

*Reunion West Community
Development District*

Agenda

October 10, 2019

AGENDA

Reunion West

Community Development District

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

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

October 3, 2019

Board of Supervisors
Reunion West Community
Development District

Dear Board Members:

The special meeting of the Board of Supervisors of the Reunion West Community Development District will be held **Thursday, October 10, 2019 at 12:30 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 September 12, 2019 Meeting
4. Consideration of Security Services Interlocal
5. Consideration of Aquatic Maintenance Agreement with Applied Aquatic Management, Inc.
6. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2019
7. Consideration of Proposal from Fausnight Stripe & Line for Cross Walks and Stop Signs
8. Consideration of Series 2019 Requisitions #2 - #3
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
10. Other Business
11. Supervisor's Requests
12. Next Meeting Date
13. 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 September 12, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of the security services interlocal agreement with the Reunion East CDD. A copy of the agreement is enclosed for your review.

The fifth order of business is the consideration of aquatic management agreement with Applied Aquatic Management, Inc. A copy of the agreement is enclosed for your review.

The sixth order of business is the consideration of agreement with Grau & Associates to provide auditing services for the Fiscal Year 2019. A copy of the agreement is enclosed for your review.

The seventh order of business is the consideration of proposal from Fausnight Stripe & Line for cross walks and stop signs in various areas. The proposal is enclosed for your review.

The eighth order of business is the consideration of the Series 2019 requisitions #2 - #3. Both requisitions and supporting invoices are enclosed for your review.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Flint', with a horizontal line extending to the right.

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, September 12, 2019 at 12:30 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

John Chiste	Chairman by phone
Mark Greenstein	Vice-Chairman
Debbie Musser	Assistant Secretary
Michael Mancke	Assistant Secretary
David Burman	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Alan Scheerer	Field Manager
John Cruz	CWS Security
Kevin Baker	Kingwood International Resort
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 12:40 p.m. and called the roll. Mr. Greenstein, Mr. Burman, Ms. Musser and Mr. Mancke were present in person and Mr. Chiste was present by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Do any members of the public have comments for the Reunion West CDD?
Hearing none,

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the August 15,
2019 Board of Supervisors Meeting and
Acceptance of the Minutes of the August
15, 2019 Audit Committee Meeting**

Mr. Flint: Did the Board have any comments or corrections to the minutes?

Mr. Greenstein: No material changes are needed.

On MOTION by Mr. Greenstein seconded by Mr. Burman with all in favor approval of the Minutes of the August 15, 2019 Board of Supervisors Meeting as presented and acceptance of the minutes of the August 15, 2019 Audit Committee Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

Ratification of Agreements with Grau & Associates to Provide Arbitrage Rebate Calculation Services for the Series 2016, Series 2017 and Series 2019 Bonds

Mr. Flint: The District is required under the IRS rules to perform a calculation to ensure we are not earning more interest than we are paying. Grau & Associates has historically provided those. I am asking the Board to ratify the agreement.

Mr. d'Adesky: It is standard form of agreement. They have done this service before and they are competent to do the service.

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor the Agreements with Grau & Associates to provide arbitrage rebate calculation services for the Series 2016, Series 2017 and Series 2019 Bonds in the amount of \$2,500 were ratified.

FIFTH ORDER OF BUSINESS

Ratification of Series 2019 Requisition #1

Mr. Flint: This has already been reviewed, executed by the District Engineer and by the Chair. It's been submitted to the Trustee and processed. Requisitions are not required to be approved by the Board in advance of funding, but as a practice, we bring them back to the Board for ratification, just so they get into the record. It's payable to the Reunion West Development Partners in the amount of \$3.9 million for the acquisition of improvements that were constructed as identified in the Engineer's Report.

Mr. d'Adesky: Where does the Construction Fund stand after this requisition?

Mr. Flint: Let's see.

Mr. Chiste: Is the Construction Fund related to the Series 2019 bonds?

Mr. d'Adesky: Yes.

Mr. Flint: I will have to get you an answer on that. I don't know.

Mr. d'Adesky: We will discuss it when we get to the fund balances, but as we draw it down, we are going to make some conveyances.

Mr. Chiste: All of the work was completed in creating Reunion West, Phase 4.

Mr. Flint: Are there any questions or comments? Hearing none,

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor Requisition #1 for Series 2019 was ratified.

SIXTH ORDER OF BUSINESS

Discussion of Security

Mr. Flint: The Amended and Restated Security Services Provider Agreement in the agenda package is just an example. This is the draft agreement for Reunion East. The agreement for Reunion West would be identical. Originally, back in 2005, the District entered into an agreement with the Master Association to fund a portion of the security costs within Reunion West. That agreement lapsed, but the original concept with the agreement, was that the District owns the roads and the three guardhouses. The resort has a wider scope of work for security then just staffing the three guardhouses on behalf of the District. So, the Reunion West agreement was originally worded where there was not a dollar amount specified that they would contribute. I think a minimum of \$1 was in that agreement. For a period of time, I think Reunion West was paying \$1 per year. The agreement with Reunion East had a minimum payment of \$140,000 and then it would be adjusted annually, based on the District's adopted budget. What we ultimately ended up doing is paying the \$140,000 out of Reunion East and treating it as a shared cost between Reunion East and Reunion West, based on the platted lots, the same way we split landscaping and everything else. That's how we have been operating. When the recent switch came about with Community Watch Solutions, it prompted us to go back and look at the agreements that are in place to see if there was any notice provision in there that we should've received, etc. There is no notice provision. The agreement gives the authority to the Master Association to pretty much make the decisions regarding the security and the security provider.

Mr. d'Adesky: I think the bigger issue is that the agreement lapsed, and all of those provisions no longer apply. Once again, we discovered that inadvertently through looking back at this just to make sure, checking those terms and realizing that was never subsequently renewed. So that is a bigger issue. Effectively we have a written contract in place because without a written contract there is effectively no agreement, because we are a government entity. So actually, those terms don't apply right now.

Mr. Flint: I'm just getting a history.

Mr. d'Adesky: It's the history, but I don't want him to be confused that those are applicable as of today. They are not.

Mr. Greenstein: Are any ratification actions required?

Mr. d'Adesky: I think administratively, what we need the Board to do is to authorize the District to enter into something in writing, so we get that in place as soon as possible, and there are guidelines as to how this relationship is going to move forward. George, I don't know if you thought about this, but since it's dealt with through the Interlocal Agreement, just like any other shared expense, there are two ways we can do it. We can do it like we did in the past where each one side enters into an agreement with the POA or Reunion West could enter into an agreement with Reunion East and delegate authority for Reunion East to enter into the contract under both lands, so there is only one contract between the Master Association and the CDD. Either way is fine with us, since the shared expense effectively works the same way. Just so everyone knows, the language in this agreement was outdated from the old version. There was marketing information, which was removed, because clearly that doesn't apply anymore. There were some indemnities that were against Florida Law and a lot of other provisions that were not applicable to current law.

Mr. Greenstein: It was only 14 years ago.

Mr. d'Adesky: So, other than the update I tried to keep it as close to the original as possible, so it wasn't deviating from what was agreed to.

Mr. Greenstein: As far as the approach, I personally like the interlocal approach where we don't duplicate efforts administratively going forward. We funded it that way, other than the fact that the \$1 deal came up as a result of the recession.

Mr. Flint: Right.

Mr. Greenstein: There was a budgetary exigency. Of course, I wasn't a member of the Board at the time. I was in the audience but I remember it was to enter into with the understanding that was what we needed to do in order to keep things floating.

Mr. Flint: Right.

Mr. Greenstein: I personally don't have a problem with Reunion East taking the lead on working out the agreement and Reunion West adopting it. John, do you have a problem with that?

Mr. Chiste: No, I don't.

Mr. Greenstein: This way we don't duplicate efforts and it's still based upon platted lots.

Mr. Flint: Yes. You probably want some provision in the Reunion East agreement to protect Reunion West that says, "Based on the appropriation of funds," or "subject to the appropriation of funds." That way if for some reason in your budget, you can't budget the amount, Reunion East is not obligating you for something you haven't budgeted.

Mr. d'Adesky: Right. There are a couple of more paragraphs to add to this, but it's one less agreement. It also provides less exposure for Reunion West, because you are not dealing with two separate contracts. You are dealing with one contract that is with Reunion East.

Mr. Greenstein: So, what action do we need to take today?

Mr. d'Adesky: To delegate authority to at least one member of the Board, whomever that may be, to enter into an agreement or an addendum with Reunion East, allowing them to negotiate the updated security services agreement with the Master Association.

On MOTION by Mr. Chiste seconded by Mr. Burman with all in favor entering into an agreement or an addendum with Reunion East, allowing them to negotiate the updated security services agreement with the Master Association was approved.

Mr. d'Adesky: Thank you everybody.

SEVENTH ORDER OF BUSINESS

Consideration of Drainage Easement Agreement

Mr. Flint: The agreement was provided by Encore. The copy you have in your agenda package was executed by John, but they are holding that signature page pending the Board's discussion and action. I asked for a map delineating where the easement was. Unfortunately, they weren't able to provide it in advance of the meeting.

Mr. Chiste: George, I know it is probably a little late, but I sent it to you via email?

Mr. d'Adesky: This was sent to me. I reviewed it and it is in standard form. I know that I pulled the tract at one point and it is indeed a CDD tract.

Mr. Chiste: The sketch of the description is very small. Now that the property is basically developed in the Bear's Den area, between us and Kingwood relative to the Club, we noticed that there were some potential drainage issues, but it basically provides certain easements in order to make sure that everything drains properly.

Mr. d'Adesky: Maybe this is an Alan and George question. Has the District budgeted for the maintenance of these facilities and will it fit within our current budget for stormwater?

Mr. Flint: I don't even know what the facilities are. My suggestion would be that the Board not hold up any potential issue with the development and the County, if you approve it subject to review by the District Engineer. Then if the District Engineer signs off on it, the Chair would be authorized to execute the drainage easement.

On MOTION by Mr. Burman seconded by Mr. Greenstein with all in favor approval of the Drainage Easement Agreement, subject to review by the District Engineer was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Andrew?

Mr. d'Adesky: There are ongoing issues. We had some inquiries regarding estoppels. I've been addressing those on an ongoing basis. If anybody has any questions, let us know.

B. Engineer

Mr. Flint: Steve was unable to be here. As far as the traffic lanes for the Sinclair Road gate, he had to do some redesigns prior to submitting for permitting. So, he expects that to occur within the next week or two. Then it will be submitted. He is still working on the four-way stop and the mail kiosk parking. He has made the lane for Sinclair Road the priority and once that gets submitted, he will direct his attention to the other two issues. That was all he wrote in the email he sent to me with his update.

C. District Manager's Report

i. Action Items List

Mr. Flint: I think we have all seven permits now.

Mr. Scheerer: That is correct. There are five constructed or under construction. They are going to do the one at Castle Pines last. We received the Golden Bear permit recently. So, locates have been called for that. If you haven't seen them, they look good. The one at the main entrance at the Sinclair Road gate is going to look really nice. Mark and I still have to meet with them to review the granite, font and language before we have those created.

Mr. Greenstein: Mr. Baker, we will send you a request from the UCC Group based upon our verbal request of what we want it to look like or you can sign off on it or modify it or work with us on agreeing to what we want it to look like. Then we can consider the one on the east side. So, I am assuming that you want them both to look the same. Just so everyone knows, the font of the neighborhood signs will be the same as what we have on the east side. So, no one will know what year they were placed other than looking at the shininess of the granite or the lettering. The only one that we really need to look at would be the one at the main gate on Sinclair Road.

ii. Approval of Check Register

Mr. Flint presented the August check register in the amount of \$15,236.72.

On MOTION by Mr. Greenstein seconded by Mr. Baker with all in favor the August Check Register as presented was approved.

iii. Status of Direct Bill Assessments

Mr. Flint: All of them are up to date and paid.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business? Hearing none,

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Greenstein: I wanted to mention, so it's in the record and the Board can opine, what's going to be happening on the east side relative to parking and towing, I'm going to recommend that the west use the east experience to determine down the road what needs to be done relative to the west, rather than try to include them in this demonstration project at this time. There are some areas, probably a lot more areas, quite honestly, on the west side that need to be addressed relative to parking and towing. I think we can learn a lot from the east experiment and without too much delay, the west can then pick up on lessons learned from the east. Does that make any sense?

Mr. Mancke: It makes sense.

Mr. Greenstein: John, I'm assuming you're okay with that.

Mr. Chiste: What?

Mr. d'Adesky: Do you not know what's going on?

Mr. Chiste: This is like basic math.

Mr. d'Adesky: Yes. What I think he's saying is that the east is adopting a Parking and Towing Policy restricting certain types of parking. So, for certain streets that are very busy, there have been incidents where people actually can't get by. We expect Reunion East adopting a policy where on certain roads where they have this particular problem, they will prohibit parking on one side of the street and overnight parking within certain hours. To do that, they implemented a Towing Policy, so anyone who is there, after a warning, will be towed. Now, that's only limited to certain roads within Reunion East that have been problematic. It's not the entire District and certainly not every road. It's not even the complete road. It's only portions/sections of certain roads.

Mr. Chiste: Would it affect certain individuals' homes and not others?

Mr. d'Adesky: It affects areas that have been identified by staff as particularly problematic that prevent access, both by other guests and potentially by emergency vehicles, which is why those areas were identified. They weren't identified arbitrarily. They were identified after an analysis of the community and several people looking at it. I know John Cruz looked at it and Alan looked at it and other folks had a chance to discuss it. The Board had a chance to discuss it at the last meeting and picked those roads out specifically, because there were problems on those roads. So, it wasn't an arbitrary decision, but as soon as they adopt this policy and people start getting towed, you better believe we are going to get feedback from that.

Mr. Greenstein: Well, we are going to have to hear them at a rulemaking hearing.

Mr. d'Adesky: Yes. We have to have a hearing. We haven't even adopted it yet. We have to schedule a hearing and I'm sure there will be people at the hearing. I'm sure that even those people that don't come to the hearing will come to the meetings after they have their first towing.

Mr. Greenstein: We have people who are intimately familiar with the problem and others who think with two cars parked on either side, they can get a fire truck through. So, it's going to be an interesting hearing/meeting. I think the west should stay back at this point. Let's see what happens in the east and pick it back up in the west at a later date.

Mr. d'Adesky: Typically, up to this point, whenever the west or east has done something, one side does something and both sides do something. I think this is a very good case where you want to let them deal with it and then see how it goes.

Mr. Chiste: I agree.

Mr. Greenstein: Good. I just wanted to get it on the record, so the west doesn't come back to me or anyone else and start saying, "Well if it's good enough for the east, why aren't we doing it in the west?"

Mr. Chiste: I appreciate it.

Mr. d'Adesky: I'm sure, John, if you have any other questions after they adopt it, you can call Mark and he can tell you how people feel.

Ms. Musser: After they adopt it, will signs be made?

Mr. d'Adesky: Yes. Signage will be required. There will be single warnings issued and then towing.

Mr. Greenstein: That's it for me.

Mr. Bagley: This is Jim Bagley. Can I make a comment?

Mr. d'Adesky: Sure Jim.

Mr. Bagley: I keep hearing this towing and parking referred to as an experiment. How would you qualify that as an experiment when you are trying to adopt a policy after a public hearing? It doesn't sound like an experiment. It sounds like it's going to become a law.

Mr. d'Adesky: It is both, Jim. It's going to be an actual rule of the District, but I think he's referencing it that way, because it's a rule that's limited to certain areas and not throughout the entire District. It's a colloquialism used by Supervisor Greenstein. An experiment is not a legal term, so we are not using it in any legal sense.

Mr. Greenstein: In the minutes at a previous meeting, I said it was a demonstration project.

Mr. Bagley: It's not a demonstration project. It's actually going to become a rule.

Mr. Greenstein: Potentially.

Mr. d'Adesky: Yes.

Mr. Flint: If they have a hearing and it's adopted. It's not Reunion West that's dealing with that right now. It's Reunion East.

Mr. Bagley: I understand that, Supervisors, but you are setting up a pattern. All I would ask is it seems to be arbitrarily targeted at certain areas, which are likely going to be larger vacation homes. The Board has the responsibility to represent all constituents.

Mr. d'Adesky: Thank you for your comment, Jim.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting date is October 10, 2019 at 12:30 p.m.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Greenstein seconded by Mr. Mancke with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**INTERLOCAL AGREEMENT BETWEEN REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT AND REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT REGARDING
SECURITY SERVICES**

THIS INTERLOCAL AGREEMENT REGARDING SECURITY SERVICES (“Interlocal Agreement”) is made by and between the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government located in Osceola County, Florida (“Reunion East”) and the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government located in Osceola County, Florida (“Reunion West”) (collectively referred to herein as the “Districts”).

RECITALS

WHEREAS, the Osceola County Board of County Commissioners (the “County”) has established Reunion East and Reunion West by separate ordinances numbered 01-31 and 01-32, respectively, adopted pursuant to Chapter 190, Florida Statutes (the “Ordinances”); and

WHEREAS, Reunion East is the owner of certain real property within the boundaries of Reunion East and the improvements located, and to be located, thereon including, but not limited to, roadways, gatehouses, landscaping and recreational facilities (collectively the “Reunion East Facilities”), and Reunion West is the owner of certain real property within the boundaries of Reunion West and the improvements located thereon including, but not limited to, roadways, landscaping and recreational facilities (collectively the “Reunion West Facilities”) (the Reunion East Facilities and Reunion West Facilities shall be collectively referred to as the “District Facilities” and are further described and illustrated on Exhibit “A” attached hereto); and

WHEREAS, the District has entered into certain interlocal agreements, including, but not limited to the Interlocal Agreement Regarding the Joint Maintenance and Reciprocal Usage of Facilities, effective June 8, 2006 and the Amended and Restated Interlocal Agreement effective August 26, 2010 (collectively the “Prior Interlocal Agreements”) governing the joint operation and maintenance and reciprocal usage of Reunion East Facilities and the Reunion West Facilities to enhance the value of properties within both Districts, extend the life of the respective facilities by helping to address overuse of either District’s facilities and enable the operation and maintenance of the community facilities to become more economical; and

WHEREAS, security service is considered a shared service, the continued collaborative coordination of which is beneficial to both Reunion West and Reunion West; and

WHEREAS, Reunion East seeks to enter into a new security services provider agreement on behalf of both Districts and Reunion West seeks to consent to Reunion East entering into such agreement on behalf of both Districts; and

NOW THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Districts, the Districts agree as follows:

SECTION 1

1.1 Consent of Reunion West CDD. Reunion West hereby consents to Reunion East entering into a security services provider agreement on behalf of Reunion West CDD, including all facilities listed in **Exhibit “A”**.

SECTION 2

2.1 All Prior Interlocal Provisions Unaltered. Other than as specifically altered, modified or changed herein, no provisions of the Prior Interlocal Agreements shall be altered.

SECTION 3

3.1 Effective Date. Regardless of the actual date of execution, this Interlocal Agreement and the rights conferred herein are effective as of October 1, 2019.

SECTION 4

4.1 Notice Provision: The respective “Notice” sections of the Prior Interlocal Agreements shall be updated to read as follows:

To Reunion East: Reunion East Community Development District
c/o Governmental Management Services
135 W. Central Blvd, Suite 320
Orlando, Florida 32801

With copy to: Latham, Luna, Eden & Beaudine, LLP
- 111 N. Magnolia Ave, Suite 1400
Orlando, Florida 32801
Attn: District Counsel

To Reunion West: Reunion West Community Development District
c/o Governmental Management Services
135 W. Central Blvd, Suite 320
Orlando, Florida 32801

With copy to: Latham, Luna, Eden & Beaudine, LLP
111 N. Magnolia Ave, Suite 1400
Orlando, Florida 32801
Attn: District Counsel

[SIGNATURES ON FOLLOWING PAGE]

**SIGNATURE PAGE TO
INTERLOCAL AGREEMENT BETWEEN REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT AND REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT REGARDING
SECURITY SERVICES**

IN WITNESS WHEREOF the undersigned set their hands as of the 10th day of
October, 2019.

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Witness: _____

Print: _____

Witness: _____

Print: _____

By: _____

Print: _____

Title: _____

Attest: _____,
Secretary

Print: _____

Date: _____

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Witness: _____

Print: _____

Witness: _____

Print: _____

By: _____

Print: _____

Title: _____

Attest: _____,
Secretary

Print: _____

Date: _____

EXHIBIT "A"

REUNION EAST AND REUNION WEST FACILITIES

NOTE: This is a list of certain district facilities subject to this Agreement. It is not necessarily an exhaustive list and is not meant to be limited in nature. In addition to the facilities listed below, all roadways and alleys actually owned by the Districts (although not specifically identified by a letter on the map) shall be considered facilities of the Districts and shall be subject to this Agreement. However, this agreement shall not govern, pertain to or include those portions of any roadway(s) or alley(s) not owned by the Districts but rather owned and maintained by a third party such as a homeowners' association.

<u>Item Identification on Map</u>	<u>Facility Description</u>
A	Gatehouse at Main Entrance off Hwy 532
B	Gatehouse at Entrance off Hwy 545 (Water Park)
C	Gatehouse at Sinclair/Traditions Road Entrance
D	Heritage Crossing Horse Stables
E	Heritage Crossing Community Center
F	Heritage Crossing Pool "A"
G	Heritage Crossing Pool "B"
H	Seven Eagles Linear Park
I	Seven Eagles Pool Complex
J	Homestead Pool
K	Carriage Pointe Pool
L	Terraces Recreation, Pool and Spa Complex

SECTION V



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 2, 2019

Name Reunion West
c/o G.M.S.
Address 1408 Hamlin Ave., Unit E
City St. Cloud, FL 34771
Phone 407.841.5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Reunion West hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

One (1) Stormwater Retention Pond along Grand Traverse
Reunion, Florida

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|------------------------------------|----------|
| 1. Submersed vegetation control | Included |
| 2. Emerged vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/1/19 thru 9/30/20

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$132.00	Due	monthly as billed x 12.
Total Annual Cost	\$1,584.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Wade L. Pharis, VP

Date: 9/2/2019

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

SECTION VI



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 20, 2019

Board of Supervisors
Reunion West Community Development District
c/o GMS, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

We are pleased to confirm our understanding of the services we are to provide Reunion West Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2019, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Reunion West Community Development District as of and for the fiscal year ended September 30, 2019, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards

and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and

recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may

provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$5,200 for the September 30, 2019 audit. The fees for fiscal years 2020, 2021, 2022, and 2023, respectively, will not exceed \$5,300, \$5,400, \$5,500 and \$5,600 unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2016 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Reunion West Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Reunion West Community Development District.

By: _____

Title: _____

Date: _____



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in cursive script, reading "Anita Ford".

Anita Ford, Chair
AICPA Peer Review Board
2016

SECTION VII



910 Charles Street
Longwood, FL 32750
(407) 261-5446 * Fax (407) 261-5449

PROPOSAL

Page 1 of 1

TO GMS

Attention: Alan
Ascheer@gmscfl.com

PHONE	FAX	DATE
		10/02/19
PROPOSAL #		19-0937
JOB NAME/LOCATION		
Reunion Resort Tradition Blvd Striping		
Multiple Locations		
City of Kissimmee		
Customer Met w/ BJ And Went Over Scope		

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
Reunion Blvd at sidewalk crossing north of Heritage Crossing Way					
	Thermoplastic Crosswalk	1	LS	\$ 525.00	\$ 525.00
	Pedestrian Signs with Diagonal Arrow Signs	2	AS	\$ 1,340.00	\$ 2,680.00
	Black 3" Fluted Pole, Finial, Backplates, Base				
Gathering Dr & Seven Eagles Way:					
	Thermoplastic Crosswalk	1	LS	\$ 525.00	\$ 525.00
	Pedestrian Signs with Diagonal Arrow Signs	1	AS	\$ 1,340.00	\$ 1,340.00
	Black 3" Fluted Pole, Finial, Backplates, Base				
	In-Street Pedestrian Crossing w/Base (R1-6a)	1	EA	\$ 410.00	\$ 410.00
	Double Sided				
Tradition Blvd / Grand Traverse Pkwy / Golden Bear Dr:					
	Thermoplastic Stop Bars (2 EA)	1	LS	\$ 250.00	\$ 250.00
	Stop Sign with Flags & 4 Way Sign	2	AS	\$ 400.00	\$ 800.00
	Galvanized U-Channel Post				
	4 Way Signs (attach under Existing Stop Signs)	2	AS	\$ 60.00	\$ 120.00
	Stop Ahead Signs with Distance Signs (1,250 Ft & 350 Ft) with Flags	2	AS	\$ 480.00	\$ 960.00
	Galvanized U-Channel Post				
	Stop Ahead Signs with Flags	1	AS	\$ 360.00	\$ 360.00
	Strap to Light Pole				
Tradition Blvd / Spine Rd:					
	Thermoplastic Stop Bars (2 EA)	1	LS	\$ 250.00	\$ 250.00
	Stop Sign with 4 Way Sign	2	AS	\$ 1,340.00	\$ 2,680.00
	Black 3" Fluted Pole, Finial, Backplates, Base				
	4 Way Signs (attach under Existing Stop Signs)	2	AS	\$ 300.00	\$ 600.00
	Black Backplate				
	Stop Ahead Signs with Flags	2	AS	\$ 400.00	\$ 800.00
	Galvanized 2"x2" Square Posts				

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs

will be executed only upon written orders, and will become an extra charge over and above the estimate.

All agreements contingent upon strikes, accidents or delays beyond our control.

Total:		\$ 12,300.00
Authorized Signature	<i>Drew Mikler</i>	Terms: Net 30
		Proposal Valid for 90 Days

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Payment will be made as outlined above.

Date of Acceptance

Signature

SECTION VIII

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
(ASSESSMENT AREA FIVE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Reunion West Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of April 1, 2015, as supplemented by that certain Fifth Supplemental Trust Indenture dated as of May 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **2**
- (B) Identify Assignment and Acquisition Agreement, if applicable:
- (C) Name of Payee pursuant to Assignment and Acquisition Agreement: **Greenberg Taurig, P.A.**
- (D) Amount Payable: **\$331.26**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Invoice# 5144370 – Post closing costs which include copies and distributions of closing documents.**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2019 Acquisition and Construction Account of the
Acquisition and Construction Fund.*

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District;
- 2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account; and
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Five Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above,

which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Two - Phase One Project and is consistent with: (i) the Assignment and Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer

Stephen D. Sanford
Direct Phone: 561-650-7945
Direct Fax: 561-838-8845
E-Mail: sanfords@gtlaw.com

AUG 18 2019

BY: _____

August 15, 2019

Reunion West Community Development District
c/o Governmental Management Services - Central Florida, LLC
135 W. Central Blvd., Suite 320
Orlando, Florida 32801
Attn: George Flint

Re:

\$7,095,000
REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
(ASSESSMENT AREA FIVE PROJECT)

FOR POST-CLOSING COSTS, including the duplication and distribution of the transcript of closing documents, incurred by Greenberg Traurig, P.A., as Bond Counsel to Reunion West Community Development District, in connection with the issuance of the above-referenced Bonds.

TOTAL POST-CLOSING COSTS **\$331.26**

Wire Instructions

Operating Account (For Payment of Legal Fees and Costs)
Wells Fargo Bank, N.A.

Domestic

Bank Name: Wells Fargo Bank, N.A.
333 SE 2nd Avenue, 23rd Floor
Miami, Florida USA 33131
Ph: (305) 789-4984
Fax: (305) 789-4944

ABA Number: 121000248
Account Name: Greenberg Traurig Depository Account
Account Number: 2000014648663
Reference: Reunion West Community Development District
Client Matter #: 052406.010900 (SDS)
Invoice #: 5144370

45226506v1/052406.010900

The first part of the paper discusses the importance of the research and the objectives of the study. It then proceeds to a literature review, highlighting the key findings of previous studies in this field. The methodology section describes the research design, data collection methods, and the statistical analysis used. The results section presents the findings of the study, and the discussion section interprets these findings in the context of the research objectives. Finally, the conclusion summarizes the main points of the study and suggests areas for future research.

The research was conducted in a systematic and rigorous manner, following the principles of good research practice. The data was collected from a representative sample of the population, and the analysis was conducted using appropriate statistical techniques. The results of the study are presented in a clear and concise manner, and the discussion provides a thorough interpretation of the findings. The conclusion highlights the significance of the research and the need for further investigation in this area.

The study has several strengths, including a well-defined research design, a large and representative sample, and the use of advanced statistical methods. However, there are also some limitations to the study, such as the potential for bias in the sample and the limited scope of the research. Despite these limitations, the study provides valuable insights into the research topic and contributes to the existing body of knowledge in the field.

The research was funded by the [Funding Source], and the authors would like to express their gratitude to the funding body for its support. The authors also thank the participants who took part in the study and the research assistants who helped with data collection and analysis.

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
(ASSESSMENT AREA FIVE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Reunion West Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of April 1, 2015, as supplemented by that certain Fifth Supplemental Trust Indenture dated as of May 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **3**
- (B) Identify Assignment and Acquisition Agreement, if applicable:
- (C) Name of Payee pursuant to Assignment and Acquisition Agreement: **Boyd Civil Engineering**
- (D) Amount Payable: **\$1,050.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Invoices# 2382 & 2419-R – Review requisition #1 & finalize requisition documentation.**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2019 Acquisition and Construction Account of the
Acquisition and Construction Fund.*

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District;
- 2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account; and
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Five Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above,

which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT

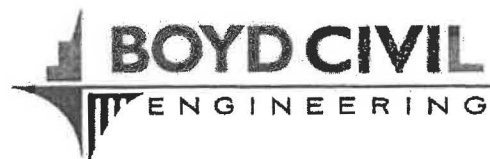
By: _____
Responsible Officer

Date: _____

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Two - Phase One Project and is consistent with: (i) the Assignment and Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer



6816 Hanging Moss Road • Orlando, Florida 32807

407-494-2693 • www.BoydCivil.com

INVOICE

August 5, 2019

Contract: 01004.001

Invoice: 02382

Mr. George Flint
Reunion West CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

RECEIVED
AUG 06 2019

Via email: twiscarra@gmscf.com; gflint@gmscf.com

BY: _____

Re: Master Agreement for District Engineer
Miscellaneous Hourly Tasks as Requested- Construction/Bond Issuance
July 1, 2019- July 28, 2019

Professional Services:

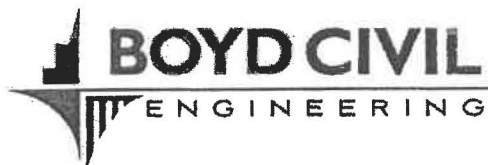
Dated	Description	Hours	Hourly Rate	Total Fee
07/11/19	S. Boyd- Review Requisition #1 for Bond Series 2019	3	\$150.00	\$ 450.00
Total		3.00		\$ 450.00

Mileage:				
Date	Description	Miles	Rate	Amount
Total Reimbursables:				\$0.00

Total Amount Due:

\$ 450.00

QUALITY • EXPERIENCE • RESPONSIVENESS



6816 Hanging Moss Road • Orlando, Florida 32807

407-494-2693 • www.BoydCivil.com

INVOICE

September 4, 2019
Revised September 10, 2019

Contract: 01004.001

Invoice: 02419-R

Mr. George Flint
Reunion West CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Via email: tvissarra@gmscfl.com; gflint@gmscfl.com

Re: Master Agreement for District Engineer
Miscellaneous Hourly Tasks as Requested- Construction/Bond Issuance
July 29, 2019- September 1, 2019

Professional Services:

Dated	Description	Hours	Hourly Rate	Total Fee
08/05/19	S. Boyd- Finalize Requisition Review	2	\$150.00	\$ 300.00
08/07/19	S. Boyd- Finalize Requisition Review	2	\$150.00	\$ 300.00
Total		4.00		600.00

Mileage:				
Date	Description	Miles	Rate	Amount
	Total Reimbursables:			\$0.00

Total Amount Due:

\$ 600.00



SECTION IX

SECTION C

SECTION 1

Reunion East

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	3/14/11	Irrigation Turnover	Developer		On Hold	Issue on Hold Pending CUP Negotiation
2	3/16/17	Allocation of 532 Costs	Scheerer/d'Adesky		On Hold	Proposals from Yellowstone presented at August meeting. Counsel Sent Demand Letters for Costs to Each Parcel Owner. Publix Declined Sharing Costs.
3	1/11/18	Amendment to MSA to Incorporate Heritage Crossing Community Center & Horse Stables	Resort/Flint		Completed	Agreement Executed by Resort
4	4/11/19	Review of 4-Way Stop at Spine Road & Tradition Blvd.	Boyd		In Process	Proposal from Fausnight on October Agenda.
5	4/11/19	Corolla Court Parking Issue; Evaluation of Addition of Street Parking Towaway Zones	Williams/Cruz/ Scheerer		In Process	Rule Hearing Set for November
6	4/11/19	Patriot's Landing Small Retention Pond Cleanup	Boyd		In Process	Board Approved Vendor to Commence Work in Fall
7	4/11/19	Creating Dog Parks/Playground	Goldstein		In Process	American Parks Company Proposal Approved for Dog Park and Heritage Solutions Proposal Approved for Dog Park. Work to Commence after Easement Executed.
8	5/9/19	Crosswalk in Front of Resort	Boyd		In Process	Proposal from Fausnight on October Agenda.

Reunion West

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
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Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	1/11/18	Installation of Neighborhood Monuments	Scheerer		In Process	Monuments Constructed. Granite and Engraving for Inserts in Process.
2	2/21/19	Cost to Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd		In Process	Engineer Authorized to Prepare Work Authorizations for Parking Area and Landscaping Installations in Amount NTE \$10,000 Each. Chairman Authorized to Execute Authorizations.
3	2/21/19	Evaluate Traffic Lanes for Sinclair Road Gate	Boyd/Scheerer		In Process	Engineer Authorized to Prepare Work Authorizations for Traffic Lane Work in Amount NTE \$10,000. Chairman Authorized to Execute Authorizations.
4	4/11/19	Review of 4-Way Stop at Tradition Blvd. & Golden Bear	Boyd		In Process	Proposal from Fausnight on October Agenda.

SECTION 2

Reunion West Community Development District

Summary of Check Register

September 1, 2019 to September 30, 2019

Fund	Date	Check No.'s		Amount
General Fund	9/9/19	1473-1477	\$	14,208.36
	9/16/19	1478-1480	\$	10,209.00
	9/20/19	1481	\$	7,500.00
	9/23/19	1482-1483	\$	786.89
	9/25/19	1484	\$	3,562.34
	9/28/19	1485	\$	475,328.77
			\$	511,595.36
Payroll	<u>September 2019</u>			
	David Burman	50453	\$	184.70
	Deborah Musser	50454	\$	184.70
	John Chiste	50455	\$	184.70
	Mark Greenstein	50456	\$	184.70
			\$	738.80
			\$	512,334.16

*** CHECK DATES 09/01/2019 - 09/30/2019 ***

REUNION WEST-GENERAL FUND
BANK A GENERAL FUND

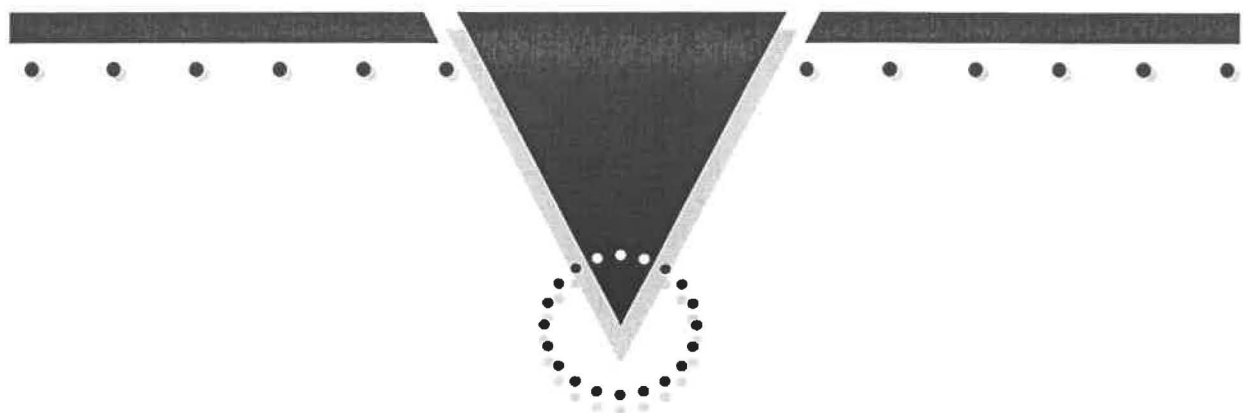
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/09/19	00011	7/16/19	6-613-43 201907 310-51300-42000	DELIVERY 07/08/19	*	130.71	
			FEDEX				130.71 001473
9/09/19	00036	8/30/19	TOHO-TOH 201907 320-53800-43100	TOHO METER#62644093 JUL19	*	284.46	
		8/31/19	DUKE-DUK 201907 320-53800-43000	DUKE ENERGY#12715 05144	*	206.15	
		8/31/19	DUKE-DUK 201907 320-53800-43000	DUKE ENERGY#31537 19104	*	565.71	
			REUNION RESORT				1,056.32 001474
9/09/19	00041	8/23/19	5469825 201908 310-51300-32300	TRUSTEE FEES-SER.2017	*	3,717.38	
			US BANK				3,717.38 001475
9/09/19	00051	6/04/19	2305 201905 310-51300-31100	CONSTRUCT PLAN MAIL KIOSK	*	552.50	
			BOYD CIVIL ENGINEERING				552.50 001476
9/09/19	00020	9/01/19	451 201909 310-51300-34000	MANAGEMENT FEES SEP19	*	3,689.50	
		9/01/19	451 201909 310-51300-35100	INFORMATION TECH SEP19	*	183.33	
		9/01/19	451 201909 310-51300-31300	DISSEMINATION FEE SEP19	*	833.33	
		9/01/19	451 201909 310-51300-51000	OFFICE SUPPLIES SEP19	*	15.21	
		9/01/19	451 201909 310-51300-42000	POSTAGE SEP19	*	3.63	
		9/01/19	451 201909 310-51300-42500	COPIES SEP19	*	158.55	
		9/01/19	452 201909 320-53800-12000	FIELD MANAGEMENT SEP19	*	2,609.33	
		9/01/19	452 201909 310-51300-42000	USPS-POSTAGE STAMPS	*	927.75	
		9/01/19	452 201909 310-51300-42500	FEDEX-ENVELOP/LETTER/MAIL	*	165.41	
		9/01/19	452 201909 310-51300-51000	FEDEX-ENVELOP/LETTER/MAIL	*	165.41	
			GOVERNMENTAL MANAGEMENT SERVICES				8,751.45 001477
9/16/19	00035	8/31/19	179704 201908 300-13100-10100	AQUATIC PLANT MGMT AUG19	*	73.92	
		8/31/19	179704 201908 320-53800-47000	AQUATIC PLANT MGMT AUG19	*	58.08	
			APPLIED AQUATIC MANAGEMENT, INC.				132.00 001478

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/16/19	00040	9/11/19 9480	201909 300-15500-10000		*	8,754.00	
		FY20 GEN.LIAB/PUBLIC OFFC					
		9/11/19 9480	201909 300-13100-10100		*	740.88	
		FY20 PROPERTY INSURANCE					
		9/11/19 9480	201909 300-15500-10000		*	582.12	
		FY20 PROPERTY INSURANCE					
			EGIS INSURANCE ADVISORS, LLC.				10,077.00 001479
9/16/19	00054	9/16/19 09162019	201909 310-51300-11000		*	184.70	
		REPLC CHK#50451 MTG 08/15					
		9/16/19 09162019	201909 310-51300-11000		V	184.70-	
		REPLC CHK#50451 MTG 08/15					
			JOHN F. CHISTE				.00 001480
9/20/19	00020	9/15/19 453	201909 300-15500-10000		*	7,500.00	
		FY20 ASSESSMENT ROLL CERT					
			GOVERNMENTAL MANAGEMENT SERVICES				7,500.00 001481
9/23/19	00011	9/17/19 6-740-50	201909 310-51300-42000		*	95.39	
		DELIVERY 09/09/19					
			FEDEX				95.39 001482
9/23/19	00043	9/20/19 87580	201908 310-51300-31500		*	691.50	
		MTG/SPE OWNERSHIP/AGDA/DOC					
			LATHAM,SHUKER,EDEN & BEAUDINE,LLP				691.50 001483
9/25/19	00051	9/04/19 2385	201908 310-51300-31100		*	450.00	
		COORD 4-WAY STOP/PHNE MTG					
		9/04/19 2416	201908 310-51300-31100		*	3,112.34	
		GH CADD SITE PLN/SITE VST					
			BOYD CIVIL ENGINEERING				3,562.34 001484
9/28/19	00029	9/28/19 09282019	201909 300-20700-10100		*	475,328.77	
		EXPENSE DUE TO RE MAR-AUG					
			REUNION EAST CDD				475,328.77 001485
			TOTAL FOR BANK A			511,595.36	
			TOTAL FOR REGISTER			511,595.36	

REUW REUNION WEST TVISCARRA

SECTION 3



Reunion West
Community Development District

Unaudited Financial Reporting

August 31, 2019



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Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
August 31, 2019

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2019
ASSETS:					
CASH	\$869,102	\$30,336	---	---	\$899,438
CUSTODY ACCOUNT	\$2,869	---	---	---	\$2,869
STATE BOARD OF ADMINISTRATION	---	\$1,274,803	---	---	\$1,274,803
INVESTMENTS					
SERIES 2004-1					
Reserve	---	---	\$669,007	---	\$669,007
Revenue	---	---	\$643,183	---	\$643,183
General Redemption	---	---	\$390	---	\$390
SERIES 2015					
Reserve	---	---	\$164,821	---	\$164,821
Revenue	---	---	\$154,866	---	\$154,866
Construction	---	---	---	\$5	\$5
SERIES 2016					
Reserve	---	---	\$269,894	---	\$269,894
Revenue	---	---	\$382,653	---	\$382,653
Prepayment	---	---	\$2,944	---	\$2,944
Construction	---	---	---	\$66	\$66
SERIES 2017					
Reserve	---	---	\$256,350	---	\$256,350
Revenue	---	---	\$346,885	---	\$346,885
Prepayment	---	---	\$1,993	---	\$1,993
Construction	---	---	---	\$605	\$605
SERIES 2019					
Reserve	---	---	\$327,600	---	\$327,600
Revenue	---	---	---	---	\$0
Interest	---	---	\$291,065	---	\$291,065
Construction	---	---	---	\$2,155,888	\$2,155,888
Cost of Issuance	---	---	---	\$101	\$101
DUE FROM REUNION EAST	\$59,181	---	---	---	\$59,181
DUE FROM OTHER	\$7,260	---	---	---	\$7,260
TOTAL ASSETS	\$938,412	\$1,305,140	\$3,511,651	\$2,156,666	\$7,911,869
LIABILITIES:					
ACCOUNTS PAYABLE	\$9,843	---	---	---	\$9,843
DUE TO REUNION EAST	\$457,012	\$42,092	---	---	\$499,104
DUE TO DEVELOPER	\$2,883	---	---	---	\$2,883
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	---	\$1,263,047	---	---	\$1,263,047
UNASSIGNED	\$468,674	---	---	---	\$468,674
RESTRICTED FOR DEBT 2004-1	---	---	\$1,312,580	---	\$1,312,580
RESTRICTED FOR DEBT 2015	---	---	\$319,687	---	\$319,687
RESTRICTED FOR DEBT 2016	---	---	\$655,491	---	\$655,491
RESTRICTED FOR DEBT 2017	---	---	\$605,228	---	\$605,228
RESTRICTED FOR DEBT 2019	---	---	\$618,665	---	\$618,665
RESTRICTED FOR CAP. PROJ. 2015	---	---	---	\$5	\$5
RESTRICTED FOR CAP. PROJ. 2016	---	---	---	\$66	\$66
RESTRICTED FOR CAP. PROJ. 2017	---	---	---	\$605	\$605
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$2,155,989	\$2,155,989
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$938,412	\$1,305,140	\$3,511,651	\$2,156,666	\$7,911,869

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues & Expenditures
For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$620,135	\$620,135	\$631,862	\$11,727
Special Assessments - Direct	\$434,712	\$354,095	\$354,095	\$0
Interest	\$0	\$0	\$8	\$8
Miscellaneous Income	\$3,749	\$3,437	\$312	(\$3,124)
TOTAL REVENUES	\$1,058,596	\$977,667	\$986,277	\$8,610
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$11,000	\$8,600	\$2,400
FICA	\$918	\$842	\$658	\$184
Engineering	\$8,000	\$7,333	\$8,956	(\$1,623)
Attorney	\$17,000	\$15,583	\$19,690	(\$4,107)
Trustee Fee	\$21,000	\$17,308	\$17,308	\$0
Dissemination	\$7,500	\$6,875	\$7,750	(\$875)
Arbitrage	\$2,400	\$2,400	\$0	\$2,400
Collection Agent	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser Fee	\$500	\$500	\$465	\$35
Annual Audit	\$5,200	\$5,200	\$6,200	(\$1,000)
Management Fees	\$44,274	\$40,585	\$40,585	\$0
Information Technology	\$2,200	\$2,017	\$3,992	(\$1,975)
Telephone	\$300	\$275	\$93	\$182
Postage	\$1,000	\$917	\$1,303	(\$386)
Printing & Binding	\$1,600	\$1,467	\$681	\$785
Insurance	\$9,400	\$9,400	\$8,540	\$860
Legal Advertising	\$1,500	\$1,375	\$8,640	(\$7,265)
Other Current Charges	\$350	\$321	\$3,400	(\$3,079)
Office Supplies	\$300	\$275	\$225	\$50
Travel Per Diem	\$600	\$550	\$0	\$550
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$143,717	\$131,897	\$144,760	(\$12,863)
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$31,312	\$28,703	\$28,703	(\$0)
Facility Lease Agreement	\$17,980	\$16,482	\$16,482	\$0
Telephone	\$3,740	\$3,428	\$3,397	\$31
Electric	\$259,600	\$237,967	\$242,009	(\$4,042)
Water & Sewer	\$35,200	\$32,267	\$27,856	\$4,411
Gas	\$33,880	\$31,057	\$18,216	\$12,841
Pool and Fountain Maintenance	\$77,000	\$70,583	\$77,409	(\$6,825)
Environmental	\$4,400	\$4,033	\$3,281	\$752
Property Insurance	\$20,130	\$20,130	\$18,271	\$1,859
Irrigation Repairs	\$6,600	\$6,050	\$8,259	(\$2,209)
Landscape Contract	\$341,568	\$313,104	\$293,057	\$20,047
Landscape Contingency	\$17,083	\$15,659	\$36,796	(\$21,136)
Landscape Consulting	\$17,160	\$15,730	\$19,168	(\$3,438)
Gate and Gatehouse Expenses	\$14,080	\$12,907	\$8,805	\$4,101
Roadways/Sidewalks	\$22,000	\$20,167	\$9,932	\$10,235
Lighting	\$4,400	\$4,033	\$1,457	\$2,576
MSA Building Repairs	\$17,600	\$16,133	\$8,572	\$7,162
Pressure Washing	\$8,800	\$8,066	\$3,388	\$4,678
Maintenance (Inspections)	\$770	\$706	\$1,364	(\$659)
Repairs & Maintenance	\$8,800	\$8,066	\$0	\$8,066
Pest Control	\$319	\$292	\$0	\$292
Signage	\$1,760	\$1,613	\$4,353	(\$2,740)
Security	\$61,600	\$56,467	\$56,467	\$0
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$20,000	\$18,333	\$0	\$18,333
Contingency	\$0	\$0	\$0	\$0
TOTAL MAINTENANCE	\$1,025,781	\$941,977	\$887,641	\$54,336
TOTAL EXPENDITURES	\$1,169,498		\$1,032,401	
EXCESS REVENUES (EXPENDITURES)	(\$110,902)		(\$46,124)	
FUND BALANCE - Beginning	\$110,902		\$514,798	
FUND BALANCE - Ending	\$0		\$468,674	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
<u>REVENUES:</u>				
Interest	\$3,000	\$2,750	\$29,399	\$26,649
TOTAL REVENUES	\$3,000	\$2,750	\$29,399	\$26,649
<u>EXPENDITURES:</u>				
Building Improvements	\$79,200	\$72,600	\$12,143	\$60,457
Fountain Improvements	\$11,000	\$10,083	\$0	\$10,083
Gate/Gatehouse Improvements	\$0	\$0	\$2,549	(\$2,549)
Landscape Improvements	\$59,400	\$54,450	\$22,123	\$32,327
Lighting Improvements	\$3,520	\$3,227	\$0	\$3,227
Monument Improvements	\$11,000	\$10,083	\$0	\$10,083
Pool Furniture	\$5,280	\$4,840	\$7,372	(\$2,532)
Pool Repair & Replacements	\$17,600	\$16,133	\$3,654	\$12,480
Roadways/Sidewalks Improvements	\$4,400	\$4,033	\$26,939	(\$22,906)
Signage	\$28,600	\$26,217	\$19,110	\$7,107
Signalization	\$0	\$0	\$67,276	(\$67,276)
TOTAL EXPENDITURES	\$220,000	\$201,667	\$161,166	\$40,501
EXCESS REVENUES (EXPENDITURES)	(\$217,000)		(\$131,767)	
FUND BALANCE - Beginning	\$1,332,608		\$1,394,814	
FUND BALANCE - Ending	\$1,115,608		\$1,263,047	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,336,719	\$1,336,719	\$1,357,245	\$20,526
Interest	\$500	\$458	\$24,344	\$23,885
TOTAL REVENUES	\$1,337,219	\$1,337,177	\$1,381,588	\$44,411
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$450,469	\$450,469	\$450,469	\$0
Principal Expense 05/01	\$445,000	\$445,000	\$445,000	\$0
Interest Expense 05/01	\$450,469	\$450,469	\$450,469	\$0
TOTAL EXPENDITURES	\$1,345,938	\$1,345,938	\$1,345,938	\$0
EXCESS REVENUES (EXPENDITURES)	(\$8,719)		\$35,651	
FUND BALANCE - Beginning	\$592,889		\$1,276,929	
FUND BALANCE - Ending	\$584,171		\$1,312,580	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$326,875	\$333,055	\$6,180
Interest	\$100	\$92	\$5,993	\$5,902
TOTAL REVENUES	\$326,975	\$326,967	\$339,049	\$12,082
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$92,181	\$92,181	\$92,181	\$0
Principal Expense 05/01	\$145,000	\$145,000	\$145,000	\$0
Interest Expense 05/01	\$92,181	\$92,181	\$92,181	\$0
TOTAL EXPENDITURES	\$329,363	\$329,363	\$329,363	\$0
EXCESS REVENUES (EXPENDITURES)	(\$2,388)		\$9,686	
FUND BALANCE - Beginning	\$143,381		\$310,001	
FUND BALANCE - Ending	\$140,994		\$319,687	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$549,750	\$549,750	\$548,197	(\$1,553)
Interest	\$0	\$0	\$3,182	\$3,182
TOTAL REVENUES	\$549,750	\$549,750	\$551,378	\$1,628
EXPENDITURES:				
Interest Expense 11/01	\$196,706	\$196,581	\$196,581	\$0
Principal Expense 11/01	\$145,000	\$145,000	\$145,000	\$0
Interest Expense 05/01	\$194,078	\$193,953	\$193,953	\$0
TOTAL EXPENDITURES	\$535,784	\$535,534	\$535,534	\$0
EXCESS REVENUES (EXPENDITURES)	\$13,966		\$15,844	
FUND BALANCE - Beginning	\$365,497		\$639,647	
FUND BALANCE - Ending	\$379,463		\$655,491	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$509,250	\$509,250	\$517,167	\$7,917
Interest	\$0	\$0	\$2,945	\$2,945
TOTAL REVENUES	\$509,250	\$509,250	\$520,112	\$10,862
EXPENDITURES:				
Special Call 11/01	\$30,000	\$30,000	\$30,000	\$0
Interest Expense 11/01	\$186,006	\$186,006	\$186,006	\$0
Principal Expense 11/01	\$135,000	\$135,000	\$135,000	\$0
Interest Expense 05/01	\$183,644	\$182,900	\$182,900	\$0
TOTAL EXPENDITURES	\$534,650	\$533,906	\$533,906	\$0
EXCESS REVENUES (EXPENDITURES)	(\$25,400)		(\$13,794)	
FUND BALANCE - Beginning	\$362,060		\$619,023	
FUND BALANCE - Ending	\$336,660		\$605,228	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
REVENUES:				
Bond Proceeds	\$616,558	\$616,558	\$616,558	(\$0)
Interest	\$2,250	\$2,063	\$2,107	\$45
TOTAL REVENUES	\$618,808	\$618,621	\$618,665	\$44
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
EXCESS REVENUES (EXPENDITURES)	\$618,808		\$618,665	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$618,808		\$618,665	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$5	
FUND BALANCE - Ending	\$0		\$5	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$66	
FUND BALANCE - Ending	\$0		\$66	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund
Series 2017
Statement of Revenues & Expenditures
For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$3	\$3
TOTAL REVENUES	\$0	\$0	\$3	\$3
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
Capital Outlay - Costs of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$3	
FUND BALANCE - Beginning	\$0		\$602	
FUND BALANCE - Ending	\$0		\$605	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
<u>REVENUES:</u>				
Bond Proceeds	\$0	\$0	\$6,478,442	\$6,478,442
Interest	\$0	\$0	\$20,703	\$20,703
TOTAL REVENUES	\$0	\$0	\$6,499,146	\$6,499,146
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$3,922,101	(\$3,922,101)
Capital Outlay - Costs of Issuance	\$0	\$0	\$421,056	(\$421,056)
TOTAL EXPENDITURES	\$0	\$0	\$4,343,157	(\$4,343,157)
EXCESS REVENUES (EXPENDITURES)	\$0		\$2,155,989	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$2,155,989	

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collector	\$0	\$65,616	\$309,398	\$24,607	\$22,855	\$34,317	\$94,059	\$21,298	\$59,646	\$67	\$0	\$0	\$631,862
Special Assessments - Direct	\$112,247	\$0	\$0	\$80,616	\$0	\$0	\$80,616	\$0	\$0	\$80,616	\$0	\$0	\$354,095
Interest Income	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$0	\$8
Miscellaneous Revenue	\$312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$312
Total Revenues	\$112,560	\$65,617	\$309,399	\$105,223	\$22,856	\$34,318	\$174,675	\$21,298	\$59,647	\$80,683	\$1	\$0	\$986,277
Expenses													
Supervisor Fees	\$0	\$800	\$800	\$2,000	\$800	\$800	\$800	\$400	\$800	\$600	\$800	\$0	\$8,600
FICA	\$0	\$61	\$61	\$153	\$61	\$61	\$61	\$31	\$61	\$46	\$61	\$0	\$658
Engineering	\$0	\$319	\$170	\$396	\$321	\$0	\$1,646	\$847	\$771	\$924	\$3,562	\$0	\$8,956
Attorney	\$2,379	\$1,261	\$1,675	\$4,834	\$3,348	\$532	\$1,289	\$1,397	\$1,276	\$1,007	\$692	\$0	\$19,690
Trustee Fee	\$4,863	\$0	\$0	\$0	\$0	\$0	\$0	\$4,364	\$4,364	\$0	\$3,717	\$0	\$17,308
Dissemination	\$875	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$833	\$833	\$833	\$0	\$7,750
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Property Appraiser Fee	\$0	\$0	\$0	\$465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$465
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$6,200	\$0	\$0	\$0	\$0	\$0	\$0	\$6,200
Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$40,585
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$2,158	\$183	\$183	\$183	\$183	\$0	\$3,992
Telephone	\$0	\$6	\$6	\$0	\$16	\$6	\$14	\$15	\$6	\$0	\$23	\$0	\$93
Postage	\$60	\$65	\$120	\$125	\$118	\$70	\$186	\$133	\$139	\$137	\$149	\$0	\$1,303
Printing & Binding	\$56	\$1	\$51	\$35	\$164	\$79	\$57	\$28	\$79	\$99	\$32	\$0	\$681
Insurance	\$8,540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,540
Legal Advertising	\$688	\$0	\$0	\$0	\$4,386	\$0	\$0	\$170	\$0	\$3,397	\$0	\$0	\$8,640
Other Current Charges	\$3,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,400
Office Supplies	\$21	\$0	\$20	\$20	\$16	\$21	\$51	\$20	\$21	\$16	\$20	\$0	\$225
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
Total Administrative	\$32,428	\$7,012	\$7,402	\$12,526	\$13,729	\$12,267	\$10,577	\$11,903	\$12,221	\$10,932	\$13,763	\$0	\$144,760

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Field Management	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$0	\$28,703
Facility Lease Agreement	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$0	\$16,482
Telephone	\$308	\$309	\$293	\$309	\$309	\$309	\$310	\$309	\$309	\$310	\$323	\$0	\$3,397
Electric	\$21,759	\$21,736	\$22,506	\$21,939	\$21,529	\$21,842	\$21,878	\$22,037	\$22,753	\$22,673	\$21,358	\$0	\$242,009
Water & Sewer	\$2,150	\$2,155	\$2,382	\$2,887	\$2,561	\$2,813	\$2,145	\$2,126	\$2,274	\$4,131	\$2,230	\$0	\$27,856
Gas	\$261	\$1,503	\$1,434	\$2,938	\$3,357	\$3,073	\$1,937	\$1,991	\$873	\$358	\$493	\$0	\$18,216
Pool and Fountain Maintenance	\$5,419	\$7,258	\$9,080	\$6,401	\$6,728	\$7,304	\$7,135	\$7,318	\$7,278	\$6,426	\$7,060	\$0	\$77,409
Environmental	\$611	\$115	\$115	\$115	\$633	\$115	\$616	\$115	\$115	\$115	\$616	\$0	\$3,281
Property Insurance	\$18,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,271
Irrigation Repairs	\$1,768	\$375	\$219	\$400	\$389	\$326	\$3,537	\$407	\$410	\$426	\$0	\$0	\$8,259
Landscape Contract	\$23,796	\$47,157	\$30,577	\$23,844	\$23,844	\$23,844	\$23,844	\$23,844	\$24,232	\$24,232	\$23,844	\$0	\$293,057
Landscape Contingency	\$19,223	\$1,046	\$253	\$717	\$2,748	\$4,099	\$0	\$2,899	\$4,738	\$17	\$1,056	\$0	\$36,796
Landscape Consulting	\$1,430	\$3,320	\$2,978	\$1,430	\$1,430	\$1,430	\$1,430	\$1,430	\$1,430	\$1,430	\$1,430	\$0	\$19,168
Gate and Gatehouse Expenses	\$672	\$1,375	\$606	\$229	\$555	\$364	\$325	\$248	\$761	\$981	\$2,689	\$0	\$8,805
Roadways/Sidewalks	\$462	\$1,685	\$0	\$1,056	\$165	\$1,828	\$2,361	\$0	\$690	\$1,685	\$0	\$0	\$9,932
Lighting	\$0	\$0	\$0	\$0	\$0	\$337	\$57	\$0	\$828	\$0	\$235	\$0	\$1,457
MSA Building Repairs	\$1,707	\$88	\$0	\$359	\$178	\$0	\$4,187	\$317	\$46	\$768	\$1,321	\$0	\$8,972
Pressure Washing	\$2,552	\$0	\$0	\$264	\$0	\$132	\$0	\$0	\$0	\$440	\$0	\$0	\$3,388
Maintenance (Inspections)	\$0	\$0	\$29	\$0	\$195	\$205	\$0	\$132	\$471	\$333	\$0	\$0	\$1,364
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,209	\$425	\$713	\$484	\$277	\$301	\$214	\$0	\$649	\$0	\$81	\$0	\$4,353
Security	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$0	\$56,467
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$110,839	\$97,787	\$80,428	\$72,611	\$74,141	\$77,563	\$79,217	\$72,414	\$77,096	\$73,567	\$71,978	\$0	\$887,641
Total Expenses	\$143,267	\$104,799	\$87,829	\$85,137	\$87,870	\$89,830	\$89,795	\$84,316	\$89,317	\$84,499	\$85,741	\$0	\$1,032,401
Excess Revenues (Expenditures)	(\$30,707)	(\$39,182)	\$221,569	\$20,086	(\$65,014)	(\$55,512)	\$84,881	(\$63,018)	(\$29,670)	(\$3,816)	(\$85,741)	\$0	(\$46,124)

**REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2019

TAX COLLECTOR

		Gross Assessments \$ 3,536,875					Net Assessments \$ 3,324,662					2004-1					2015					2016					2017					

OFF ROLL ASSESSMENTS

REUNION WEST SPE, LLC \$7,276.00 \$7,276.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/30/19	12/31/18	24079	\$ 1,819.00	\$ 1,819.00	\$ 1,819.00
3/28/19	3/31/19	25036	\$ 1,819.00	\$ 1,819.00	\$ 1,819.00
7/1/19	6/30/19	26354	\$ 1,819.00	\$ 1,819.00	\$ 1,819.00
9/23/19	9/30/19	27273	\$ 1,819.00	\$ 1,819.00	\$ 1,819.00
			\$ 7,276.00	\$ 7,276.00	\$ 7,276.00

REUNION WEST SPE, LLC \$37,864.00 \$37,864.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/30/19	12/31/18	24079	\$ 9,466.00	\$ 9,466.00	\$ 9,466.00
3/28/19	3/31/19	25036	\$ 9,466.00	\$ 9,466.00	\$ 9,466.00
7/1/19	6/30/19	26354	\$ 9,466.00	\$ 9,466.00	\$ 9,466.00
9/23/19	9/30/19	27273	\$ 9,466.00	\$ 9,466.00	\$ 9,466.00
			\$ 37,864.00	\$ 37,864.00	\$ 37,864.00

REUNION WEST SPE, LLC \$41,725.00 \$41,725.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/30/19	12/31/18	24079	\$ 10,431.25	\$ 10,431.00	\$ 10,431.00
3/28/19	3/31/19	25036	\$ 10,431.25	\$ 10,431.00	\$ 10,431.00
7/1/19	6/30/19	26354	\$ 10,431.25	\$ 10,431.00	\$ 10,431.00
9/23/19	9/30/19	27273	\$ 10,431.25	\$ 10,431.00	\$ 10,431.00
			\$ 41,725.00	\$ 41,724.00	\$ 41,724.00

REUNION WEST SPE, LLC \$32,668.00 \$32,668.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/30/19	12/31/18	24079	\$ 8,167.00	\$ 8,167.00	\$ 8,167.00
3/28/19	3/31/19	25036	\$ 8,167.00	\$ 8,167.00	\$ 8,167.00
7/1/19	6/30/19	26354	\$ 8,167.00	\$ 8,167.00	\$ 8,167.00
9/23/19	9/30/19	27273	\$ 8,167.00	\$ 8,167.00	\$ 8,167.00
			\$ 32,668.00	\$ 32,668.00	\$ 32,668.00

REUNION WEST II LLC \$202,932.00 \$202,932.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/30/19	12/31/18	24079	\$ 50,733.00	\$ 50,733.00	\$ 50,733.00
3/28/19	3/31/19	25036	\$ 50,733.00	\$ 50,733.00	\$ 50,733.00
7/1/19	6/30/19	26354	\$ 50,733.00	\$ 50,733.00	\$ 50,733.00
9/23/19	9/30/19	27273	\$ 50,733.00	\$ 50,733.00	\$ 50,733.00
			\$ 202,932.00	\$ 202,932.00	\$ 202,932.00

SUMMARY	
	GENERAL FUND
TOTAL DIRECT BILLED	\$434,712.00
TOTAL RECEIVED	\$ 434,711.00
VARIANCE	\$ (1.00)

SECTION 4

Landowner	Product	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid	
Citicommunities					Nov	\$5,491	\$7,496	\$12,987	paid 2/25/19	
35-25-27-4885-PRCL-0C30					Feb	\$2,746	\$3,748	\$6,494	Paid 2/25/19	
		\$10,982	\$14,992	\$25,974	May	\$2,746	\$3,748	\$6,494	Paid 5/30/19	
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		11/5/18
					Feb	\$462	\$1,263	\$1,725		11/5/18
					May	\$462	\$1,263	\$1,725		11/5/18
					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 1/2/19	
35-25-27-4895-PRCL-01CO	242.29 Comm/701 MF/300 Hotel	\$490,846	\$1,207,865	\$1,698,711	Feb	\$227,462	\$429,346	\$656,808	Paid 4/25/19	
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 5/2/19	
		<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>		

Landowner	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Reunion West SPE								
27-25-27-4927-0001-WC10	\$7,276		\$7,276	Dec	\$29,883	\$0	\$29,883	Paid 1/30/2019
27-25-27-4927-0001SF10	\$37,864		\$37,864	March	\$29,883	\$0	\$29,883	Paid 3/28/19
27-25-27-4927-0001-SF20	\$41,725		\$41,725	June	\$29,883	\$0	\$29,883	Paid 6/26/19
27-25-27-4935-0001-0XX0	\$32,667.00		\$32,667	September	\$29,883	\$0	\$29,883	Paid 9/23/19
	<u>\$119,532.00</u>	<u>\$0.00</u>	<u>\$119,532.00</u>	Total	<u>\$119,532</u>	<u>\$0</u>	<u>\$119,532</u>	
Reunion West HOA	\$202,932	\$0	\$202,932	Dec	\$50,733.00	\$0.00	\$50,733.00	Paid 1/30/2019
22-25-27-4923-0001-00B0				March	\$50,733.00	\$0.00	\$50,733.00	Paid 3/28/19
				June	\$50,733.00	\$0.00	\$50,733.00	Paid 6/26/19
				September	\$50,733.00	\$0.00	\$50,733.00	Paid 9/23/19
				Total	<u>\$202,932.00</u>	<u>\$0.00</u>	<u>\$202,932.00</u>	