,789)	(\$9,789)
TOTAL OTHER	\$0	\$0	(\$9,789)	(\$9,789)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$8,237)	
FUND BALANCE - Beginning	\$0		(\$1,950,733)	
FUND BALANCE - Ending	\$0		(\$1,958,970)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A
Statement of Revenues & Expenditures
For The Period Ending June 30, 2018

	ADOPTED BUDGET	PRORATED THRU 6/30/18	ACTUAL THRU 6/30/18	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$2,568,595	\$2,568,595	\$2,608,760	\$40,165
Special Assessments - Prepayments	\$0	\$0	\$11,599	\$11,599
Interest	\$100	\$75	\$9,726	\$9,651
TOTAL REVENUES	\$2,568,695	\$2,568,670	\$2,630,086	\$61,416
EXPENDITURES:				
Interest Expense 11/01	\$691,000	\$691,000	\$691,000	\$0
Principal Expense 05/01	\$1,215,000	\$1,215,000	\$1,215,000	\$0
Interest Expense 05/01	\$691,000	\$691,000	\$691,000	\$0
Special Call 05/01	\$0	\$0	\$15,000	(\$15,000)
TOTAL EXPENDITURES	\$2,597,000	\$2,597,000	\$2,612,000	(\$15,000)
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$28,305)		\$18,086	
FUND BALANCE - Beginning	\$807,010		\$997,385	
FUND BALANCE - Ending	\$778,705		\$1,015,471	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED THRU 6/30/18	ACTUAL THRU 6/30/18	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$22,855	\$22,855	\$26,945	\$4,090
Special Assessments - Direct Billed	\$656,310	\$656,310	\$656,310	\$0
Interest	\$0	\$0	\$3,755	\$3,755
TOTAL REVENUES	\$679,165	\$679,165	\$687,010	\$7,845
EXPENDITURES:				
Interest Expense 11/01	\$220,770	\$220,770	\$220,770	\$0
Principal Expense 05/01	\$245,000	\$245,000	\$245,000	\$0
Interest Expense 05/01	\$220,770	\$220,770	\$220,770	\$0
TOTAL EXPENDITURES	\$686,540	\$686,540	\$686,540	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$7,375)		\$470	
FUND BALANCE - Beginning	\$283,704		\$629,951	
FUND BALANCE - Ending	\$276,329		\$630,421	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED THRU 6/30/18	ACTUAL THRU 6/30/18	VARIANCE
REVENUES:				
Special Assessments - Direct Billed	\$745,860	\$745,860	\$745,860	(\$0)
Interest	\$100	\$75	\$3,593	\$3,518
TOTAL REVENUES	\$745,960	\$745,935	\$749,453	\$3,518
EXPENDITURES:				
Interest Expense 11/01	\$265,650	\$265,650	\$265,650	\$0
Principal Expense 05/01	\$220,000	\$220,000	\$220,000	\$0
Interest Expense 05/01	\$265,650	\$265,650	\$265,650	\$0
TOTAL EXPENDITURES	\$751,300	\$751,300	\$751,300	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$5,340)		(\$1,847)	
FUND BALANCE - Beginning	\$266,862		\$641,496	
FUND BALANCE - Ending	\$261,522		\$639,649	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED THRU 6/30/18	ACTUAL THRU 6/30/18	VARIANCE
REVENUES:				
Special Assessments - Direct Billed	\$336,265	\$336,265	\$335,260	(\$1,005)
Interest	\$0	\$0	\$432	\$432
TOTAL REVENUES	\$336,265	\$336,265	\$335,692	(\$573)
EXPENDITURES:				
Interest Expense 11/01	\$108,735	\$108,735	\$108,735	\$0
Principal Expense 05/01	\$120,000	\$120,000	\$120,000	\$0
Interest Expense 05/01	\$108,735	\$108,735	\$108,735	\$0
TOTAL EXPENDITURES	\$337,470	\$337,470	\$337,470	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$1,205)		(\$1,778)	
FUND BALANCE - Beginning	\$108,414		\$108,482	
FUND BALANCE - Ending	\$107,209		\$106,704	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED THRU 6/30/18	ACTUAL THRU 6/30/18	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$10	
FUND BALANCE - Ending	\$0		\$10	

Reunion East CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collector	\$0	\$140,448	\$612,154	\$44,167	\$52,045	\$27,863	\$72,083	\$29,436	\$132,575	\$0	\$0	\$0	\$1,110,772
Special Assessments - Direct	\$12,830	\$0	\$0	\$449,637	\$0	\$0	\$224,818	\$235,391	\$0	\$0	\$0	\$0	\$922,677
Interest	\$76	\$78	\$76	\$78	\$78	\$71	\$78	\$94	\$98	\$0	\$0	\$0	\$727
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$1,278	\$2,130	\$0	\$0	\$0	\$0	\$3,408
Rental Income - Base	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$0	\$0	\$0	\$0	\$32,400
Rental Income - Operating Expenses/CAM	\$3,528	\$3,528	\$3,528	(\$12,336)	\$2,947	\$2,947	\$2,947	\$2,947	\$0	\$0	\$0	\$0	\$10,035
Total Revenues	\$20,484	\$148,105	\$619,808	\$485,597	\$59,120	\$34,931	\$305,255	\$274,048	\$132,673	\$0	\$0	\$0	\$2,080,019
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$800	\$1,000	\$1,000	\$800	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$8,600
FICA	\$77	\$77	\$61	\$77	\$77	\$61	\$77	\$77	\$77	\$0	\$0	\$0	\$658
Engineering	\$2,152	\$1,239	\$1,089	\$545	\$898	\$600	\$1,200	\$0	\$600	\$0	\$0	\$0	\$8,321
Attorney	\$1,584	\$1,384	\$1,338	\$1,496	\$1,125	\$2,992	\$3,515	\$4,106	\$0	\$0	\$0	\$0	\$17,539
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$417	\$417	\$417	\$417	\$417	\$517	\$417	\$417	\$417	\$0	\$0	\$0	\$3,850
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$817	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$817
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183	\$0	\$0	\$0	\$0	\$183
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$5,100	\$0	\$0	\$0	\$0	\$0	\$0	\$5,100
District Management Fees	\$3,582	\$3,582	\$3,582	\$3,582	\$3,582	\$3,582	\$3,582	\$3,582	\$3,582	\$0	\$0	\$0	\$32,239
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$0	\$0	\$1,650
Telephone	\$0	\$0	\$0	\$0	\$0	\$21	\$18	\$0	\$0	\$0	\$0	\$0	\$39
Postage	\$84	\$16	\$25	\$41	\$33	\$10	\$17	\$25	\$20	\$0	\$0	\$0	\$272
Printing & Binding	\$51	\$61	\$39	\$45	\$69	\$36	\$48	\$39	\$86	\$0	\$0	\$0	\$474
Insurance	\$13,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,453
Legal Advertising	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$189	\$0	\$0	\$0	\$0	\$397
Other Current Charges	\$178	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178
Office Supplies	\$21	\$21	\$21	\$21	\$22	\$21	\$21	\$21	\$21	\$0	\$0	\$0	\$189
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
	\$28,164	\$7,979	\$7,555	\$7,407	\$8,221	\$13,924	\$10,677	\$9,822	\$5,986	\$0	\$0	\$0	\$99,735

**Reunion East CDD
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	\$3,455	\$3,455	\$3,455	\$3,455	\$3,455	\$3,455	\$3,455	\$3,455	\$3,455	\$0	\$0	\$0	\$31,091
Facility Lease Agreement	\$2,043	\$2,043	\$2,043	\$2,043	\$2,043	\$2,043	\$2,043	\$2,043	\$2,043	\$0	\$0	\$0	\$18,389
Telephone	\$449	\$451	\$451	\$550	\$352	\$451	\$458	\$457	\$457	\$0	\$0	\$0	\$4,076
Electric	\$33,063	\$33,359	\$33,315	\$34,090	\$34,811	\$33,595	\$33,761	\$34,800	\$32,614	\$0	\$0	\$0	\$303,408
Water & Sewer	\$3,995	\$4,396	\$4,983	\$4,650	\$4,536	\$4,456	\$5,040	\$4,718	\$5,526	\$0	\$0	\$0	\$42,301
Gas	\$286	\$3,316	\$5,211	\$4,411	\$6,382	\$7,297	\$3,314	\$2,363	\$1,347	\$0	\$0	\$0	\$33,928
Pool & Fountain Maintenance	\$9,786	\$6,587	\$8,935	\$10,852	\$7,510	\$10,057	\$7,975	\$9,688	\$7,189	\$0	\$0	\$0	\$78,580
Environmental	\$157	\$833	\$157	\$834	\$157	\$157	\$157	\$834	\$157	\$0	\$0	\$0	\$3,440
Property Insurance	\$24,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,914
Irrigation	\$349	\$0	\$1,138	\$1,240	\$599	\$542	\$2,027	\$916	\$850	\$0	\$0	\$0	\$7,660
Landscape Contract	\$32,515	\$32,515	\$44,537	\$32,515	\$32,515	\$37,807	\$32,515	\$32,515	\$41,696	\$0	\$0	\$0	\$319,128
Landscape Contingency	\$196	\$735	\$387	\$1,514	\$0	\$960	\$3,114	\$7,137	\$0	\$0	\$0	\$0	\$14,043
Landscape Consulting	\$1,950	\$1,950	\$8,393	\$3,597	\$1,950	\$1,950	\$4,160	\$1,950	\$1,950	\$0	\$0	\$0	\$27,851
Gatehouse and Gatehouse Expenses	\$1,106	\$724	\$0	\$0	\$1,476	\$445	\$971	\$964	\$1,977	\$0	\$0	\$0	\$7,662
Roadways/Sidewalks	\$9,276	\$6,348	\$10,263	\$1,278	\$14,019	\$30,015	\$8,580	\$23,388	\$4,470	\$0	\$0	\$0	\$107,637
Lighting	\$1,774	\$161	\$933	\$0	\$1,583	\$0	\$0	\$0	\$156	\$0	\$0	\$0	\$4,606
MSA Building Repairs	\$1,719	\$845	\$387	\$517	\$17,184	\$885	\$1,482	\$3,183	\$1,248	\$0	\$0	\$0	\$27,449
Pressure Washing	\$0	\$576	\$0	\$0	\$720	\$0	\$0	\$2,203	\$8,089	\$0	\$0	\$0	\$11,588
Maintenance (Inspections)	\$0	\$0	\$39	\$0	\$0	\$39	\$0	\$180	\$120	\$0	\$0	\$0	\$378
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$0	\$0	\$4,188	\$231	\$0	\$48	\$111	\$0	\$3,906	\$0	\$0	\$0	\$8,484
Security	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$0	\$0	\$0	\$63,000
Community Center													
Landscape	\$881	\$881	\$1,207	\$881	\$881	\$1,025	\$881	\$881	\$1,130	\$0	\$0	\$0	\$8,648
Telephone	\$110	\$111	\$110	\$110	\$111	\$111	\$111	\$110	\$110	\$0	\$0	\$0	\$993
Electric	\$1,912	\$1,581	\$1,012	\$1,356	\$1,849	\$1,466	\$1,449	\$1,976	\$1,677	\$0	\$0	\$0	\$14,277
Water & Sewer	\$145	\$160	\$166	\$158	\$158	\$158	\$158	\$158	\$151	\$0	\$0	\$0	\$1,413
Gas	\$25	\$25	\$25	\$24	\$25	\$25	\$25	\$25	\$25	\$0	\$0	\$0	\$224
Contract Cleaning	\$0	\$0	\$250	\$825	\$700	\$750	\$700	\$875	\$700	\$0	\$0	\$0	\$4,800
Maintenance (Inspections)	\$0	\$0	\$65	\$0	\$180	\$245	\$0	\$300	\$295	\$0	\$0	\$0	\$1,085
Maintenance-Direct													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$160	\$0	\$0	\$0	\$0	\$0	\$90	\$0	\$0	\$0	\$0	\$250
Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$355,427	\$0	\$0	\$0	\$355,427
	\$137,105	\$108,211	\$138,651	\$112,131	\$140,195	\$144,980	\$119,485	\$142,206	\$483,764	\$0	\$0	\$0	\$1,526,729
Total Expenditures	\$165,269	\$116,190	\$146,206	\$119,538	\$148,416	\$158,904	\$130,163	\$152,028	\$489,750	\$0	\$0	\$0	\$1,626,464
Excess Revenues (Expenditures)	(\$144,785)	\$31,915	\$473,602	\$366,059	(\$89,296)	(\$123,973)	\$175,092	\$122,020	(\$357,077)	\$0	\$0	\$0	\$453,556

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2018

TAX COLLECTOR

						Gross Assessments	\$	3,924,283	\$	1,163,488	\$	2,732,571	\$	28,224					
						Net Assessments	\$	3,688,826	\$	1,093,679	\$	2,568,616	\$	26,531					
												2015A		2015-1					
Date Received	Dist.	Gross Assessments Received		Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received		General Fund 29.65%	Debt Svc Fund 69.63%	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	\$	1,889,768.69	\$	75,991.77	\$	36,475.53	\$	-	\$	1,787,301.39	\$	529,906.80	\$	1,244,540.07	\$	12,854.52	\$	1,787,301.39
12/28/17	ACH	\$	294,109.32	\$	11,039.36	\$	5,661.39	\$	-	\$	277,408.57	\$	82,247.28	\$	193,166.12	\$	1,995.16	\$	277,408.57
1/16/18	ACH	\$	156,127.07	\$	4,687.95	\$	3,028.80	\$	-	\$	148,410.32	\$	44,001.33	\$	103,341.60	\$	1,067.39	\$	148,410.32
1/26/18	ACH	\$	-	\$	-	\$	-	\$	559.51	\$	559.51	\$	165.89	\$	389.60	\$	4.02	\$	559.51
2/14/18	ACH	\$	183,086.30	\$	3,964.04	\$	3,582.44	\$	-	\$	175,539.82	\$	52,044.80	\$	122,232.51	\$	1,262.51	\$	175,539.82
3/15/18	ACH	\$	416.07	\$	-	\$	8.33	\$	-	\$	407.74	\$	120.89	\$	283.92	\$	2.93	\$	407.74
3/15/18	ACH	\$	96,628.73	\$	1,148.51	\$	1,909.59	\$	-	\$	93,570.63	\$	27,742.22	\$	65,155.43	\$	672.97	\$	93,570.63
4/13/18	ACH	\$	231,043.31	\$	88.37	\$	4,619.07	\$	-	\$	226,335.87	\$	67,105.03	\$	157,603.00	\$	1,627.84	\$	226,335.87
4/13/18	ACH	\$	17,008.29	\$	-	\$	340.20	\$	-	\$	16,668.09	\$	4,941.83	\$	11,606.38	\$	119.88	\$	16,668.09
4/25/18	ACH	\$	-	\$	-	\$	-	\$	122.41	\$	122.41	\$	36.29	\$	85.24	\$	0.88	\$	122.41
5/11/18	ACH	\$	2,325.44	\$	-	\$	46.51	\$	-	\$	2,278.93	\$	675.67	\$	1,586.87	\$	16.39	\$	2,278.93
5/11/18	ACH	\$	98,983.07	\$	-	\$	1,979.66	\$	-	\$	97,003.41	\$	28,759.99	\$	67,545.76	\$	697.66	\$	97,003.41
6/14/18	ACH	\$	77,700.11	\$	-	\$	1,554.00	\$	-	\$	76,146.11	\$	22,576.13	\$	53,022.33	\$	547.65	\$	76,146.11
6/14/18	ACH	\$	427.24	\$	-	\$	8.55	\$	-	\$	418.69	\$	124.14	\$	291.54	\$	3.01	\$	418.69
6/20/18	ACH	\$	378,155.85	\$	-	\$	7,563.11	\$	-	\$	370,592.74	\$	109,874.93	\$	258,052.46	\$	2,665.36	\$	370,592.74
7/17/18	ACH	\$	-	\$	-	\$	-	\$	115.56	\$	115.56	\$	34.26	\$	80.47	\$	0.83	\$	115.56
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Totals		\$	3,939,773.09	\$	117,533.27	\$	76,444.79	\$	797.48	\$	3,746,592.51	\$	1,110,805.85	\$	2,608,840.64	\$	26,946.02	\$	3,746,592.51

OFF ROLL ASSESSMENTS

Citicommunities

Citicommunities			\$25,974.00			\$10,982.00			\$5,636.00			\$6,455.00			\$2,901.00		
						100%			42.28%			21.70%			24.85%		

EHOF Acquisitions II, LLC

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

EHOF Acquisitions II, LLC

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

EHOF Acquisitions II, LLC

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

LRA Orlando LLC

IRA 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	\$922,677.00	\$656,310.00	\$745,860.00	\$335,260.00
TOTAL RECEIVED	\$ 922,677.00	\$ 656,310.00	\$ 745,860.00	\$ 335,260.00
VARIANCE	\$ -	\$ -	\$ -	\$ -

SECTION 4

Reunion East/West CDD Direct Billed Assessments for FY 2018

District
Reunion East

Landowner	Product	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Citicommunities					Nov	\$5,491	\$7,496	\$12,987	Paid - \$10,982 - Just O & M
11-1-15 DS Interest					Feb	\$2,746	\$3,748	\$6,494	Paid - Debt for FY 18 - 4/9/18
34-25-27-4012-0001-0013	66 Comm	\$10,982	\$14,992	\$25,974	May	\$2,746	\$3,748	\$6,494	Paid - Debt for FY 18 - 4/9/18
Estoppel									
Totals		<u>\$10,982</u>	<u>\$14,992</u>	<u>\$25,974</u>	Total	<u>\$10,982</u>	<u>\$14,992</u>	<u>\$25,974</u>	
LRA ORLANDO LLC		\$1,848	\$5,053	\$6,901		O & M	Debt	Total	Paid
35-25-27-4885-PRCL-0C30	4 MF				Nov	\$924	\$2,527	\$3,451	Paid - 10/13/17
					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>	
EHOF						O & M	Debt	Total	Paid
11-1-15 Interest									
27-25-27-2985-TRAC-FD20	30 Comm/755 MF	\$358,021	\$153,228	\$511,249	Nov	\$454,923	\$858,693	\$1,313,616	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	Paid 6/7/18
		<u>\$909,846</u>	<u>\$1,717,385</u>	<u>\$2,627,231</u>	Total	<u>\$909,846</u>	<u>\$1,717,385</u>	<u>\$2,627,231</u>	

District
Reunion West

Landowner	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Reunion West SPE								
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	3/22/18
27-25-27-4927-0001-SF20	\$58,746		\$58,746	June	\$79,974	\$0	\$79,974	Paid 7/20/18
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	Paid 6/18/18
				Total	<u>\$159,095.00</u>	<u>\$207,088.00</u>	<u>\$366,183.00</u>	

SECTION 5

**NOTICE OF MEETING DATES
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Reunion East Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2019** at **1:00 pm at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747**, on the **second Thursday** of each month as follows:

October 11, 2018
November 8, 2018
December 13, 2018
January 10, 2019
February 14, 2019
March 14, 2019
April 11, 2019
May 9, 2019
June 13, 2019
July 11, 2019
August 8, 2019
September 12, 2019

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 135 W. Central Blvd., Suite 320, Orlando, FL 32801.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager