

*Reunion West Community
Development District*

Agenda

December 12, 2019

AGENDA

Reunion West

Community Development District

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

December 5, 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, December 12, 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 October 10, 2019 Meeting
4. Consideration of Resolution 2020-01 Approving the Execution of the Reunion Fairways 17 & 18 Phase 3 Plat
5. Discussion of Sidewalks
6. Discussion of Potential Recreation/Dog Park in Heritage Preserve
7. Consideration of Proposal from SunScape Consulting to Provide Landscape Management Services
8. 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
 - v. Presentation of Arbitrage Rebate Calculation Reports
 - vi. Presentation of Revised Number of Registered Voters - 240
9. Other Business
10. Supervisor's Requests
11. Next Meeting Date
12. Adjournment

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

The third order of business is the approval of the minutes of the October 10, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2020-01 approving the execution of the Reunion Fairways 17 & 18 Phase 3 Plat. A copy of the Resolution is enclosed for your review.

The fifth order of business is the discussion of sidewalks being added in certain areas of the community. This is an open discussion item and there is no back-up material available.

The sixth order of business is the discussion of a potential recreation/dog park area on the CDD parcel in Heritage Preserve. The property information card is enclosed for your review.

The seventh order of business is the

The eighth order of business is Staff Reports. Section 1 of the District Manager's Report is the presentation and discussion of the action items list. A copy of the list is enclosed for your review. Section 2 is the check register for approval and Section 3 is the balance sheet and income statement. Both items will be provided under separate cover. Section 4 is the discussion of the status of the direct bill assessment collections. A table with the direct bill information is enclosed for your review. Section 5 is the presentation of the arbitrage rebate calculation reports for the Series 2004 and Series 2015 bonds. Both reports are enclosed for your review. Section 6 is the presentation of the revised number of registered voters. A copy of the letter from the Supervisor of Elections is enclosed for your review.

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

Sincerely,

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

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, October 10, 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
Xabier Guerricogoitia	District Engineer
Alan Scheerer	Field Manager
Rob Stultz	Yellowstone Landscape
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 12:30 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 Board? Hearing none,

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 12, 2019 Meeting

Mr. Flint: Did the Board have any comments?

Mr. Greenstein: I thought they were good.

On MOTION by Mr. Greenstein seconded by Ms. Musser with all in favor the Minutes of the September 12, 2019 Meeting Minutes were approved, as presented.

FOURTH ORDER OF BUSINESS

Consideration of Security Services Interlocal

Mr. d'Adesky: I tried to keep the Interlocal Agreement as simple as possible and very short. The previous Interlocal Agreement put security services into context. It was one of the services that was mentioned, but I wanted to make sure that we made it clear that Reunion West was consenting to Reunion East entering into the Provider Agreement on behalf of Reunion West. They are basically consenting to it being one agreement with the POA for security services. Once it's signed, it will be executed; hopefully by Reunion East, allowing them to enter into their Security Services Agreement, which has been worked on for over the past month.

Mr. Burman: That's where all of the details are?

Mr. d'Adesky: All of the details are in the actual Security Services Agreement that will be on the Reunion East CDD agenda.

On MOTION by Mr. Greenstein seconded by Mr. Burman with all in favor the Interlocal Agreement between the Reunion East CDD and Reunion West CDD for Security Services was approved.

FIFTH ORDER OF BUSINESS

Consideration of Aquatic Maintenance Agreement with Applied Aquatic Management, Inc.

Mr. Scheerer: There's one pond that the CDD maintains on the west side of Reunion, off of Grand Traverse Parkway and the cul-de-sac by Wynstone Way. This contract will provide aquatic maintenance for the next 12 months for the same dollar amount with no increase. Staff recommends approval.

Mr. Mancke: There's a 3% minimum increase per year.

Mr. Scheerer: They have the ability to do it, but never done it.

Mr. Flint: We also have the ability to not renew or terminate with 30 days notice. They reserve that. Every once in a while, they will ask for the increase, but it's not every year. If they ask for it and we don't want to do that, then we can solicit other proposals.

On MOTION by Mr. Greenstein seconded by Mr. Chiste with all in favor the Aquatic Maintenance Agreement with Applied Aquatic Management for 12 months of aquatic maintenance for the pond on the west side of Reunion off of Grand Traverse Parkway and the cul-de-sac by Wynstone Way in the amount of \$1,584 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2019

Mr. Flint: The Board previously selected Grau & Associates as the independent auditor. They provided pricing in their proposal when they were selected, which is consistent with the amount they provided and in accordance with the budget.

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor the Agreement with Grau & Associates to provide auditing services for Fiscal Year 2019 in the amount of \$5,200 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal from Fausnight Stripe & Line for Cross Walks and Stop Signs

Mr. Flint: We obtained a proposal from Fausnight for work both in Reunion West and Reunion East. Alan, do you want to discuss the scope? He provided some maps to the Board.

Mr. Scheerer: There are actually four locations; three that were brought up at prior Board meetings. There is a crosswalk as you turn from Heritage Crossing Way to Reunion Boulevard. It never had any striping or pedestrian markings so we would like to include that. The first map is for Reunion West, coming from the I-4 bridge and the west guardhouse. The proposal includes two thermoplastic stop bars and two advanced warning signs, because traffic is going from east to west and from the guardhouse to the I-4 bridge without any stop signs. So, there will be some advanced warning signs along with some red flags. We asked them to add underneath each of the stop signs, a little sign, so when you get up to the stop sign, it indicates there is a four-way stop. There will also be, "Stop Ahead" signs with the flags as indicated. The other locations are Tradition Boulevard and Golden Bear Drive and an area right outside of Heritage Crossings. There is an existing crosswalk, the Reunion Boulevard crosswalk, but it has no markings. So, we asked them to include a thermoplastic crosswalk, pedestrian signs, directional arrows (picture with a pedestrian with an arrow pointed down), fluted pole with decorative backdrop as well as the base and finial. That's on the second map in the proposal. The next one is the Seven Eagles Way crosswalk. For the third map, there are two crosswalks in the center from Seven Eagles Way

to Grand Traverse Parkway; however, the back lot has now been used as an employee lot. We were asked to look at that and any additional signage and stop bars. The fourth map is for the intersection of Tradition Boulevard and Spine Road, where we will have additional stop bars, decorative signs, finial, backplates and advanced warning signs in both directions. The total cost of the project is \$12,300. On Grand Traverse Parkway, by the water park, there is a standalone sign in the middle, that's included in the proposal. I think it was \$410. It is an in-street pedestrian crossing with a base.

Mr. Greenstein: Is this funded in the Interlocal Agreement?

Mr. Flint: Yes. It would be proposed as a shared cost.

Mr. d'Adesky: It's the definition of a shared cost.

Mr. Scheerer: The main idea with the four-way stops is to provide advanced warnings. There will be galvanized posts on the east side as well, but they will be viewed as temporary signs. If the Board chooses to leave them there, we could change them over at some point to the decorative posts. Right now, the advanced warning signs will be galvanized with two flags saying, "Stop Ahead."

Mr. Flint: You may want to look at placing flags on the stop signs.

Mr. Scheerer: We can do that.

On MOTION by Mr. Greenstein seconded by Mr. Chiste with all in favor the proposal from Fausnight Stripe & Line for cross walks and stop signs in the amount of \$12,300 was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Series 2019 Requisitions #2 - #3

Mr. Flint: Requisition #2 is for Greenberg, Traurig, P.A. for post-closing costs that were invoiced related to the Series 2019 bonds, which is now an eligible expense to be paid out of the Construction Acquisition Account. Then you have Requisition #3 for Boyd Civil Engineering related to review and assistance in preparation of Requisition #1 for \$1,050.

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor Requisitions #2 - #3 for Series 2019 were ratified.

NINTH ORDER OF BUSINESS

Discussion of Landscape Maintenance - Added

Mr. Flint: I provided a revised agenda to the Board. It is probably appropriate that both Reunion East and Reunion West have this discussion. The resort previously chose to terminate

their agreement with Yellowstone for landscape maintenance of the resort properties. More recently, my understanding is that they provided notice that the Property Owners Association (POA) or Master HOA provide a notice of termination to Yellowstone for the contract to maintain the single-family homes, as of December 1st. The reason this is relevant to the CDD's discussion, is when we jointly bid landscape maintenance several years ago, the POA, both CDDs, the resort and Encore participated in a joint bidding of landscape maintenance. We had an Evaluation Committee rank the proposals. Yellowstone was selected so we had one provider in the community. Related to that, was the sharing of the hub building on 532, where Yellowstone is currently housed. The desire at the time was to have the parties enter into a lease agreement for that facility. That way, if there was ever a change in the maintenance provider, the entities were always assured that they would have a location for the maintenance contractor. If Yellowstone entered into that Lease Agreement and they left, we may no longer have a place for the landscape providers to be housed. So now we are in a situation where each party has a separate Lease Agreement with the owner of the hub building. The way the agreement is worded, the total amount of the Lease Agreement is referenced and then discusses how that Lease Agreement will be prorated based on the relative size of each contract. So, when the initial contract was entered into by all of the parties, there was a proration, based on the landscape maintenance contracts at the time of the commencement of that contract. Our position is that those amounts and obligations still apply to all of the parties and the CDD would only be responsible for the amounts that the CDD agreed to pay.

Mr. d'Adesky: I want to be clear. It's not our position. It's the way it was structured at the beginning. The contract is very clear on this. The obligations are several and independent. There is no joint or shared liability. Each entity is liable for its own portion. In addition, any part that's unallocated, falls on the responsibility of the landowner. Reunion East and Reunion West share a single contract.

Mr. Flint: Right.

Mr. d'Adesky: And have privity of contract. So those are the parties we have to worry about.

Mr. Flint: That's good.

Mr. d'Adesky: It's not ambiguous.

Mr. Flint: The reason it's on here is not to argue the point about who is responsible for paying what. We believe it's clear; however, we have a practical issue where the entire

maintenance facility and some of the office space is reserved for a landscape contractor. It was assumed that there would be a single provider for everybody. There are certain parties that have chosen to make a change. That facility is not something you can just cut down the middle and say, "The resort and POA can use this half of the maintenance building and the CDD can use this half." Richard Nasser with Kingwood requested this item for the agenda for discussion by each Board. You have a current contract in place for maintenance and a current Lease Agreement, so if there's a desire to make a change, that would be a Board decision. If there's a desire to continue the way we are currently proceeding, that again is a Board decision.

Mr. Chiste: What is the term left on the lease?

Mr. d'Adesky: About two years, John.

Mr. Chiste: What is the full amount of that lease?

Mr. Flint: The annual amount of the contract is \$200,000.

Mr. d'Adesky: It comes out to approximately \$200,000.

Mr. Flint: For all parties.

Mr. Chiste: Unfortunately, there was always the ability to get with Yellowstone to complete the maintenance before the lease expired.

Mr. d'Adesky: It wasn't contingent upon Yellowstone. A landscaping contractor was envisioned, but what wasn't envisioned by the Board, was one or two parties going rogue, having a different vendor and trying to share that space. So what George is saying is that it's not an issue as long as the vendor, which is Kingwood, is not trying to share that space. I think the issue would come up if they were trying to utilize and share that space.

Mr. Flint: There's a Lease Agreement in effect.

Mr. d'Adesky: That's ambiguous. I haven't seen the POAs agreement with City Communities, LLC. as to the Landscaping Building Agreement, because that's a separate agreement. It's private between the Club and City Communities for the building. Those are separate and apart from the District's agreement. So, our position is that we are responsible for the District's portion and are going to continue to pay that portion. That's our obligation under the agreement.

Mr. Chiste: Understood. Thank you.

Mr. Greenstein: There are three components to it. We have indoor space.

Mr. d'Adesky: John, just so you know, the total for everything was \$223,870. Thank you.

Mr. Flint: Is there any discussion from the Board?

Mr. Greenstein: I know we took that route at the time, because we recognized the efficiencies of operation and economies of sales to be achieved. Benefits overall are on a tri-lateral basis. We have the CDD, Master Association and the resort. I said that we would bring in simultaneous procurement actions, allowing us to acquire Yellowstone across the Board. So, I guess my question, George, is you stated that the facility itself could not be partitioned, compartmentalized or whatever.

Mr. Flint. I haven't had an architect look at it. From a practical perspective, I'm not sure it can be a shared facility. If the parties were to get together and figure it out, it's possible that they could.

Mr. Greenstein: We addressed the financial obligation aspect of it, but it does have a tangible impact from an operational standpoint. Correct me if I'm wrong, Board Members, but we were not moving to take action to change our landscape contract. Right? We will review it at the appropriate time, unless their performance changed. The same thing with the Lease Agreement. I think the ball, in my opinion, is in in the Master Association's court and the resort's court, to evaluate the situation. Then we can get together and discuss this, in the same tri-lateral fashion that we did originally, the practicalities of the situation, the real impacts of the situation to move forward.

Mr. d'Adesky: I think what you are saying, Supervisor Greenstein, is that mechanically, the choice was made by the POA and the Club to do what they did, which was to switch vendors. The problem is if they want to utilize that space. That's their problem.

Mr. Chiste: I remember, in the total cost at that time, there was a savings from the maintenance company. It wasn't like the cost went up. It was to get similar type services. It was compatible with every other offer that we have out there. We broke it down between two components. We paid them separately for the housing of their offices and equipment, but it was a total package.

Mr. Greenstein: That's true. I refer to economies of scale. It was the savings achieved by having the entities providing for a maintenance facility. That eliminates the cost on the vendor.

Mr. d'Adesky: John, I see what you are saying, and you are definitely right. When we presented that information, the economies of scale were part of it and displaying those costs over the entities. That would be cheaper than going out and doing it ad hoc, with each entity doing its own thing. George correct me if I'm wrong, but once again, we talked about the lease component. That stays static because it's a separate obligation. I don't think as of this date, we received a

demand from our current landscape provider to increase the rates because of this. So, I don't think any motion is necessary from the CDD side.

Mr. Chiste: I agree.

Mr. Flint: The other thing the Board needs to keep in mind is as a government entity, we can't just go out and enter into a contract with someone else. The bidding threshold on maintenance is \$200,000.

Mr. d'Adesky: We clearly exceed the bidding threshold.

Mr. Flint: Yes, so we would have to go through a sealed bid process. There is no choice on that, that's only if the Board decided to do anything with their existing contract. There are no guarantees on who would be selected. You would have to bid it out and evaluate the responses.

Mr. Greenstein: Is there anything that anyone else would like to add? Personally, I don't see any action that the Board has to take. We discussed it and we will see where this takes us.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Do you have anything else, Andrew?

Mr. d'Adesky: I just want to note what I have been up to. There was one particular parcel that I had to spend time on. It's landlocked by 429 that was purchased by an entity other than Encore or an Encore affiliate. They had to go through some documentation to ensure that they had access through CDD property. They didn't understand what a CDD was, so I had to explain to them that our roads are public. They are wedged up against 429, towards the tip at the end of the development.

Mr. Greenstein: So, you are talking about the annexed piece.

Mr. d'Adesky: No. This is actually outside of the boundary of the CDD.

Mr. Greenstein: Is this the apartment complex?

Mr. d'Adesky: I don't think it's an apartment complex. This has enough space to build maybe two or three lots, maybe four lots maximum.

Mr. Flint: I think it's an acre and a half.

Mr. d'Adesky: It's a very small sliver that is outside the boundary of the CDD. We probably have to eventually enter into a cost share, once we figure out what they are building for use of our stormwater ponds and roads and all the appetences that feed in and service that project because it's outside of our boundary. However, they are in the acquisition phase. They wanted me to sign a letter and I had George do it, acknowledging that our roads are public, and anyone

can access them. We are not going to stop people from going over those roads and will do some general education for their attorney. I spent some time on that and I have some conveyances that I still need to clean up. I'm waiting on the title for those. That's all I've been working on.

Mr. Greenstein: So, it impacts Encore/Reunion West.

Mr. d'Adesky: It impacts Encore/Reunion West, but I bring it up because eventually there will be a cost share that the CDD will get for an offset of whatever is developed there. We need to know what the Development Plan is, how many lots are going in so George can come up with a methodology or some way of assessing them because they do need to pay.

Mr. Chiste: Mark, this property abuts 429 and it goes 60 feet into our project, but until our project starts, there's nothing they can put on this property because it's landlocked. Whatever is placed on there, will not affect our community, because it's so deep in the back of our property that we really don't care about.

Mr. d'Adesky: It's really not appropriate for commercial or any other use.

Mr. Chiste: It looks like an island, depending on the shape of the property.

Mr. Flint: All we did was provide a letter saying that the roads are public, which they are. We didn't commit to anything beyond that, which would require Board action.

B. Engineer

Mr. Guerricogoitia: Good afternoon, Board Members. I'm handing out copies of the Reunion Entry Improvement Plans, which address the improvements for the guardhouse on the west side, as well as some additional parking and sidewalk at the mail kiosk. These plans show the improvements. The first component of this is some additional pavement at the guardhouse at Tradition Boulevard for five parking spaces and adding some sidewalk at the existing mail kiosk. I'll be happy to answer any questions regarding the plans.

Mr. Greenstein: I performed a site visit through this area. I think Steve, at some point, gave us a general idea of where the widening would commence. I thought there was an existing cut through a driveway.

Mr. Guerricogoitia: In C-4, you will see the additional pavement. It shows you where the proposed improvement is being done.

Mr. Greenstein: That's the entrance on the west side.

Mr. Flint: Right. C-301 probably shows you the best layout of the parking spaces.

Mr. d'Adesky: Is this just for informational purposes?

Mr. Flint: Xabier, you should advise the Board on what the next steps are.

Mr. Guerricogoitia: The next step in the process, with the Board's approval, is to submit the plans to Osceola County to obtain a permit for the site work related to these improvements. There would be a nominal fee for the permit that needs to be paid to the county. Then it's up the Board on how they want to proceed.

Mr. Flint: I think once we received the permit, we would bid it. You don't want to bid it first and then have changes, so we want to get at least the County's assurance that they are comfortable with the way it's designed, and then we can solicit proposals to actually do the work. This is also going to be on the Reunion East CDD agenda. Does the Board have any questions?

Mr. Greenstein: Is there any specific action that the Board needs to take?

Mr. Flint: The action would be to authorize the District Engineer to submit to Osceola County for a permit and for staff to process the permit fees.

On MOTION by Mr. Greenstein seconded by Mr. Burman with all in favor authorization for the District Engineer to submit to Osceola County for permit for the guardhouse and mail kiosk and for staff to process the permit fees was approved.

Mr. d'Adesky: Is there anything else for Reunion West?

Mr. Guerricogoitia: That's all I have to report.

C. District Manager's Report

i. Action Items List

Mr. Flint: Alan, do you have the status of the monuments?

Mr. Scheerer: Yes. Construction is complete on all monuments. I received an email from UCC Group stating that the granite is in; however, they want to resubmit shop drawings to Mr. Greenstein to ensure the shop drawings that are going to be used for the engraving on the granite are correct. There was a change to The Estates. It was changed to Eagle Estates. The main monument was changed from Reunion to Reunion Resort and Golf Club. We wanted to see those graphics before they go into production. We should have those later today. Once Mark signs off on them, we would look at them. Any changes obviously will cause a delay, but we don't think there will be any changes because the only two were for The Estates and the main entrance. All the rest were approved, but we will approve the shop drawings and they will be sent immediately for production. All of the monuments are up and they look great. Obviously, we will have some landscaping to spruce up the areas. We have been asked to wait until after the final inspection to

move forward with any uplighting on the monuments. So that's on hold. Just so you know, we can do 120 volt lighting, but where we can't have lighting, there are some solar options that I'm working with a vendor on right now, where we can put a solar panel on the back of the monument that will provide enough light. We will see how that looks, because not all of these locations have power. So that's where we are.

Mr. Greenstein: That sounds good. We are just going to have final sign off by Kevin, Rich or someone. I noticed that they are doing some work on the sides by The Grand. I saw a slab of granite that actually has the resort and golf club's name on it, with palms on top, just like the Reunion sign. It seems like they are moving in this direction, so I'm sure that we will get concurrence. I want to make sure that we get that before we have any granite etched.

Mr. Burman: He's not sticking on letters?

Mr. Greenstein: No. This is the real thing. Fifteen years later, the east side monuments still look good. When they are pressured washed, they look fine. These look just like those.

Mr. Scheerer: It is exactly the same. They kept a really, good and clean job site.

Mr. Greenstein: They have.

Mr. Scheerer: They have done a great job.

Mr. Flint: So, we have that and the mail kiosk parking and the Sinclair Road gate, which we discussed. Then we had the Fausnight proposal, which dealt with the four way stop at Tradition Boulevard and Golden Bear Drive.

ii. Approval of Check Register

Mr. Flint: Does the Board have any questions? Hearing none,

On MOTION by Mr. Burman seconded by Ms. Musser with all in favor the September Check Register as presented was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: The Balance Sheet and Income Statement is through August 31st. Does the Board have any questions? Hearing none,

iv. Status of Direct Bill Assessments

Mr. Flint: Fiscal Year 2019 is fully paid.

ELEVENTH ORDER OF BUSINESS

Other Business

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

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Greenstein: The only thing I want to mention, and maybe you can give me some ideas as to how to proceed with this, but on the east side, we've done some beautification projects. We have taken an area off of Watson Court, which was a trail in the old days that was abandoned. Under Supervisor Hobbs leadership; whether you refer to it as a butterfly garden, it's a lovely little spot and does a lot to the community. Supervisor Goldstein is leading the charge on the east side to create a dog park/playground on property that belongs to Kingwood, for which we obtained an easement from them to use. With that spirit in mind, I drove around the west side with Alan. Is it still Grand Traverse Parkway at that point?

Mr. Scheerer: Yes. It's before you get to Valhalla Terrace.

Mr. Greenstein: But on the right-hand side of the road, as you swing around to the houses in the very, very back is the Heritage Preserve community, but there is a fairly significant triangulated parcel that right now has trees on it. So, we are looking at soliciting information and making requests from developers as to how they would like that parcel to be developed for a common community use; whether it's for a playground or a dog park. Because we have never really done this, other than my going around or other people ground around and talking to community members, we can do something through the Artemis site.

Mr. Guerricogitia: For sure because we have done surveys like that before. We need some ideas and should let them pick the options.

Mr. Flint: We did that with the stables.

Mr. Greenstein: I want to do this, so it's not done in a vacuum. I think our options are rather limited because we have so much residential property directly across the street from it or adjacent to it. You want it to blend in, yet right now, it's just a piece that looks nice, but doesn't really serve any purpose. It's a good size.

Mr. Scheerer: Is it just past Wynstone Way?

Mr. Guerricogitia: Yes. Someone planted those trees.

Mr. Scheerer: They have been there for a while.

Mr. Greenstein: That's true.

Mr. Scheerer: Those were the Palm trees that you removed.

Mr. Greenstein: Maybe from a Master Association standpoint, we could collaborate and get some movement on that.

Mr. Burman: What do you think the liability of parking there is? You can't park there at all, right?

Mr. Greenstein: These would be areas people walk to.

Mr. Scheerer: Or park their golf cart.

Mr. Greenstein: We can look at that too. It's really a nice location where you can put out a blanket and have a picnic. We could put tables in there. I don't think anyone really wants outdoor barbecue grills, but it should be something that beautifies the area with benches and paved walkways. We can consult with Supervisor Hobbs, based upon her experience on the east side and with Steve Goldstein. Would anyone object with us looking into trying to develop on CDD property? Hearing none, that sounds good. Thank you.

Mr. Flint: Is there anything else?

Mr. Greenstein: That's it.

THIRTEENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting date is November 14, 2019 at 12:30 p.m.

FOURTEENTH 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

RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF THE REUNION FAIRWAYS 17 & 18 PHASE 3 PLAT; APPROVING THE DEDICATIONS CONTAINED IN SAID PLAT; APPROVAL OF PRIOR ACTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Reunion West Development Partners, LLLP a Florida limited liability company (the “Developer”) is the primary landowner and developer of certain real property within the District and in Osceola County, Florida, (hereinafter referred to as the “Reunion Fairways 17 & 18 Phase 3”); and

WHEREAS, District is anticipated to possess certain rights and obligations related to certain parcels dedicated to the District within the Reunion Fairways 17 & 18 Phase 3 (the “District Property”) located in Osceola County, Florida; and

WHEREAS, the recordation of a plat of the Reunion Fairways 17 & 18 Phase 3 (the “Reunion Fairways 17 & 18 Phase 3 Plat”), attached hereto and incorporated herein by this reference as **EXHIBIT “A”** requires the District to consent to the dedications contained within said Plat; and

WHEREAS, the District desires to approve the dedications in the Reunion Fairways 17 & 18 Phase 3 Plat, delegate authority to the Chairman or Vice Chairman to execute the plat dedication, authorize District Staff to perform any action deemed necessary to carry out this Resolution regarding the Reunion Fairways 17 & 18 Phase 3 Plat.

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. APPROVAL OF THE DEDICATIONS CONTAINED IN THE PROPOSED REUNION FAIRWAYS 17 & 18 PHASE 3 PLAT. The District hereby approves the dedications contained in the Reunion Fairways 17 & 18 Phase 3 Plat.

SECTION 3. DELEGATION OF AUTHORITY AND AUTHORIZATION OF STAFF. The Chairman and the Vice Chairman of the District are hereby authorized to execution the plat dedication and any other agreements, approval or documents necessary to carry out the intent of this resolution. District Staff, including, but not limited to, District Counsel, the District Engineer and District Manager, are hereby authorized to execute any and all documents necessary to effectuate this Resolution, and to perform all other actions necessary to carry out the intent of this Resolution, as contemplated herein.

SECTION 4. APPROVAL OF PRIOR ACTIONS. All actions taken to date by members of the District Board of Supervisors and staff of the District in furtherance of the District's approval of the Reunion Fairways 17 & 18 Phase 3 Plat, as contemplated herein, are hereby approved, confirmed and ratified.

SECTION 5. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Reunion West Community Development District.

PASSED AND ADOPTED this 12th day of December, 2020.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By: _____
Title: Chairman/Vice Chairman

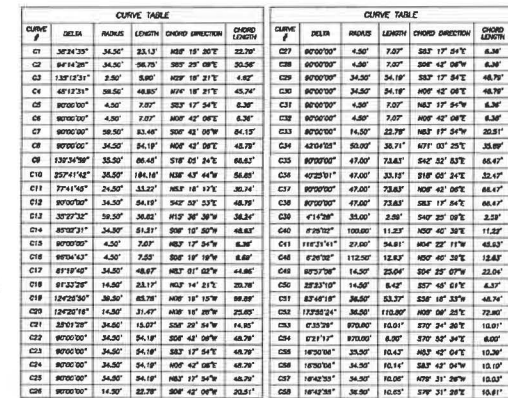
EXHIBIT “A”

Reunion Fairways 17 & 18 Phase 3 Plat

[SEE ATTACHED]

PAGE

SHEET 2 OF 3



DETAIL "A" & DRAINAGE EASEMENT
OR BOOK 5594, PAGE 962



100 KENNETH STREET, SUITE A
WILMINGTON, DE 19801 | PHONE (407) 846-1211
CERTIFICATE OF AUTHORIZATION | 23888
LIC NO. 8326 | LB NO. 6486
© 2004-2005 THE UNIVERSITY OF MICHIGAN LIBRARY SYSTEMS

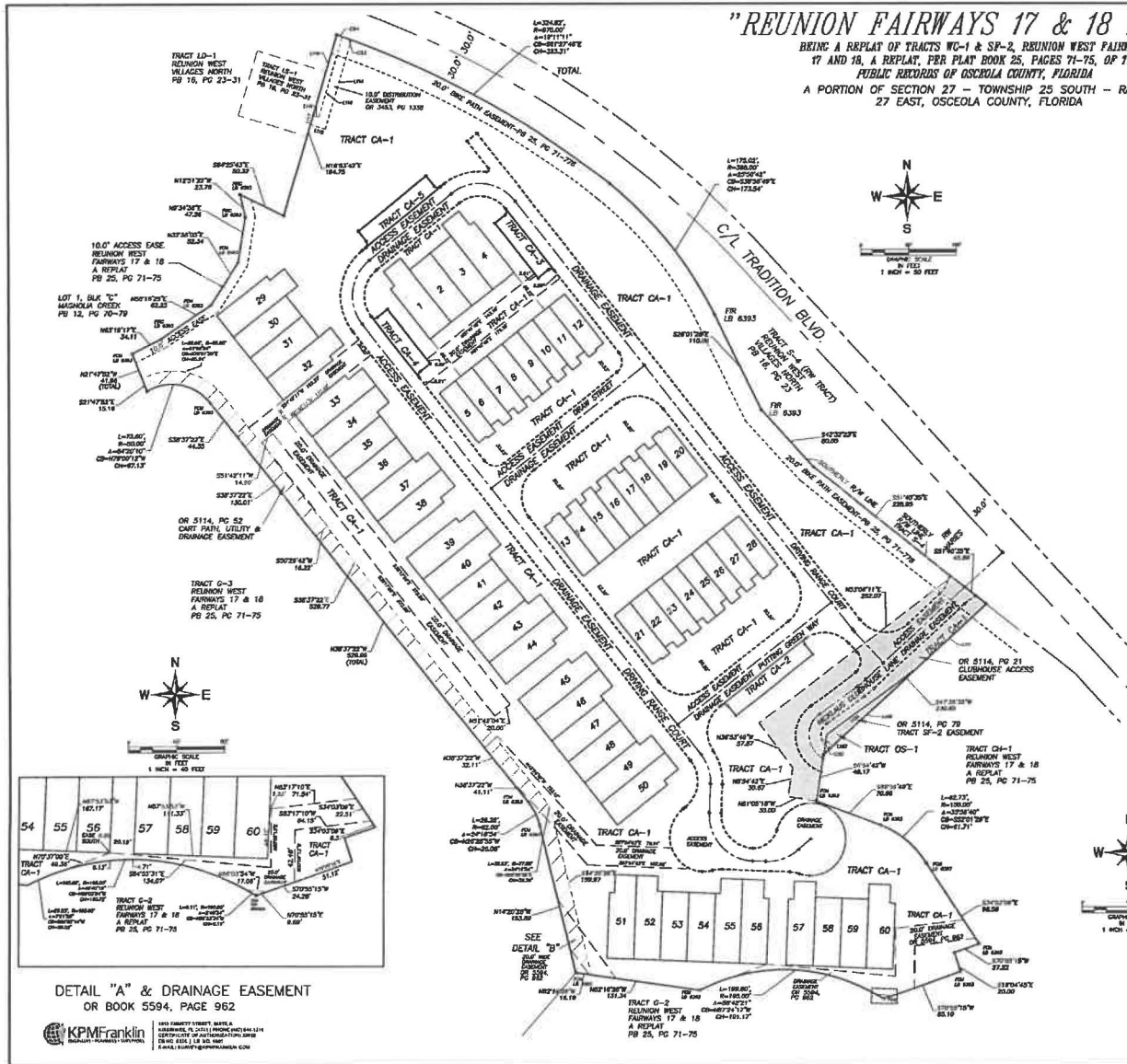
"REUNION FAIRWAYS 17 & 18 PHASE 3"

BEING A REPLAT OF TRACTS W-1 & SP-2, REUNION WEST FAIRWAYS
17 AND 18, A REPLAT, PER PLAT BOOK 25, PAGES 71-75, OF THE
PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA
A PORTION OF SECTION 27 - TOWNSHIP 25 SOUTH - RANGE
27 EAST, OSCEOLA COUNTY, FLORIDA

PLAT
BOOK

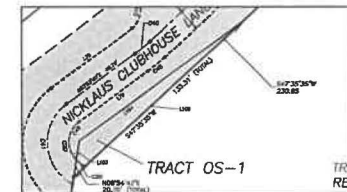
PAGE

SHEET 3 OF 3

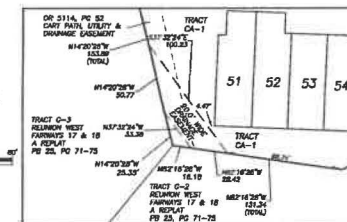


CURVE TABLE					
CURVE #	DELTA	ARC LENGTH	CHORD	DIRECTION	CHORD LENGTH
CSD	273°10'	14.50'	6.42'	S67°45'01"E	6.37'
CSB	0°33'29"	896.00'	10.01'	S70°24'30"E	10.01'
CSA	0°31'17"	896.00'	6.00'	S70°58'34"E	6.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L103	N62°34'32"E	20.70'
L104	N52°37'50"E	117.06'
L105	S47°25'35"E	133.31'
L111	N47°25'35"E	97.34'
L114	S18°52'42"W	86.87'
L116	N57°00'18"W	16.20'
L118	S72°04'18"E	8.00'
L119	N18°52'42"E	10.00'
L110	N18°52'42"E	20.14'
L118	N18°52'42"E	87.37'



PARKING EASEMENT OVER TRACT OS-1
OR S114, PAGE 79



DETAIL "B" & DRAINAGE EASEMENT
OR BOOK 5594, PAGE 962

EASEMENT DETAIL SHEET

DETAIL "A" & DRAINAGE EASEMENT
OR BOOK 5594, PAGE 962

KPMFranklin
4400 UNIVERSITY STREET, SUITE 400
ORLANDO, FL 32817
TEL: 407.255.1111
WWW.KPMFRANKLIN.COM

SECTION VI



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 35-25-27-4893-0001-0R10



Owner Information

Owner Name	REUNION WEST CDD
Mailing Address	135 W CENTRAL BLVD STE 320
	ORLANDO, FL 32801
Physical Address	KISSIMMEE FL 34747
Description	RESIDENTIAL COMMON ELEMENTS/AREA VAC
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 12/02/2019, which are subject to change prior to certification

Land	\$2
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$2
Assessed(estimated)	\$2
Exemption(estimated)	\$2
Taxable(estimated)	\$0

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/02/2019

Land	\$2
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$2
Assessed*	\$2
Exemption	\$2
Taxable	\$0

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Land Information - Total Acreage: 0.85

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	0.85	0.00	AC	\$8,500

Legal Description

Legal Description	REUNION WEST VILLAGE 3B PB 16 PGS 180-182 TRACT R-1 RECREATION AREA
-------------------	---

SECTION VII



December 5, 2019

George Flint
District Manager
Reunion East and West CDD
c/o Governmental Management Services
135 West Central Blvd., Suite 320
Orlando, FL 32801

Re: Landscape Management Services for Reunion East and West CDD

Dear George,

Thank you for the opportunity to provide the Board of Directors with a proposal for the continuation of our services for the Reunion East and West CDD. Our goal in the spring of 2016 was to work alongside GMS to help stabilize and enhance the landscape assets of the CDD by increasing the frequency of care and improving both the trimming/pruning techniques and agronomic applications. Also, it was our intention to help specify and plan landscape enhancement projects for Reunion Blvd., Linear Park and all pool areas along with creating a comprehensive arbor care program for all hardwood trees and to clean up, simplify and improve the CR532 median islands and ROW's all of which have been completed and maintained in good health. We very much appreciate the trust that has been placed in us and the opportunity to work with the BOD and GMS over the past 3½ years. We would like to respectfully request that our agreement be renewed at the same amount for an additional two years so that we can continue our work to further enhance and protect the grounds and landscaping owned and cared for by the CDD.

Scope of Services:

SunScape will perform for Client's benefit the following Services, in association with the Landscape Management Services Agreement.

1. Maintain a consistent landscape maintenance program, including a current scope of work and all related contract documents.
2. Management of bid solicitation for the landscape maintenance contract; not to exceed one occurrence every two years.
3. Provide input for the landscape program budget based on the specific needs of the Client.
4. Assist in the selection of annuals and/or perennials for flower beds and containers, as applicable on each property.
5. Oversight of arbor care needs, including the identification of maintenance, control and care of hardwood trees on the property under \$5,000 in value.
6. Oversight of major storm related cleanup of the landscape including hardwood trees under \$5,000 in value.
7. Management and identification of issues and ongoing care needs for conservation boundaries and storm damage repairs.

8. Layout, pricing and supervision of incidental landscape enhancements under \$5,000.00 in value.
9. Management of irrigation system operation and associated requests for adjustment, service repairs under \$5,000.00 in value.
10. Assist in the investigation and resolution of Client's requests, inquiries and complaints regarding the landscape maintenance program, contractors or other issues related to the property.
11. Oversight of contractor's lawn and ornamental program to ensure proper nutritional levels and the timely control of plant and turf damaging insects and disease.
12. Perform monthly landscape inspections with a mid-month review monitoring contractor compliance with the landscape agreement specifications followed by a formal report.
13. Monitoring hardscape elements throughout the property, reporting to Client any discovered problems, and managing any associated Client requests to repair and replace problematic hardscape elements under \$5,000.00 in value.
14. Management of arbor care work, major storm related cleanup, landscape enhancements, large irrigation system repairs or hardscape projects over \$5,000.00 in value can be managed under a separate agreement for a project management fee of 8.5% of total project amount.

We propose to perform these services for the following amounts:

Total: \$3,250.00 per month \$39,000.00 annually

Sincerely,



Mark S Yahn

President

SunScape Consulting

Office: - 407-804-2525

Fax: - 407-804-1155

Cell: - 407-948-5839

Email: - myahn@SunScapeConsulting.com

SECTION VIII

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	4/11/19	Review of 4-Way Stop at Spine Road & Tradition Blvd.	Boyd		In Process	Signs and Striping Installation to Begin on December 16, 2019
4	4/11/19	Corolla Court Parking Issue; Evaluation of Addition of Street Parking Towaway Zones	Williams/Cruz/Scheerer		In Process	Rule Hearing Set for December 19, 2019 at 7 PM
5	4/11/19	Patriot's Landing Small Retention Pond Cleanup	Boyd		In Process	Alan S. Met with Contractor December 5, 2019. Anticipated to Start week of December 9, 2019.
6	4/11/19	Creating Dog Parks/Playground	Goldstein		In Process	Easements/Vendor Contracts Executed. Permitting and Locates in Process.
7	5/9/19	Crosswalk in Front of Resort	Boyd		In Process	Signs and Striping Installation to Begin on December 16, 2019

Reunion West

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	1/11/18	Installation of Neighborhood Monuments	Scheerer		Complete	Monuments Completed and County Signed Off.
2	2/21/19	Cost to Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd		In Process	Currently in Permitting

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
3	2/21/19	Evaluate Traffic Lanes for Sinclair Road Gate	Boyd/Scheerer		In Process	Currently in Permitting
4	4/11/19	Review of 4-Way Stop at Tradition Blvd. & Golden Bear	Boyd		In Process	Signs and Striping Installationg to Begin on December 16, 2019

SECTION 2

Reunion West

Community Development District

Summary of Check Register

November 1, 2019 to November 30, 2019

Fund	Date	Check No.'s	Amount	
General Fund	11/4/19	1497	\$	251.68
	11/13/19	1498-1511	\$	241,135.93
	11/18/19	1512-1513	\$	3,076.23
	11/25/19	1514-1515	\$	1,367.69
			\$	245,831.53
			\$	245,831.53

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/04/19	00051	10/31/19 2459	201910 310-51300-31100		CDD MTG/X.GUER SHRD MILE	*	251.68	
					BOYD CIVIL ENGINEERING			251.68 001497
11/13/19	00031	11/12/19 11122019	201911 300-20700-10000		FY19 DEBT SERV SER2004-1	*	9,463.39	
					REUNION WEST C/O USBANK			9,463.39 001498
11/13/19	00031	11/12/19 11122019	201911 300-20700-10000		FY20 DEBT SERV SER2004-1	*	7,385.12	
					REUNION WEST C/O USBANK			7,385.12 001499
11/13/19	00031	11/12/19 11122019	201911 300-20700-10400		FY19 DEBT SERV SER2015	*	2,322.23	
					REUNION WEST C/O USBANK			2,322.23 001500
11/13/19	00031	11/12/19 11122019	201911 300-20700-10400		FY20 DEBT SERV SER2015	*	1,812.24	
					REUNION WEST C/O USBANK			1,812.24 001501
11/13/19	00031	11/12/19 11122019	201911 300-20700-10500		FY19 DEBT SERV SER2016	*	3,822.30	
					REUNION WEST C/O USBANK			3,822.30 001502
11/13/19	00031	11/12/19 11122019	201911 300-20700-10500		FY20 DEBT SERV SER2016	*	2,982.88	
					REUNION WEST C/O USBANK			2,982.88 001503
11/13/19	00031	11/12/19 11122019	201911 300-20700-10600		FY19 DEBT SERV SER2017	*	3,605.95	
					REUNION WEST C/O USBANK			3,605.95 001504
11/13/19	00031	11/12/19 11122019	201911 300-20700-10600		FY20 DEBT SERV SER2017	*	2,814.04	
					REUNION WEST C/O USBANK			2,814.04 001505
11/13/19	00031	11/12/19 11122019	201911 300-20700-10700		FY20 DEBT SERV SER2019	*	236.38	
					REUNION WEST C/O USBANK			236.38 001506
11/13/19	00031	11/12/19 11122019	201911 300-20700-10700		FY20 RW DEV PARTNER 2019	*	196,406.00	
					REUNION WEST C/O USBANK			196,406.00 001507
11/13/19	00035	10/31/19 181048	201910 300-13100-10100		AQUATIC PLANT MGMT OCT19	*	73.92	

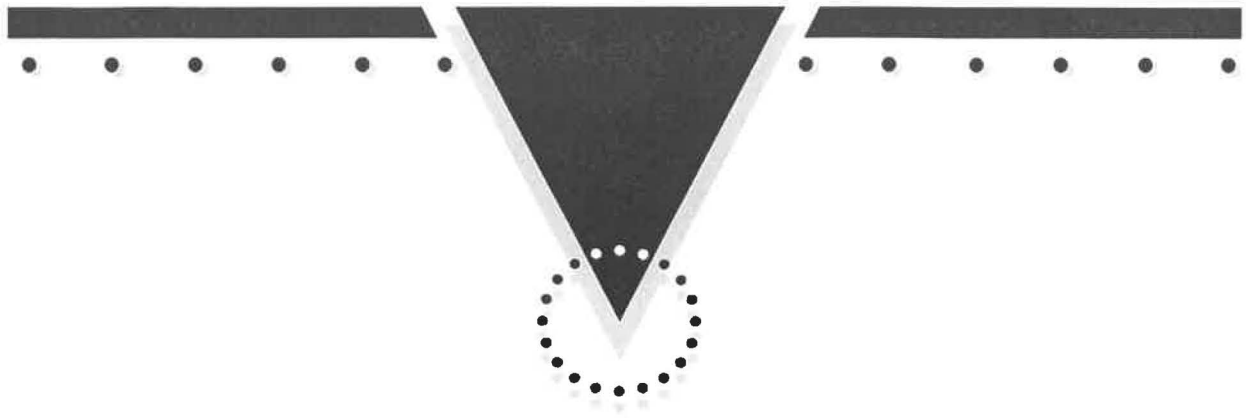
REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		10/31/19 181048	201910 320-53800-47000		*	58.08	
		AQUATIC PLANT MGMT OCT19		APPLIED AQUATIC MANAGEMENT, INC.			132.00 001508
11/13/19 00012		11/06/19 18839	201910 310-51300-31400		*	600.00	
		ARBITRAGE SER2015 4/30/19					
		11/11/19 18855	201909 310-51300-31400		*	600.00	
		ARBITRAGE SER2004 7/31/19		GRAU & ASSOCIATES			1,200.00 001509
11/13/19 00036		10/10/19 TOHO-TOH	201908 320-53800-43100		*	345.70	
		TOHO METER#62644093 AUG19					
		10/10/19 TOHO-TOH	201909 320-53800-43100		*	261.99	
		TOHO METER#62644093 SEP19					
		10/31/19 DUKE-DUK	201909 320-53800-43000		*	249.29	
		DUKE ENERGY #12715 05144					
		10/31/19 DUKE-DUK	201909 320-53800-43000		*	685.80	
		DUKE ENERGY #31537 19104		REUNION RESORT			1,542.78 001510
11/13/19 00020		11/01/19 456	201911 310-51300-34000		*	3,689.50	
		MANAGEMENT FEES NOV19					
		11/01/19 456	201911 310-51300-35100		*	183.33	
		INFORMATION TECH NOV19					
		11/01/19 456	201911 310-51300-31300		*	833.33	
		DISSEMINATION FEES NOV19					
		11/01/19 456	201911 310-51300-51000		*	15.87	
		OFFICE SUPPLIES NOV19					
		11/01/19 456	201911 310-51300-42000		*	16.07	
		POSTAGE NOV19					
		11/01/19 456	201911 310-51300-42500		*	49.65	
		COPIES NOV19					
		11/01/19 456	201911 310-51300-41000		*	13.54	
		TELEPHONE NOV19					
		11/01/19 457	201911 320-53800-12000		*	2,609.33	
		FIELD MANAGEMENT NOV19		GOVERNMENTAL MANAGEMENT SERVICES			7,410.62 001511
11/18/19 00011		11/12/19 6-835-39	201911 310-51300-42000		*	26.23	
		DELIVERY 11/15/19		FEDEX			26.23 001512
11/18/19 00014		10/31/19 10312019	201910 310-51300-49100		*	3,050.00	
		PERMIT FEE-TRADITION BLVD		OSCEOLA COUNTY BOARD OF COUNTY COMM			3,050.00 001513
				REUW REUNION WEST TVISCARRA			

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REUW REUNION WEST TVISCARRA

SECTION 3



Reunion West
Community Development District

Unaudited Financial Reporting

October 31, 2019



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

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2020
ASSETS:					
CASH	\$736,154	\$75,621	---	---	\$811,775
CUSTODY ACCOUNT	\$2,870	---	---	---	\$2,870
STATE BOARD OF ADMINISTRATION	---	\$1,079,248	---	---	\$1,079,248
DUE FROM GENERAL FUND	---	---	\$215,620	---	\$215,620
DUE FROM REUNION EAST	\$19,500	\$86,643	---	---	\$106,144
INVESTMENTS					
SERIES 2004-1					
Reserve	---	---	\$669,007	---	\$669,007
Revenue	---	---	\$647,359	---	\$647,359
General Redemption	---	---	\$391	---	\$391
SERIES 2015					
Reserve	---	---	\$165,297	---	\$165,297
Revenue	---	---	\$155,313	---	\$155,313
Construction	---	---	---	\$5	\$5
SERIES 2016					
Reserve	---	---	\$270,674	---	\$270,674
Revenue	---	---	\$383,758	---	\$383,758
Prepayment	---	---	\$2,953	---	\$2,953
Construction	---	---	---	\$67	\$67
SERIES 2017					
Reserve	---	---	\$257,090	---	\$257,090
Revenue	---	---	\$347,887	---	\$347,887
Prepayment	---	---	\$1,999	---	\$1,999
Construction	---	---	---	\$607	\$607
SERIES 2019					
Reserve	---	---	\$328,547	---	\$328,547
Revenue	---	---	---	---	\$0
Interest	---	---	\$291,905	---	\$291,905
Construction	---	---	---	\$2,166,006	\$2,166,006
Cost of Issuance	---	---	---	\$101	\$101
TOTAL ASSETS	\$758,525	\$1,241,513	\$3,737,801	\$2,166,785	\$7,904,623
LIABILITIES:					
ACCOUNTS PAYABLE	\$7,982	---	---	---	\$7,982
DUE TO REUNION EAST	\$129,029	\$50,669	---	---	\$179,698
DUE TO DEVELOPER	\$2,883	---	---	---	\$2,883
DUE TO DEBT SERVICE 2004-1	\$9,463	---	---	---	\$9,463
DUE TO DEBT SERVICE 2015	\$2,322	---	---	---	\$2,322
DUE TO DEBT SERVICE 2016	\$3,822	---	---	---	\$3,822
DUE TO DEBT SERVICE 2017	\$3,606	---	---	---	\$3,606
DUE TO DEBT SERVICE 2019	\$196,406	---	---	---	\$196,406
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	---	\$1,190,844	---	---	\$1,190,844
UNASSIGNED	\$403,010	---	---	---	\$403,010
RESTRICTED FOR DEBT 2004-1	---	---	\$1,326,220	---	\$1,326,220
RESTRICTED FOR DEBT 2015	---	---	\$322,933	---	\$322,933
RESTRICTED FOR DEBT 2016	---	---	\$661,207	---	\$661,207
RESTRICTED FOR DEBT 2017	---	---	\$610,582	---	\$610,582
RESTRICTED FOR DEBT 2019	---	---	\$816,858	---	\$816,858
RESTRICTED FOR CAP. PROJ. 2015	---	---	---	\$5	\$5
RESTRICTED FOR CAP. PROJ. 2016	---	---	---	\$67	\$67
RESTRICTED FOR CAP. PROJ. 2017	---	---	---	\$607	\$607
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$2,166,107	\$2,166,107
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$758,525	\$1,241,513	\$3,737,801	\$2,166,785	\$7,904,623

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

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

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
Special Assessments - Tax Collector	\$1,093,855	\$0	\$0	\$0
Special Assessments - Direct	\$203,476	\$66,960	\$66,960	\$0
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$1,297,331	\$66,960	\$66,960	\$0

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$12,000	\$1,000	\$800	\$200
FICA	\$918	\$77	\$61	\$15
Engineering	\$8,000	\$667	\$252	\$415
Attorney	\$20,000	\$1,667	\$1,306	\$361
Trustee Fee	\$21,000	\$1,750	\$0	\$1,750
Dissemination	\$10,000	\$833	\$833	\$0
Arbitrage	\$2,400	\$0	\$0	\$0
Collection Agent	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser Fee	\$500	\$42	\$0	\$42
Annual Audit	\$5,200	\$433	\$1,000	(\$567)
Management Fees	\$44,274	\$3,690	\$3,690	\$0
Information Technology	\$3,400	\$283	\$183	\$100
Telephone	\$300	\$25	\$7	\$19
Postage	\$1,200	\$100	\$141	(\$41)
Printing & Binding	\$1,600	\$133	\$36	\$97
Insurance	\$9,400	\$9,400	\$8,754	\$646
Legal Advertising	\$1,500	\$125	\$0	\$125
Other Current Charges	\$350	\$29	\$3,050	(\$3,021)
Office Supplies	\$300	\$25	\$16	\$9
Travel Per Diem	\$600	\$50	\$0	\$50
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$150,617	\$28,004	\$27,803	\$200

MAINTENANCE-SHARED EXPENSES:

Field Management	\$31,312	\$2,609	\$2,609	(\$0)
Facility Lease Agreement	\$17,980	\$1,498	\$1,498	\$0
Telephone	\$3,740	\$312	\$320	(\$8)
Electric	\$268,400	\$22,367	\$22,104	\$262
Water & Sewer	\$35,200	\$2,933	\$2,244	\$690
Gas	\$33,880	\$2,823	\$412	\$2,411
Pool and Fountain Maintenance	\$79,200	\$6,600	\$6,163	\$437
Environmental	\$4,400	\$367	\$115	\$252
Property Insurance	\$20,130	\$20,130	\$18,899	\$1,231
Irrigation Repairs	\$6,600	\$550	\$907	(\$357)
Landscape Contract	\$341,568	\$28,464	\$23,844	\$4,620
Landscape Contingency	\$22,000	\$1,833	\$2,868	(\$1,035)
Landscape Consulting	\$17,160	\$1,430	\$1,430	\$0
Gate and Gatehouse Expenses	\$14,080	\$1,173	\$217	\$956
Roadways/Sidewalks	\$22,000	\$1,833	\$301	\$1,532
Lighting	\$4,400	\$367	\$0	\$367
MSA Building Repairs	\$11,000	\$917	\$221	\$695
Pressure Washing	\$15,400	\$1,283	\$154	\$1,129
Maintenance (Inspections)	\$770	\$64	\$68	(\$4)
Repairs & Maintenance	\$8,800	\$733	\$334	\$399
Pest Control	\$319	\$27	\$0	\$27
Signage	\$3,520	\$293	\$1,875	(\$1,582)
Security	\$61,600	\$5,133	\$5,133	\$0

MAINTENANCE-DIRECT EXPENSES:

Irrigation System Operations	\$20,000	\$1,667	\$0	\$1,667
Contingency	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$103,255	\$8,605	\$0	\$8,605
TOTAL MAINTENANCE	\$1,146,714	\$114,012	\$91,718	\$22,294
TOTAL EXPENDITURES	\$1,297,331	\$142,015	\$119,521	\$22,494
EXCESS REVENUES (EXPENDITURES)	\$0		(\$52,561)	
FUND BALANCE - Beginning	\$0		\$455,571	
FUND BALANCE - Ending	\$0		\$403,010	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund Statement of Revenues & Expenditures For The Period Ending October 31, 2019

	ADOPTED BUDGET	PRORATED THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
REVENUES:				
Transfer In - General Fund	\$103,255	\$0	\$0	\$0
Interest	\$10,000	\$833	\$2,031	\$1,197
TOTAL REVENUES	\$113,255	\$833	\$2,031	\$1,197
EXPENDITURES:				
Building Improvements	\$92,400	\$7,700	\$0	\$7,700
Fountain Improvements	\$11,000	\$917	\$0	\$917
Gate/Gatehouse Improvements	\$4,400	\$367	\$0	\$367
Landscape Improvements	\$110,000	\$9,167	\$0	\$9,167
Lighting Improvements	\$3,520	\$293	\$0	\$293
Monument Improvements	\$11,000	\$917	\$0	\$917
Pool Furniture	\$6,600	\$550	\$6,222	(\$5,672)
Pool Repair & Replacements	\$37,400	\$3,117	\$0	\$3,117
Roadways/Sidewalks Improvements	\$6,820	\$568	\$0	\$568
Signage	\$22,000	\$1,833	\$0	\$1,833
Contingency	\$0	\$0	\$264	(\$264)
TOTAL EXPENDITURES	\$305,140	\$25,428	\$6,486	\$18,943
EXCESS REVENUES (EXPENDITURES)	(\$191,885)		(\$4,455)	
FUND BALANCE - Beginning	\$1,138,890		\$1,195,299	
FUND BALANCE - Ending	\$947,005		\$1,190,844	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending October 31, 2019

	ADOPTED BUDGET	PRORATED THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$1,336,719	\$0	\$0	\$0
Interest	\$500	\$42	\$1,959	\$1,917
TOTAL REVENUES	\$1,337,219	\$42	\$1,959	\$1,917
EXPENDITURES:				
Interest Expense 11/01	\$436,563	\$0	\$0	\$0
Principal Expense 05/01	\$475,000	\$0	\$0	\$0
Interest Expense 05/01	\$436,563	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,348,125	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$10,906)		\$1,959	
FUND BALANCE - Beginning	\$643,623		\$1,324,262	
FUND BALANCE - Ending	\$632,717		\$1,326,220	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending October 31, 2019

	ADOPTED BUDGET	PRORATED THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$0	\$0	\$0
Interest	\$100	\$8	\$449	\$441
TOTAL REVENUES	\$326,975	\$8	\$449	\$441
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$89,644	\$0	\$0	\$0
Principal Expense 05/01	\$150,000	\$0	\$0	\$0
Interest Expense 05/01	\$89,644	\$0	\$0	\$0
TOTAL EXPENDITURES	\$329,288	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$2,313)		\$449	
FUND BALANCE - Beginning	\$155,168		\$322,484	
FUND BALANCE - Ending	\$152,856		\$322,933	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending October 31, 2019

	ADOPTED BUDGET	PRORATED THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$549,750	\$0	\$0	\$0
Interest	\$0	\$0	\$921	\$921
TOTAL REVENUES	\$549,750	\$0	\$921	\$921
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$193,953	\$0	\$0	\$0
Principal Expense 11/01	\$145,000	\$0	\$0	\$0
Interest Expense 05/01	\$191,325	\$0	\$0	\$0
TOTAL EXPENDITURES	\$530,278	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$19,472		\$921	
FUND BALANCE - Beginning	\$383,954		\$660,286	
FUND BALANCE - Ending	\$403,426		\$661,207	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending October 31, 2019

	ADOPTED BUDGET	PRORATED THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$509,250	\$0	\$0	\$0
Interest	\$0	\$0	\$850	\$850
TOTAL REVENUES	\$509,250	\$0	\$850	\$850
EXPENDITURES:				
Interest Expense 11/01	\$182,900	\$0	\$0	\$0
Principal Expense 11/01	\$140,000	\$0	\$0	\$0
Interest Expense 05/01	\$180,450	\$0	\$0	\$0
TOTAL EXPENDITURES	\$503,350	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$5,900		\$850	
FUND BALANCE - Beginning	\$350,127		\$609,732	
FUND BALANCE - Ending	\$356,027		\$610,582	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending October 31, 2019

	ADOPTED BUDGET	PRORATED THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$42,500	\$0	\$0	\$0
Special Assessments - Direct Billed	\$392,813	\$196,406	\$196,406	\$0
Interest	\$0	\$0	\$869	\$869
TOTAL REVENUES	\$435,313	\$196,406	\$197,275	\$869
EXPENDITURES:				
Interest Expense 11/01	\$132,329	\$0	\$0	\$0
Interest Expense 05/01	\$157,744	\$0	\$0	\$0
TOTAL EXPENDITURES	\$290,073	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$145,240		\$197,275	
FUND BALANCE - Beginning	\$291,755		\$619,583	
FUND BALANCE - Ending	\$436,995		\$816,858	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending October 31, 2019

	ADOPTED BUDGET	PRORATED THRU 10/31/19	ACTUAL THRU 10/31/19	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 October 31, 2019

	ADOPTED BUDGET	PRORATED THRU 10/31/19	ACTUAL THRU 10/31/19	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		\$67	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending October 31, 2019

	ADOPTED BUDGET	PRORATED THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$1	
FUND BALANCE - Beginning	\$0		\$606	
FUND BALANCE - Ending	\$0		\$607	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund
Series 2019

Statement of Revenues & Expenditures
For The Period Ending October 31, 2019

	ADOPTED BUDGET	PRORATED THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$3,036	\$3,036
TOTAL REVENUES	\$0	\$0	\$3,036	\$3,036
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$1,381	(\$1,381)
TOTAL EXPENDITURES	\$0	\$0	\$1,381	(\$1,381)
EXCESS REVENUES (EXPENDITURES)	\$0		\$1,654	
FUND BALANCE - Beginning	\$0		\$2,164,452	
FUND BALANCE - Ending	\$0		\$2,166,107	

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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Assessments - Direct	\$66,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,960
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$66,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,960
Expenses													
Supervisor Fees	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
FICA	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
Engineering	\$252	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$252
Attorney	\$1,306	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,306
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$833
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
Management Fees	\$3,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,690
Information Technology	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183
Telephone	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Postage	\$141	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141
Printing & Binding	\$36	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36
Insurance	\$8,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,754
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$3,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,050
Office Supplies	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16
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	\$27,803	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,803

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Field Management	\$2,609	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,609
Facility Lease Agreement	\$1,498	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,498
Telephone	\$320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$320
Electric	\$22,104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,104
Water & Sewer	\$2,244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,244
Gas	\$412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$412
Pool and Fountain Maintenance	\$6,163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,163
Environmental	\$115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115
Property Insurance	\$18,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,899
Irrigation Repairs	\$907	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$907
Landscape Contract	\$23,844	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,844
Landscape Contingency	\$2,868	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,868
Landscape Consulting	\$1,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,430
Gate and Gatehouse Expenses	\$217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217
Roadways/Sidewalks	\$301	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$301
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MSA Building Repairs	\$221	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$221
Pressure Washing	\$154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154
Maintenance (Inspections)	\$68	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68
Repairs & Maintenance	\$334	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$334
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,875
Security	\$5,133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,133
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$91,718	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,718
Total Expenses	\$119,521	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,521
Excess Revenues (Expenditures)	(\$52,561)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$52,561)

SPECIAL ASSESSMENT RECEIPTS - FY2020

Gross Assessments	\$	4,155,764	\$	1,233,252	\$	1,417,083	\$	347,739	\$	572,366	\$	539,968	\$	45,357
Net Assessments	\$	3,906,418	\$	1,159,256	\$	1,332,058	\$	326,875	\$	538,024	\$	507,569	\$	42,636

OFF ROLL ASSESSMENTS

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2019
10/31/19	11/1/19	263366	\$ 263,366.00	\$ 263,366.00	\$ 66,960.00	\$ 196,406.00
	2/1/20		\$ 131,683.00	\$ -	\$ -	\$ -
	5/1/20		\$ 131,683.00	\$ -	\$ -	\$ -
			\$ 526,732.00	\$ 263,366.00	\$ 66,960.00	\$ 196,406.00

SECTION 4

Reunion East/West CDD Direct Billed Assessments for FY 2019

District	Landowner	Product	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Reunion East										
	Orlando Health					Nov	\$113,330	\$0	\$113,330	Paid 11/27/19
	34-25-27-4936-0001-0040					Feb	\$56,665	\$0	\$56,665	
			\$226,659	\$0	\$226,659	May	\$56,665	\$0	\$56,665	
	Totals		<u>\$226,659</u>	<u>\$0</u>	<u>\$226,659</u>	Total	<u>\$226,659</u>	<u>\$0</u>	<u>\$226,659</u>	
							O & M	Debt	Total	Paid
	Orlando Reunion Development LLC		\$2,386	\$5,053	\$7,439	Nov	\$1,193	\$2,527	\$3,720	
	35-25-27-4885-PRCL-OC30	4 MF				Feb	\$597	\$1,263	\$1,860	
						May	\$597	\$1,263	\$1,860	
						Total	<u>\$2,386</u>	<u>\$5,053</u>	<u>\$7,439</u>	
							O & M	Debt	Total	Paid
	EHOF/SPECTRUM									
	11-1-15 Interest									
	27-25-27-2985-TRAC-FD20/FE 296 Condos		\$117,704	\$504,490	\$622,194	Nov	\$190,210	\$629,140	\$819,349	
	34-25-27-4936-0001FD10	276 SF	\$219,504	\$753,789	\$973,293	Feb	\$95,105	\$314,570	\$409,675	
	34-25-27-4936-0001-0010/0020/0050/0031	Commercial	\$43,211	\$0	\$43,211	May	\$95,105	\$314,570	\$409,675	
			<u>\$380,419</u>	<u>\$1,258,279</u>	<u>\$1,638,698</u>	Total	<u>\$380,419</u>	<u>\$1,258,279</u>	<u>\$1,638,698</u>	
District	Landowner		Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Reunion West										
	Reunion West Dev. Partners									
	27-25-27-4927-0001-WC10		\$133,920	\$392,813	\$526,733	Dec	\$66,960	\$196,407	\$263,367	Paid 10/31/19
	27-25-27-3160-000A-0030					March	\$33,480	\$98,203	\$131,683	
	27-25-27-4927-0001-SF20					June	\$33,480	\$98,203	\$131,683	
			<u>\$133,920.00</u>	<u>\$392,813.00</u>	<u>\$526,733.00</u>	Total	<u>\$133,920</u>	<u>\$392,813</u>	<u>\$526,733</u>	

SECTION 5

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
\$57,560,000, SERIES 2004, WHICH HAVE BEEN
TRIFURCATED INTO THE \$16,905,000, \$40,405,000, AND \$250,000
SPECIAL ASSESSMENT BONDS,
SERIES 2004-1, SERIES 2004-2, AND SERIES 2004-3
ARBITRAGE REBATE REQUIREMENT
JULY 31, 2019**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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November 6, 2019

Reunion West Community Development District
Osceola County, Florida

Re: \$57,560,000 Reunion West Community Development District (Osceola County, Florida), Special Assessment Bonds, Series 2004, which have been trifurcated into the \$16,905,000, \$40,405,000, and \$250,000 Special Assessment Bonds, Series 2004-1, Series 2004-2, and Series 2004-3 Bonds (the "Bonds")

Reunion West Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended July 31, 2019 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the amended and restated first supplemental trust indenture for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$3,694,544) for July 31, 2019. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (July 31, 2019).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
Summary of Rebate Calculations
\$ 57,560,000.00

Dated: 08/01/2012
Delivered: 08/01/2012

<i>Anniversary Date.</i>	11/01/2012
<i>Future-Value Date.</i>	07/31/2019
<i>Arbitrage Yield Limit.</i>	6.2513383
<i>Total of Purpose Expenditures.</i>	\$56,921,483.00
<i>Internal Rate of Return.</i>	0.0703122
<i>90% of rebate liability.</i>	-\$3,325,089.98
<i>Full rebate liability.</i>	-\$3,694,544.43

Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
Purpose Expenditures Future Value Report
\$ 57,560,000.00

Dated: 08/01/2012
Delivered: 08/01/2012
Future Valued To: 07/31/2019

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
8/1/2012	-1	COI	Beg. Arbitrage Gross Proceeds	14.0000000	-57,560,000.00	100.0000000	1.5386325	-88,563,689.07
8/21/2012	0		Remed Exp	13.8888889	-759,574.00	100.0000000	1.5333797	-1,164,715.37
8/21/2012	0	COI		13.8888889	15,000.00	100.0000000	1.5333797	23,000.70
8/21/2012	0		Bond Trifurcation	13.8888889	44,715,452.00	100.0000000	1.5333797	68,565,767.33
8/22/2012	0	COI		13.8833333	35,000.00	100.0000000	1.5331176	53,659.11
8/27/2012	0	COI		13.8555556	62,291.00	100.0000000	1.5318074	95,417.81
8/28/2012	0	COI		13.8500000	37,025.00	100.0000000	1.5315455	56,705.47
10/4/2012	0		Reserve 2004-1	13.6500000	-5.00	100.0000000	1.5221468	-7.61
11/19/2012	0		Remed Exp	13.4000000	1,733.00	100.0000000	1.5104795	2,617.66
11/21/2012	0		Remed Exp	13.3888889	6,294.00	100.0000000	1.5099631	9,503.71
11/21/2012	0	COI		13.3888889	10,000.00	100.0000000	1.5099631	15,099.63
12/14/2012	0	COI		13.2611111	25,534.00	100.0000000	1.5040364	38,404.07
12/19/2012	0		Remed Exp	13.2333333	13,061.00	100.0000000	1.5027511	19,627.43
1/15/2013	0	COI		13.0888889	6,338.00	100.0000000	1.4960851	9,482.19
4/10/2013	0		Remed Exp	12.6166667	27,474.00	100.0000000	1.4744980	40,510.36
5/7/2013	0		Remed Exp	12.4666667	134,729.00	100.0000000	1.4677064	197,742.61
6/18/2013	0		Remed Exp	12.2388889	11,881.00	100.0000000	1.4574529	17,316.00
6/26/2013	0		Remed Exp	12.1944444	6,453.00	100.0000000	1.4554606	9,392.09
7/23/2013	0		Remed Exp	12.0444444	655.00	100.0000000	1.4487566	948.94
7/25/2013	0		Remed Exp	12.0333333	-16,544.00	100.0000000	1.4482613	-23,960.03
8/19/2013	0		Remed Exp	11.9000000	3,395.00	100.0000000	1.4423301	4,896.71
10/15/2013	0		Remed Exp	11.5888889	-58,570.00	100.0000000	1.4285851	-83,672.23
10/28/2013	0		Remed Exp	11.5166667	55,483.00	100.0000000	1.4254131	79,086.19
11/1/2013	0		Reserve 2004-1	11.5000000	1,071.00	100.0000000	1.4246821	1,525.83
11/6/2013	0		Remed Exp	11.4722222	20,150.00	100.0000000	1.4234646	28,682.81
11/19/2013	0		Remed Exp	11.4000000	22,276.00	100.0000000	1.4203039	31,638.69
12/9/2013	0		Remed Exp	11.2888889	120.00	100.0000000	1.4154551	169.85
12/19/2013	0		Remed Exp	11.2333333	7,547.00	100.0000000	1.4130369	10,664.19
12/26/2013	0		Remed Exp	11.1944444	15,925.00	100.0000000	1.4113466	22,475.69
1/31/2014	0		Remed Exp	11.0055556	-2,600.00	100.0000000	1.4031653	-3,648.23
4/25/2014	0		Remed Exp	10.5333333	9,425.00	100.0000000	1.3829190	13,034.01
5/1/2014	0		Reserve 2004-1	10.5000000	51.00	100.0000000	1.3815009	70.46
5/21/2014	0		Remed Exp	10.3888889	35,636.00	100.0000000	1.3767846	49,063.09
5/21/2014	0	COI		10.3888889	3,943.00	100.0000000	1.3767846	5,428.66
8/14/2014	2015		Remed Exp	9.9277778	22,137.00	100.0000000	1.3573830	30,048.39
8/20/2014	2015		Remed Exp	9.8944444	3,092.00	100.0000000	1.3559912	4,192.72
8/22/2014	2015		Remed Exp	9.8833333	9,890.00	100.0000000	1.3555275	13,406.17
11/3/2014	2015		Reserve 2004-1	9.4888889	75.00	100.0000000	1.3391705	100.44
11/20/2014	2015		Remed Exp	9.3944444	31,833.00	100.0000000	1.3352835	42,506.08
12/15/2014	2015		Remed Exp	9.2555556	19,589.00	100.0000000	1.3295876	26,045.29
12/26/2014	2015		Remed Exp	9.1944444	-4,754.00	100.0000000	1.3270892	-6,308.98
2/18/2015	2015		Remed Exp	8.9055556	14,250.00	100.0000000	1.3153417	18,743.62
4/14/2015	2015		Remed Exp	8.5944444	4,685.00	100.0000000	1.3028069	6,103.65
5/1/2015	2015		Reserve 2004-1	8.5000000	68.00	100.0000000	1.2990253	88.33
5/19/2015	2015		Construction	8.4000000	4,695,000.00	100.0000000	1.2950333	6,080,181.51

REUNIONW04T-2012-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 11/06/2019 | 11.48 | Rpt15a

Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
Purpose Expenditures Future Value Report
\$ 57,560,000.00

Dated: 08/01/2012
Delivered: 08/01/2012
Future Valued To: 07/31/2019

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
5/21/2015	2015		Remed Exp	8.3888889	1,377.00	100.0000000	1.2945905	1,782.65
6/3/2015	2015		Remed Exp	8.3222222	9,405.00	100.0000000	1.2919369	12,150.67
6/16/2015	2015		Remed Exp	8.2500000	9,500.00	100.0000000	1.2890683	12,246.15
6/26/2015	2015		Construction	8.1944444	7,278,391.00	100.0000000	1.2868660	9,366,314.03
8/6/2015	2016		Remed Exp	7.9722222	-31.00	100.0000000	1.2780944	-39.62
8/14/2015	2016		Remed Exp	7.9277778	55,854.00	100.0000000	1.2763473	71,289.10
10/16/2015	2016		Remed Exp	7.5833333	17,493.00	100.0000000	1.2628877	22,091.70
3/21/2016	2016		Remed Exp	6.7222222	10,000.00	100.0000000	1.2298566	12,298.57
3/24/2016	2016		Remed Exp	6.7055556	14,380.00	100.0000000	1.2292258	17,676.27
3/24/2016	2016		Remed Exp	6.7055556	236,920.00	100.0000000	1.2292258	291,228.19
5/2/2016	2016		Reserve	6.4944444	11,022.00	100.0000000	1.2212647	13,460.78
5/5/2016	2016		Remed Exp	6.4777778	-7.00	100.0000000	1.2206384	-8.54
6/17/2016	2016		Remed Exp	6.2444444	13,569.00	100.0000000	1.2119037	16,444.32
5/1/2018	2018		Reserve	2.5000000	6,253.00	100.0000000	1.0799831	6,753.13
5/2/2018	2018		Reserve	2.4944444	718.00	100.0000000	1.0797984	775.30
6/4/2018	2018		Reserve	2.3166667	775.00	100.0000000	1.0739063	832.28
7/3/2018	2018		Reserve	2.1555556	805.00	100.0000000	1.0685943	860.22
8/2/2018	2019		Reserve	1.9944444	878.00	100.0000000	1.0633085	933.58
9/5/2018	2019		Reserve	1.8111111	887.00	100.0000000	1.0573255	937.85
10/2/2018	2019		Reserve	1.6611111	893.00	100.0000000	1.0524554	939.84
11/2/2018	2019		Reserve	1.4944444	1,012.00	100.0000000	1.0470705	1,059.64
12/4/2018	2019		Reserve	1.3166667	1,011.00	100.0000000	1.0413569	1,052.81
1/3/2019	2019		Reserve	1.1555556	1,092.00	100.0000000	1.0362059	1,131.54
2/4/2019	2019		Reserve	0.9833333	1,151.00	100.0000000	1.0307278	1,186.37
3/4/2019	2019		Reserve	0.8166667	1,044.00	100.0000000	1.0254540	1,070.57
4/2/2019	2019		Reserve	0.6611111	1,163.00	100.0000000	1.0205562	1,186.91
5/2/2019	2019		Reserve	0.4944444	1,132.00	100.0000000	1.0153345	1,149.36
6/4/2019	2019		Reserve	0.3166667	1,160.00	100.0000000	1.0097941	1,171.36
7/2/2019	2019		Reserve	0.1611111	1,122.00	100.0000000	1.0049710	1,127.58
7/31/2019	-1		Unspent Proceeds as of 07/31/2019	0.0000000	669,007.00	100.0000000	1.0000000	669,007.00
					30,490.00			-3,694,544.43
Arbitrage Yield Limit (AYL)					6.2513383			
Internal Rate of Return (IRR)					0.0703122			
Future Valued To..					7/31/2019			

Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated

A.Y.L. Verification Report

57,560,000.00

Dated: 08/01/2012

Delivered: 08/01/2012

MSRB 30/360 SEMI 4/3

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Cred. Enh./ Sinking Fund Adj	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/01/2012	1,930,000.00	6.250	899,375.01	-	2,829,375.01	0.9847287	2,786,166.87
2	05/01/2013	1,030,000.00	6.250	1,738,437.50	-	2,768,437.50	0.9548823	2,643,531.89
3	11/01/2013			1,706,250.00	-	1,706,250.00	0.9259404	1,579,885.87
4	05/01/2014	1,095,000.00	6.250	1,706,250.00	-	2,801,250.00	0.8978758	2,515,174.62
5	11/01/2014			1,672,031.25	-	1,672,031.25	0.8706618	1,455,773.74
6	05/01/2015	1,165,000.00	6.250	1,672,031.25	-	2,837,031.25	0.8442726	2,395,227.85
7	11/01/2015			1,635,625.00	-	1,635,625.00	0.8186833	1,339,058.88
8	05/01/2016	1,235,000.00	6.250	1,635,625.00	-	2,870,625.00	0.7938696	2,278,901.83
9	11/01/2016			1,597,031.25	-	1,597,031.25	0.7698079	1,229,407.30
10	05/01/2017	1,315,000.00	6.250	1,597,031.25	-	2,912,031.25	0.7464756	2,173,760.16
11	11/01/2017			1,555,937.50	-	1,555,937.50	0.7238504	1,126,265.97
12	05/01/2018	1,405,000.00	6.250	1,555,937.50	-	2,960,937.50	0.7019110	2,078,314.54
13	11/01/2018			1,512,031.25	-	1,512,031.25	0.6806365	1,029,143.71
14	05/01/2019	1,490,000.00	6.250	1,512,031.25	-	3,002,031.25	0.6600069	1,981,361.34
15	11/01/2019			1,465,468.75	-	1,465,468.75	0.6400025	937,903.72
16	05/01/2020	1,590,000.00	6.250	1,465,468.75	-	3,055,468.75	0.6206045	1,896,237.64
17	11/01/2020			1,415,781.25	-	1,415,781.25	0.6017944	852,009.22
18	05/01/2021	1,690,000.00	6.250	1,415,781.25	-	3,105,781.25	0.5835544	1,812,392.36
19	11/01/2021			1,362,968.75	-	1,362,968.75	0.5658673	771,259.41
20	05/01/2022	1,800,000.00	6.250	1,362,968.75	-	3,162,968.75	0.5487162	1,735,572.26
21	11/01/2022			1,306,718.75	-	1,306,718.75	0.5320850	695,285.45
22	05/01/2023	1,915,000.00	6.250	1,306,718.75	-	3,221,718.75	0.5159579	1,662,271.14
23	11/01/2023			1,246,875.00	-	1,246,875.00	0.5003195	623,835.92
24	05/01/2024	2,040,000.00	6.250	1,246,875.00	-	3,286,875.00	0.4851552	1,594,644.46
25	11/01/2024			1,183,125.00	-	1,183,125.00	0.4704505	556,601.71
26	05/01/2025	2,170,000.00	6.250	1,183,125.00	-	3,353,125.00	0.4561914	1,529,666.89
27	11/01/2025			1,115,312.50	-	1,115,312.50	0.4423646	493,374.74
28	05/01/2026	2,310,000.00	6.250	1,115,312.50	-	3,425,312.50	0.4289568	1,469,311.11
29	11/01/2026			1,043,125.00	-	1,043,125.00	0.4159554	433,893.49
30	05/01/2027	2,460,000.00	6.250	1,043,125.00	-	3,503,125.00	0.4033481	1,412,978.78
31	11/01/2027			966,250.00	-	966,250.00	0.3911229	377,922.48
32	05/01/2028	2,620,000.00	6.250	966,250.00	-	3,586,250.00	0.3792682	1,360,150.63
33	11/01/2028			884,375.00	-	884,375.00	0.3677729	325,249.11
34	05/01/2029	2,790,000.00	6.250	884,375.00	-	3,674,375.00	0.3566259	1,310,377.31
35	11/01/2029			797,187.50	-	797,187.50	0.3458168	275,680.84
36	05/01/2030	2,970,000.00	6.250	797,187.50	-	3,767,187.50	0.3353353	1,263,271.11
37	11/01/2030			704,375.00	-	704,375.00	0.3251716	229,042.71
38	05/01/2031	3,160,000.00	6.250	704,375.00	-	3,864,375.00	0.3153158	1,218,498.59
39	11/01/2031			605,625.00	-	605,625.00	0.3057588	185,175.18
40	05/01/2032	3,365,000.00	6.250	605,625.00	-	3,970,625.00	0.2964915	1,177,256.46
41	11/01/2032			500,468.75	-	500,468.75	0.2875050	143,887.28

REUNIONW04T-2012-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 11/06/2019 | 11:51 | Rpt01h

Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated

Dated: 08/01/2012
Delivered: 08/01/2012

A.Y.L. Verification Report

MSRB 30/360 SEMI 4/3

57,560,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Cred. Enh./ Sinking Fund Adj	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	05/01/2033	3,580,000.00	6.250	500,468.75	-	4,080,468.75	0.2787909	1,137,597.70
43	11/01/2033			388,593.75	-	388,593.75	0.2703410	105,052.81
44	05/01/2034	3,810,000.00	6.250	388,593.75	-	4,198,593.75	0.2621471	1,100,649.26
45	11/01/2034			269,531.25	-	269,531.25	0.2542016	68,515.28
46	05/01/2035	4,055,000.00	6.250	269,531.25	-	4,324,531.25	0.2464969	1,065,983.72
47	11/01/2035			142,812.50	-	142,812.50	0.2390258	34,135.87
48	05/01/2036	4,570,000.00	6.250	142,812.50	-	4,712,812.50	0.2317811	1,092,340.75
		57,560,000.00		52,792,812.51	0.00	110,352,812.51		57,559,999.98

True Interest Cost (TIC)	6.2513383
Net Interest Cost (NIC)	6.2500000
Arbitrage Yield Limit (AYL)	6.2513383
Arbitrage Net Interest Cost (ANIC)	6.2500000

Face value of bond Issue	\$57,560,000.00
Accrued interest (-)	
Original issue premium/discount (-)	\$0.00
Bond surety fee (-)	\$0.00
Lump-sum credit enhancements (-)	\$0.00
Other AYL costs (-)	
AYL Target	\$57,560,000.00

Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
T.I.C. Verification Report (Regular)

1
MSRB 30/360 SEMI 4/3

Dated: 8/1/2012

Delivered: 8/1/2012

57,560,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/1/2012	1,930,000.00	6.250	899,375.01	-	2,829,375.01	0.9847287	2,786,166.87
2	5/1/2013	1,030,000.00	6.250	1,738,437.50	-	2,768,437.50	0.9548823	2,643,531.89
3	11/1/2013			1,706,250.00	-	1,706,250.00	0.9259404	1,579,885.87
4	5/1/2014	1,095,000.00	6.250	1,706,250.00	-	2,801,250.00	0.8978758	2,515,174.62
5	11/1/2014			1,672,031.25	-	1,672,031.25	0.8706618	1,455,773.74
6	5/1/2015	1,165,000.00	6.250	1,672,031.25	-	2,837,031.25	0.8442726	2,395,227.85
7	11/1/2015			1,635,625.00	-	1,635,625.00	0.8186833	1,339,058.88
8	5/1/2016	1,235,000.00	6.250	1,635,625.00	-	2,870,625.00	0.7938696	2,278,901.83
9	11/1/2016			1,597,031.25	-	1,597,031.25	0.7698079	1,229,407.30
10	5/1/2017	1,315,000.00	6.250	1,597,031.25	-	2,912,031.25	0.7464756	2,173,760.16
11	11/1/2017			1,555,937.50	-	1,555,937.50	0.7238504	1,126,265.97
12	5/1/2018	1,405,000.00	6.250	1,555,937.50	-	2,960,937.50	0.7019110	2,078,314.54
13	11/1/2018			1,512,031.25	-	1,512,031.25	0.6806365	1,029,143.71
14	5/1/2019	1,490,000.00	6.250	1,512,031.25	-	3,002,031.25	0.6600069	1,981,361.34
15	11/1/2019			1,465,468.75	-	1,465,468.75	0.6400025	937,903.72
16	5/1/2020	1,590,000.00	6.250	1,465,468.75	-	3,055,468.75	0.6206045	1,896,237.64
17	11/1/2020			1,415,781.25	-	1,415,781.25	0.6017944	852,009.22
18	5/1/2021	1,690,000.00	6.250	1,415,781.25	-	3,105,781.25	0.5835544	1,812,392.36
19	11/1/2021			1,362,968.75	-	1,362,968.75	0.5658673	771,259.41
20	5/1/2022	1,800,000.00	6.250	1,362,968.75	-	3,162,968.75	0.5487162	1,735,572.26
21	11/1/2022			1,306,718.75	-	1,306,718.75	0.5320850	695,285.45
22	5/1/2023	1,915,000.00	6.250	1,306,718.75	-	3,221,718.75	0.5159579	1,662,271.14
23	11/1/2023			1,246,875.00	-	1,246,875.00	0.5003195	623,835.92
24	5/1/2024	2,040,000.00	6.250	1,246,875.00	-	3,286,875.00	0.4851552	1,594,644.46
25	11/1/2024			1,183,125.00	-	1,183,125.00	0.4704505	556,601.71
26	5/1/2025	2,170,000.00	6.250	1,183,125.00	-	3,353,125.00	0.4561914	1,529,666.89
27	11/1/2025			1,115,312.50	-	1,115,312.50	0.4423646	493,374.74
28	5/1/2026	2,310,000.00	6.250	1,115,312.50	-	3,425,312.50	0.4289568	1,469,311.11
29	11/1/2026			1,043,125.00	-	1,043,125.00	0.4159554	433,893.49
30	5/1/2027	2,460,000.00	6.250	1,043,125.00	-	3,503,125.00	0.4033481	1,412,978.78
31	11/1/2027			966,250.00	-	966,250.00	0.3911229	377,922.48
32	5/1/2028	2,620,000.00	6.250	966,250.00	-	3,586,250.00	0.3792682	1,360,150.63
33	11/1/2028			884,375.00	-	884,375.00	0.3677729	325,249.11
34	5/1/2029	2,790,000.00	6.250	884,375.00	-	3,674,375.00	0.3566259	1,310,377.31
35	11/1/2029			797,187.50	-	797,187.50	0.3458168	275,680.84
36	5/1/2030	2,970,000.00	6.250	797,187.50	-	3,767,187.50	0.3353353	1,263,271.11
37	11/1/2030			704,375.00	-	704,375.00	0.3251716	229,042.71
38	5/1/2031	3,160,000.00	6.250	704,375.00	-	3,864,375.00	0.3153158	1,218,498.59
39	11/1/2031			605,625.00	-	605,625.00	0.3057588	185,175.18
40	5/1/2032	3,365,000.00	6.250	605,625.00	-	3,970,625.00	0.2964915	1,177,256.46
41	11/1/2032			500,468.75	-	500,468.75	0.2875050	143,887.28

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Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
T.I.C. Verification Report (Regular)

2
MSRB 30/360 SEMI 4/1

Dated: 8/1/2012

Delivered: 8/1/2012

57,560,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	5/1/2033	3,580,000.00	6.250	500,468.75	-	4,080,468.75	0.2787909	1,137,597.70
43	11/1/2033			388,593.75	-	388,593.75	0.2703410	105,052.81
44	5/1/2034	3,810,000.00	6.250	388,593.75	-	4,198,593.75	0.2621471	1,100,649.26
45	11/1/2034			269,531.25	-	269,531.25	0.2542016	68,515.28
46	5/1/2035	4,055,000.00	6.250	269,531.25	-	4,324,531.25	0.2464969	1,065,983.72
47	11/1/2035			142,812.50	-	142,812.50	0.2390258	34,135.87
48	5/1/2036	4,570,000.00	6.250	142,812.50	-	4,712,812.50	0.2317811	1,092,340.75
		57,560,000.00		52,792,812.51	0.00	110,352,812.51		57,559,999.98

True Interest Cost (TIC)	6.2513383
Net Interest Cost (NIC)	6.2500000
Arbitrage Yield Limit (AYL)	6.2513383
Arbitrage Net Interest Cost (ANIC)	6.2500000

Face value of bond Issue	\$57,560,000.00
Accrued interest (-)	
Original issue premium/discount (-)	\$0.00
Underwriter discount (-)	\$0.00
Lump-sum credit enhancements (-)	\$0.00
Other TIC costs (-)	
Bond surety fee (-)	N/A
= TIC Target	\$57,560,000.00

Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
Unspent Proceeds Report
\$ 57,560,000.00

Dated: 08/01/2012
Delivered: 08/01/2012

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
08/01/2012	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			57,560,000.00
08/21/2012	0	Y		Remed Exp	-759,574.00	100.0000000		-759,574.00	58,319,574.00
08/21/2012	0	Y		COI	15,000.00	100.0000000		15,000.00	58,304,574.00
08/21/2012	0	Y		Bond Trifurcation	44,715,452.00	100.0000000		44,715,452.00	13,589,122.00
08/22/2012	0	Y		COI	35,000.00	100.0000000		35,000.00	13,554,122.00
08/27/2012	0	Y		COI	62,291.00	100.0000000		62,291.00	13,491,831.00
08/28/2012	0	Y		COI	37,025.00	100.0000000		37,025.00	13,454,806.00
10/04/2012	0	Y		Reserve 2004-1	-5.00	100.0000000		-5.00	13,454,811.00
11/19/2012	0	Y		Remed Exp	1,733.00	100.0000000		1,733.00	13,453,078.00
11/21/2012	0	Y		Remed Exp	6,294.00	100.0000000		6,294.00	13,446,784.00
11/21/2012	0	Y		COI	10,000.00	100.0000000		10,000.00	13,436,784.00
12/14/2012	0	Y		COI	25,534.00	100.0000000		25,534.00	13,411,250.00
12/19/2012	0	Y		Remed Exp	13,061.00	100.0000000		13,061.00	13,398,189.00
01/15/2013	0	Y		COI	6,338.00	100.0000000		6,338.00	13,391,851.00
04/10/2013	0	Y		Remed Exp	27,474.00	100.0000000		27,474.00	13,364,377.00
05/07/2013	0	Y		Remed Exp	134,729.00	100.0000000		134,729.00	13,229,648.00
06/18/2013	0	Y		Remed Exp	11,881.00	100.0000000		11,881.00	13,217,767.00
06/26/2013	0	Y		Remed Exp	6,453.00	100.0000000		6,453.00	13,211,314.00
07/23/2013	0	Y		Remed Exp	655.00	100.0000000		655.00	13,210,659.00
07/25/2013	0	Y		Remed Exp	-16,544.00	100.0000000		-16,544.00	13,227,203.00
08/19/2013	0	Y		Remed Exp	3,395.00	100.0000000		3,395.00	13,223,808.00
10/15/2013	0	Y		Remed Exp	-58,570.00	100.0000000		-58,570.00	13,282,378.00
10/28/2013	0	Y		Remed Exp	55,483.00	100.0000000		55,483.00	13,226,895.00
11/01/2013	0	Y		Reserve 2004-1	1,071.00	100.0000000		1,071.00	13,225,824.00
11/06/2013	0	Y		Remed Exp	20,150.00	100.0000000		20,150.00	13,205,674.00
11/19/2013	0	Y		Remed Exp	22,276.00	100.0000000		22,276.00	13,183,398.00
12/09/2013	0	Y		Remed Exp	120.00	100.0000000		120.00	13,183,278.00
12/19/2013	0	Y		Remed Exp	7,547.00	100.0000000		7,547.00	13,175,731.00

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Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
Unspent Proceeds Report
\$ 57,560,000.00

Dated: 08/01/2012
Delivered: 08/01/2012

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
12/26/2013	0	Y		Remed Exp	15,925.00	100.0000000		15,925.00	13,159,806.00
01/31/2014	0	Y		Remed Exp	-2,600.00	100.0000000		-2,600.00	13,162,406.00
04/25/2014	0	Y		Remed Exp	9,425.00	100.0000000		9,425.00	13,152,981.00
05/01/2014	0	Y		Reserve 2004-1	51.00	100.0000000		51.00	13,152,930.00
05/21/2014	0	Y		Remed Exp	35,636.00	100.0000000		35,636.00	13,117,294.00
05/21/2014	0	Y		COI	3,943.00	100.0000000		3,943.00	13,113,351.00
08/14/2014	2015	Y		Remed Exp	22,137.00	100.0000000		22,137.00	13,091,214.00
08/20/2014	2015	Y		Remed Exp	3,092.00	100.0000000		3,092.00	13,088,122.00
08/22/2014	2015	Y		Remed Exp	9,890.00	100.0000000		9,890.00	13,078,232.00
11/03/2014	2015	Y		Reserve 2004-1	75.00	100.0000000		75.00	13,078,157.00
11/20/2014	2015	Y		Remed Exp	31,833.00	100.0000000		31,833.00	13,046,324.00
12/15/2014	2015	Y		Remed Exp	19,589.00	100.0000000		19,589.00	13,026,735.00
12/26/2014	2015	Y		Remed Exp	-4,754.00	100.0000000		-4,754.00	13,031,489.00
02/18/2015	2015	Y		Remed Exp	14,250.00	100.0000000		14,250.00	13,017,239.00
04/14/2015	2015	Y		Remed Exp	4,685.00	100.0000000		4,685.00	13,012,554.00
05/01/2015	2015	Y		Reserve 2004-1	68.00	100.0000000		68.00	13,012,486.00
05/19/2015	2015	Y		Construction	4,695,000.00	100.0000000		4,695,000.00	8,317,486.00
05/21/2015	2015	Y		Remed Exp	1,377.00	100.0000000		1,377.00	8,316,109.00
06/03/2015	2015	Y		Remed Exp	9,405.00	100.0000000		9,405.00	8,306,704.00
06/16/2015	2015	Y		Remed Exp	9,500.00	100.0000000		9,500.00	8,297,204.00
06/26/2015	2015	Y		Construction	7,278,391.00	100.0000000		7,278,391.00	1,018,813.00
08/06/2015	2016	Y		Remed Exp	-31.00	100.0000000		-31.00	1,018,844.00
08/14/2015	2016	Y		Remed Exp	55,854.00	100.0000000		55,854.00	962,990.00
10/16/2015	2016	Y		Remed Exp	17,493.00	100.0000000		17,493.00	945,497.00
03/21/2016	2016	Y		Remed Exp	10,000.00	100.0000000		10,000.00	935,497.00

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Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
Unspent Proceeds Report
\$ 57,560,000.00

Dated: 08/01/2012
Delivered: 08/01/2012

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
03/24/2016	2016	Y		Remed Exp	14,380.00	100.0000000		14,380.00	921,117.00
03/24/2016	2016	Y		Remed Exp	236,920.00	100.0000000		236,920.00	684,197.00
05/02/2016	2016	Y		Reserve	11,022.00	100.0000000		11,022.00	673,175.00
05/05/2016	2016	Y		Remed Exp	-7.00	100.0000000		-7.00	673,182.00
06/17/2016	2016	Y		Remed Exp	13,569.00	100.0000000		13,569.00	659,613.00
05/01/2018	2018	Y		Reserve	6,253.00	100.0000000		6,253.00	653,360.00
05/02/2018	2018	Y		Reserve	718.00	100.0000000		718.00	652,642.00
06/04/2018	2018	Y		Reserve	775.00	100.0000000		775.00	651,867.00
07/03/2018	2018	Y		Reserve	805.00	100.0000000		805.00	651,062.00
08/02/2018	2019	Y		Reserve	878.00	100.0000000		878.00	650,184.00
09/05/2018	2019	Y		Reserve	887.00	100.0000000		887.00	649,297.00
10/02/2018	2019	Y		Reserve	893.00	100.0000000		893.00	648,404.00
11/02/2018	2019	Y		Reserve	1,012.00	100.0000000		1,012.00	647,392.00
12/04/2018	2019	Y		Reserve	1,011.00	100.0000000		1,011.00	646,381.00
01/03/2019	2019	Y		Reserve	1,092.00	100.0000000		1,092.00	645,289.00
02/04/2019	2019	Y		Reserve	1,151.00	100.0000000		1,151.00	644,138.00
03/04/2019	2019	Y		Reserve	1,044.00	100.0000000		1,044.00	643,094.00
04/02/2019	2019	Y		Reserve	1,163.00	100.0000000		1,163.00	641,931.00
05/02/2019	2019	Y		Reserve	1,132.00	100.0000000		1,132.00	640,799.00
06/04/2019	2019	Y		Reserve	1,160.00	100.0000000		1,160.00	639,639.00
07/02/2019	2019	Y		Reserve	1,122.00	100.0000000		1,122.00	638,517.00
					56,921,483.00		0.00	56,921,483.00	

<i>First Investment Date</i>	8/21/2012
<i>Calculation Date</i>	7/31/2019
<i>Arbitrage Yield Limit (AYL)</i>	6.2513383
<i>Internal Rate of Return (IRR)</i>	0.0703122

Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated

Dated: 08/01/2012
Delivered: 08/01/2012

I.R.R. Report Via Purpose Expenditures

\$ 57,560,000.00

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
-1	08/01/2012		Beg. Arbitrage Gross Proceeds	0.0000000	(57,560,000.00)	100.000	1.0000000	(57,560,000.00)
0	08/21/2012		Bond Trifurcation	0.1111111	44,715,452.00	100.000	0.9999609	44,713,705.65
	08/21/2012		COI	0.1111111	15,000.00	100.000	0.9999609	14,999.41
	08/21/2012		Remed Exp	0.1111111	(759,574.00)	100.000	0.9999609	(759,544.34)
	08/22/2012		COI	0.1166667	35,000.00	100.000	0.9999590	34,998.56
	08/27/2012		COI	0.1444444	62,291.00	100.000	0.9999492	62,287.84
	08/28/2012		COI	0.1500000	37,025.00	100.000	0.9999473	37,023.05
	10/04/2012		Reserve 2004-1	0.3500000	(5.00)	100.000	0.9998770	(5.00)
	11/19/2012		Remed Exp	0.6000000	1,733.00	100.000	0.9997891	1,732.63
	11/21/2012		Remed Exp	0.6111111	6,294.00	100.000	0.9997852	6,292.65
	11/21/2012		COI	0.6111111	10,000.00	100.000	0.9997852	9,997.85
	12/14/2012		COI	0.7388889	25,534.00	100.000	0.9997403	25,527.37
	12/19/2012		Remed Exp	0.7666667	13,061.00	100.000	0.9997306	13,057.48
	01/15/2013		COI	0.9111111	6,338.00	100.000	0.9996798	6,335.97
	04/10/2013		Remed Exp	1.3833333	27,474.00	100.000	0.9995139	27,460.64
	05/07/2013		Remed Exp	1.5333333	134,729.00	100.000	0.9994612	134,656.41
	06/18/2013		Remed Exp	1.7611111	11,881.00	100.000	0.9993812	11,873.65
	06/26/2013		Remed Exp	1.8055556	6,453.00	100.000	0.9993655	6,448.91
	07/23/2013		Remed Exp	1.9555556	655.00	100.000	0.9993129	654.55
	07/25/2013		Remed Exp	1.9666667	(16,544.00)	100.000	0.9993090	(16,532.57)
	08/19/2013		Remed Exp	2.1000000	3,395.00	100.000	0.9992621	3,392.49
	10/15/2013		Remed Exp	2.4111111	(58,570.00)	100.000	0.9991529	(58,520.38)
	10/28/2013		Remed Exp	2.4833333	55,483.00	100.000	0.9991275	55,434.59
	11/01/2013		Reserve 2004-1	2.5000000	1,071.00	100.000	0.9991216	1,070.06
	11/06/2013		Remed Exp	2.5277778	20,150.00	100.000	0.9991119	20,132.10
	11/19/2013		Remed Exp	2.6000000	22,276.00	100.000	0.9990865	22,255.65
	12/09/2013		Remed Exp	2.7111111	120.00	100.000	0.9990475	119.89
	12/19/2013		Remed Exp	2.7666667	7,547.00	100.000	0.9990280	7,539.66
	12/26/2013		Remed Exp	2.8055556	15,925.00	100.000	0.9990143	15,909.30
	01/31/2014		Remed Exp	3.0000000	(2,600.00)	100.000	0.9989461	(2,597.26)
	04/25/2014		Remed Exp	3.4666667	9,425.00	100.000	0.9987822	9,413.52
	05/01/2014		Reserve 2004-1	3.5000000	51.00	100.000	0.9987705	50.94
	05/21/2014		COI	3.6111111	3,943.00	100.000	0.9987315	3,938.00
	05/21/2014		Remed Exp	3.6111111	35,636.00	100.000	0.9987315	35,590.80
2015	08/14/2014		Remed Exp	4.0722222	22,137.00	100.000	0.9985696	22,105.34
	08/20/2014		Remed Exp	4.1055556	3,092.00	100.000	0.9985579	3,087.54
	08/22/2014		Remed Exp	4.1166667	9,890.00	100.000	0.9985540	9,875.70
	11/03/2014		Reserve 2004-1	4.5111111	75.00	100.000	0.9984156	74.88
	11/20/2014		Remed Exp	4.6055556	31,833.00	100.000	0.9983825	31,781.51
	12/15/2014		Remed Exp	4.7444444	19,589.00	100.000	0.9983337	19,556.36
	12/26/2014		Remed Exp	4.8055556	(4,754.00)	100.000	0.9983123	(4,745.98)
	02/18/2015		Remed Exp	5.0944444	14,250.00	100.000	0.9982109	14,224.51
	04/14/2015		Remed Exp	5.4055556	4,685.00	100.000	0.9981018	4,676.11
	05/01/2015		Reserve 2004-1	5.5000000	68.00	100.000	0.9980686	67.87
	05/19/2015		Construction	5.6000000	4,695,000.00	100.000	0.9980335	4,685,767.47
	05/21/2015		Remed Exp	5.6111111	1,377.00	100.000	0.9980296	1,374.29
	06/03/2015		Remed Exp	5.6777778	9,405.00	100.000	0.9980063	9,386.25
	06/16/2015		Remed Exp	5.7500000	9,500.00	100.000	0.9979809	9,480.82
	06/26/2015		Construction	5.8055556	7,278,391.00	100.000	0.9979614	7,263,553.50
2016	08/06/2015		Remed Exp	6.0277778	(31.00)	100.000	0.9978835	(30.93)
	08/14/2015		Remed Exp	6.0722222	55,854.00	100.000	0.9978679	55,734.91

Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated

Dated: 08/01/2012
Delivered: 08/01/2012

I.R.R. Report Via Purpose Expenditures

\$ 57,560,000.00

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return PV Factor	** PV Amt
2016	10/16/2015		Remed Exp	6.4166667	17,493.00	100.000	0.9977471	17,453.59
	03/21/2016		Remed Exp	7.2777778	10,000.00	100.000	0.9974451	9,974.45
	03/24/2016		Remed Exp	7.2944444	14,380.00	100.000	0.9974393	14,343.18
	03/24/2016		Remed Exp	7.2944444	236,920.00	100.000	0.9974393	236,313.32
	05/02/2016		Reserve	7.5055556	11,022.00	100.000	0.9973653	10,992.96
	05/05/2016		Remed Exp	7.5222222	(7.00)	100.000	0.9973594	(6.98)
	06/17/2016		Remed Exp	7.7555556	13,569.00	100.000	0.9972776	13,532.06
2018	05/01/2018		Reserve	11.5000000	6,253.00	100.000	0.9959659	6,227.77
	05/02/2018		Reserve	11.5055556	718.00	100.000	0.9959640	715.10
	06/04/2018		Reserve	11.6833333	775.00	100.000	0.9959017	771.82
	07/03/2018		Reserve	11.8444444	805.00	100.000	0.9958453	801.66
2019	08/02/2018		Reserve	12.0055556	878.00	100.000	0.9957889	874.30
	09/05/2018		Reserve	12.1888889	887.00	100.000	0.9957248	883.21
	10/02/2018		Reserve	12.3388889	893.00	100.000	0.9956723	889.14
	11/02/2018		Reserve	12.5055556	1,012.00	100.000	0.9956140	1,007.56
	12/04/2018		Reserve	12.6833333	1,011.00	100.000	0.9955517	1,006.50
	01/03/2019		Reserve	12.8444444	1,092.00	100.000	0.9954954	1,087.08
	02/04/2019		Reserve	13.0166667	1,151.00	100.000	0.9954351	1,145.75
	03/04/2019		Reserve	13.1833333	1,044.00	100.000	0.9953768	1,039.17
	04/02/2019		Reserve	13.3388889	1,163.00	100.000	0.9953224	1,157.56
	05/02/2019		Reserve	13.5055556	1,132.00	100.000	0.9952641	1,126.64
	06/04/2019		Reserve	13.6833333	1,160.00	100.000	0.9952019	1,154.43
	07/02/2019		Reserve	13.8388889	1,122.00	100.000	0.9951475	1,116.56
99999	07/31/2019		Unspent Proceeds as of 07/31/2019	14.0000000	669,007.00	100.000	0.9950911	665,722.91
					30,490.00			(0.04)

Arbitrage Yield Limit 6.2513383
Internal Rate of Return 0.0703122
Calculation Standard MSRB 30/360 SEMI 4/3

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
\$4,285,000
SPECIAL ASSESSMENT REFUNDING
AND IMPROVEMENT BONDS,
SERIES 2015
ARBITRAGE REBATE REQUIREMENT
APRIL 30, 2019**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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October 31, 2019

Reunion West Community Development District
Osceola County, Florida

Re: \$4,285,000 Reunion West Community Development District (Osceola County, Florida), Special Assessment Refunding and Improvement Bonds, Series 2015 (the "Bonds")

Reunion West Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended April 30, 2019 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the amended and restated first supplemental trust indenture for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$156,902) for April 30, 2019. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (April 30, 2019).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Reunion West CDD
Special Assessment Refunding & Improvement Bonds Series 2015
Summary of Rebate Calculations
\$ 4,285,000.00

Dated: 05/19/2015
Delivered: 05/19/2015

<i>Anniversary Date</i>	11/01/2015
<i>Future-Value Date</i>	04/30/2019
<i>Arbitrage Yield Limit</i>	4.8281393
<i>Total of Purpose Expenditures</i>	\$4,123,875.00
<i>Internal Rate of Return</i>	0.1416539
<i>90% of rebate liability</i>	-\$141,212.20
<i>Full rebate liability</i>	-\$156,902.45

Reunion West CDD
Special Assessment Refunding & Improvement Bonds Series 2015
Purpose Expenditures Future Value Report
\$ 4,285,000.00

Dated: 05/19/2015
Delivered: 05/19/2015
Future Valued To: 04/30/2019

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
5/19/2015	-1	COI	Beg. Arbitrage Gross Proceeds	7.8944444	-4,285,000.00	100.0000000	1.2072118	-5,172,902.63
5/19/2015	2016		Proceeds	7.8944444	4,418,333.00	100.0000000	1.2072118	5,333,863.81
5/19/2015	2016	COI		7.8944444	166,500.00	100.0000000	1.2072118	201,000.77
5/19/2015	2016		Transferred funds	7.8944444	-4,695,000.00	100.0000000	1.2072118	-5,667,859.48
5/19/2015	2016		Underwriter discount	7.8944444	85,700.00	100.0000000	1.2072118	103,458.05
5/20/2015	2016	COI		7.8888889	6,089.00	100.0000000	1.2070518	7,349.74
5/26/2015	2016	COI		7.8555556	16,250.00	100.0000000	1.2060925	19,599.00
9/2/2015	2016		Interest	7.3222222	1.00	100.0000000	1.1908456	1.19
11/2/2015	2016		Interest	6.9888889	89,344.00	100.0000000	1.1814144	105,552.29
11/3/2015	2016		Interest	6.9833333	1.00	100.0000000	1.1812579	1.18
11/19/2015	2016		Construction	6.8944444	3,392,229.00	100.0000000	1.1787558	3,998,609.71
12/11/2015	2016		Construction	6.7722222	494,288.00	100.0000000	1.1753242	580,948.65
1/15/2016	2016		Construction	6.5833333	2,200.00	100.0000000	1.1700404	2,574.09
5/2/2016	2017		Interest	5.9888889	9,349.00	100.0000000	1.1535665	10,784.69
11/1/2016	2017		Reserve	4.9944444	13.00	100.0000000	1.1265243	14.64
12/23/2016	2017		Construction	4.7055556	136,416.00	100.0000000	1.1187880	152,620.58
5/1/2017	2018		Reserve	3.9944444	62.00	100.0000000	1.0999703	68.20
11/1/2017	2018		Reserve	2.9944444	369.00	100.0000000	1.0740421	396.32
5/1/2018	2019		Reserve	1.9944444	615.00	100.0000000	1.0487252	644.97
11/1/2018	2019		Reserve	0.9944444	1,116.00	100.0000000	1.0240050	1,142.79
4/30/2019	-1		Unspent Proceeds as of 04/30/2019	0.0000000	165,229.00	100.0000000	1.0000000	165,229.00
					4,104.00			-156,902.45
Arbitrage Yield Limit (AYL)					4.8281393			
Internal Rate of Return (IRR)					0.1416539			
Future Valued To.....					4/30/2019			

Reunion West CDD
Special Assessment Refunding & Improvement Bonds Series 2015
A.Y.L. Verification Report
4,285,000.00

Dated: 05/19/2015
Delivered: 05/19/2015
FMSBonds, Inc
MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	11/01/2015			89,341.89	-	89,341.89	0.9787603	87,444.29
2	05/01/2016	130,000.00	3.500	99,268.75	-	229,268.75	0.9556893	219,109.69
3	11/01/2016			96,993.75	-	96,993.75	0.9331621	90,510.89
4	05/01/2017	135,000.00	3.500	96,993.75	-	231,993.75	0.9111659	211,384.80
5	11/01/2017			94,631.25	-	94,631.25	0.8896882	84,192.31
6	05/01/2018	140,000.00	3.500	94,631.25	-	234,631.25	0.8687168	203,828.11
7	11/01/2018			92,181.25	-	92,181.25	0.8482397	78,191.80
8	05/01/2019	145,000.00	3.500	92,181.25	-	237,181.25	0.8282453	196,444.25
9	11/01/2019			89,643.75	-	89,643.75	0.8087222	72,496.89
10	05/01/2020	150,000.00	4.250	89,643.75	-	239,643.75	0.7896592	189,236.90
11	11/01/2020			86,456.25	-	86,456.25	0.7710457	66,661.72
12	05/01/2021	155,000.00	4.250	86,456.25	-	241,456.25	0.7528708	181,785.37
13	11/01/2021			83,162.50	-	83,162.50	0.7351244	61,134.78
14	05/01/2022	160,000.00	4.250	83,162.50	-	243,162.50	0.7177963	174,541.15
15	11/01/2022			79,762.50	-	79,762.50	0.7008767	55,903.67
16	05/01/2023	170,000.00	4.250	79,762.50	-	249,762.50	0.6843558	170,926.42
17	11/01/2023			76,150.00	-	76,150.00	0.6682244	50,885.29
18	05/01/2024	175,000.00	4.250	76,150.00	-	251,150.00	0.6524733	163,868.66
19	11/01/2024			72,431.25	-	72,431.25	0.6370934	46,145.47
20	05/01/2025	185,000.00	4.250	72,431.25	-	257,431.25	0.6220760	160,141.81
21	11/01/2025			68,500.00	-	68,500.00	0.6074127	41,607.77
22	05/01/2026	190,000.00	5.000	68,500.00	-	258,500.00	0.5930950	153,315.05
23	11/01/2026			63,750.00	-	63,750.00	0.5791147	36,918.56
24	05/01/2027	200,000.00	5.000	63,750.00	-	263,750.00	0.5654640	149,141.14
25	11/01/2027			58,750.00	-	58,750.00	0.5521351	32,437.94
26	05/01/2028	210,000.00	5.000	58,750.00	-	268,750.00	0.5391204	144,888.60
27	11/01/2028			53,500.00	-	53,500.00	0.5264124	28,163.06
28	05/01/2029	225,000.00	5.000	53,500.00	-	278,500.00	0.5140040	143,150.11
29	11/01/2029			47,875.00	-	47,875.00	0.5018881	24,027.89
30	05/01/2030	235,000.00	5.000	47,875.00	-	282,875.00	0.4900577	138,625.08
31	11/01/2030			42,000.00	-	42,000.00	0.4785062	20,097.26
32	05/01/2031	245,000.00	5.000	42,000.00	-	287,000.00	0.4672271	134,094.17
33	11/01/2031			35,875.00	-	35,875.00	0.4562137	16,366.67
34	05/01/2032	260,000.00	5.000	35,875.00	-	295,875.00	0.4454600	131,800.49
35	11/01/2032			29,375.00	-	29,375.00	0.4349598	12,776.94
36	05/01/2033	275,000.00	5.000	29,375.00	-	304,375.00	0.4247071	129,270.21
37	11/01/2033			22,500.00	-	22,500.00	0.4146960	9,330.66
38	05/01/2034	285,000.00	5.000	22,500.00	-	307,500.00	0.4049209	124,513.19
39	11/01/2034			15,375.00	-	15,375.00	0.3953763	6,078.91
40	05/01/2035	300,000.00	5.000	15,375.00	-	315,375.00	0.3860566	121,752.60
41	11/01/2035			7,875.00	-	7,875.00	0.3769566	2,968.53

REUNIONW-2015-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 11/01/2019 | 10:21 | Rpt01h

Reunion West CDD
Special Assessment Refunding & Improvement Bonds Series 2015
A.Y.L. Verification Report
4,285,000.00

Dated: 05/19/2015
Delivered: 05/19/2015
FMSBonds, Inc
MSRB 30/360 SEMI 4/3

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Cred. Enh./ Sinking Fund Adj	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	05/01/2036	315,000.00	5.000	7,875.00	-	322,875.00	0.3680711	118,840.96
		4,285,000.00		2,622,185.64	0.00	6,907,185.64		4,285,000.06

True Interest Cost (TIC)	5.0555442
Net Interest Cost (NIC)	5.0159267
Arbitrage Yield Limit (AYL)	4.8281393
Arbitrage Net Interest Cost (ANIC)	4.8571811

Face value of bond Issue.	\$4,285,000.00
Accrued interest (+)	
Original issue premium/discount (+)	\$0.00
Bond surety fee (-)	\$0.00
Lump-sum credit enhancements (-)	\$0.00
Other AYL costs (-)	
= AYL Target.	\$4,285,000.00

Reunion West CDD

Special Assessment Refunding & Improvement Bonds Series 2C

T.I.C. Verification Report (Regular)

4,285,000.00

MSRB 30/360 SEMI 4/3
FMSBonds, Inc
Dated: 5/19/2015
Delivered: 5/19/2015

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/1/2015			89,341.89	-	89,341.89	0.9777833	87,357.01
2	5/1/2016	130,000.00	3.500	99,268.75	-	229,268.75	0.9536766	218,648.23
3	11/1/2016			96,993.75	-	96,993.75	0.9301641	90,220.11
4	5/1/2017	135,000.00	3.500	96,993.75	-	231,993.75	0.9072314	210,472.01
5	11/1/2017			94,631.25	-	94,631.25	0.8848640	83,735.79
6	5/1/2018	140,000.00	3.500	94,631.25	-	234,631.25	0.8630482	202,498.07
7	11/1/2018			92,181.25	-	92,181.25	0.8417701	77,595.42
8	5/1/2019	145,000.00	3.500	92,181.25	-	237,181.25	0.8210167	194,729.77
9	11/1/2019			89,643.75	-	89,643.75	0.8007749	71,784.47
10	5/1/2020	150,000.00	4.250	89,643.75	-	239,643.75	0.7810322	187,169.49
11	11/1/2020			86,456.25	-	86,456.25	0.7617763	65,860.32
12	5/1/2021	155,000.00	4.250	86,456.25	-	241,456.25	0.7429950	179,400.79
13	11/1/2021			83,162.50	-	83,162.50	0.7246769	60,265.94
14	5/1/2022	160,000.00	4.250	83,162.50	-	243,162.50	0.7068103	171,869.76
15	11/1/2022			79,762.50	-	79,762.50	0.6893842	54,987.01
16	5/1/2023	170,000.00	4.250	79,762.50	-	249,762.50	0.6723878	167,937.26
17	11/1/2023			76,150.00	-	76,150.00	0.6558104	49,939.96
18	5/1/2024	175,000.00	4.250	76,150.00	-	251,150.00	0.6396417	160,646.02
19	11/1/2024			72,431.25	-	72,431.25	0.6238717	45,187.81
20	5/1/2025	185,000.00	4.250	72,431.25	-	257,431.25	0.6084904	156,644.45
21	11/1/2025			68,500.00	-	68,500.00	0.5934884	40,653.95
22	5/1/2026	190,000.00	5.000	68,500.00	-	258,500.00	0.5788562	149,634.33
23	11/1/2026			63,750.00	-	63,750.00	0.5645848	35,992.28
24	5/1/2027	200,000.00	5.000	63,750.00	-	263,750.00	0.5506652	145,237.96
25	11/1/2027			58,750.00	-	58,750.00	0.5370889	31,553.97
26	5/1/2028	210,000.00	5.000	58,750.00	-	268,750.00	0.5238472	140,783.93
27	11/1/2028			53,500.00	-	53,500.00	0.5109320	27,334.86
28	5/1/2029	225,000.00	5.000	53,500.00	-	278,500.00	0.4983352	138,786.36
29	11/1/2029			47,875.00	-	47,875.00	0.4860490	23,269.60
30	5/1/2030	235,000.00	5.000	47,875.00	-	282,875.00	0.4740657	134,101.34
31	11/1/2030			42,000.00	-	42,000.00	0.4623779	19,419.87
32	5/1/2031	245,000.00	5.000	42,000.00	-	287,000.00	0.4509782	129,430.73
33	11/1/2031			35,875.00	-	35,875.00	0.4398595	15,779.96
34	5/1/2032	260,000.00	5.000	35,875.00	-	295,875.00	0.4290150	126,934.81
35	11/1/2032			29,375.00	-	29,375.00	0.4184378	12,291.61
36	5/1/2033	275,000.00	5.000	29,375.00	-	304,375.00	0.4081214	124,221.97
37	11/1/2033			22,500.00	-	22,500.00	0.3980594	8,956.34
38	5/1/2034	285,000.00	5.000	22,500.00	-	307,500.00	0.3882455	119,385.48
39	11/1/2034			15,375.00	-	15,375.00	0.3786735	5,822.10
40	5/1/2035	300,000.00	5.000	15,375.00	-	315,375.00	0.3693374	116,479.80
41	11/1/2035			7,875.00	-	7,875.00	0.3602316	2,836.82

Reunion West CDD

Special Assessment Refunding & Improvement Bonds Series 2015A

T.I.C. Verification Report (Regular)

4,285,000.00

2

MSRB 30/360 SEMI 4/3

FMSBonds, Inc

Dated: 5/19/2015

Delivered: 5/19/2015

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Credit Enhancements</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
42	5/1/2036	315,000.00	5.000	7,875.00	-	322,875.00	0.3513503	113,442.22
		4,285,000.00			0.00	6,907,185.64		

<i>True Interest Cost (TIC)</i>	5.0555442
<i>Net Interest Cost (NIC)</i>	5.0159267
<i>Arbitrage Yield Limit (AYL)</i>	4.8281393
<i>Arbitrage Net Interest Cost (ANIC)</i>	4.8571811

<i>Face value of bond Issue</i>	\$4,285,000.00
<i>Accrued interest (+)</i>	
<i>Original issue premium/discount (+)</i>	\$0.00
<i>Underwriter discount (+)</i>	(\$85,700.00)
<i>Lump-sum credit enhancements (-)</i>	\$0.00
<i>Other TIC costs (-)</i>	
<i>Bond surety fee (-)</i>	N/A
<i>= TIC Target</i>	\$4,199,300.00

Reunion West CDD
Special Assessment Refunding & Improvement Bonds Series 2015
Unspent Proceeds Report
\$ 4,285,000.00

Dated: 05/19/2015
Delivered: 05/19/2015

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
05/19/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			4,285,000.00
05/19/2015	2016	Y		Proceeds	4,418,333.00	100.0000000		4,418,333.00	-133,333.00
05/19/2015	2016	Y	COI		166,500.00	100.0000000		166,500.00	-299,833.00
05/19/2015	2016	Y		Transferred funds	-4,695,000.00	100.0000000		-4,695,000.00	4,395,167.00
05/19/2015	2016	Y		Underwriter discount	85,700.00	100.0000000		85,700.00	4,309,467.00
05/20/2015	2016	Y	COI		6,089.00	100.0000000		6,089.00	4,303,378.00
05/26/2015	2016	Y	COI		16,250.00	100.0000000		16,250.00	4,287,128.00
09/02/2015	2016	Y		Interest	1.00	100.0000000		1.00	4,287,127.00
11/02/2015	2016	Y		Interest	89,344.00	100.0000000		89,344.00	4,197,783.00
11/03/2015	2016	Y		Interest	1.00	100.0000000		1.00	4,197,782.00
11/19/2015	2016	Y		Construction	3,392,229.00	100.0000000		3,392,229.00	805,553.00
12/11/2015	2016	Y		Construction	494,288.00	100.0000000		494,288.00	311,265.00
01/15/2016	2016	Y		Construction	2,200.00	100.0000000		2,200.00	309,065.00
05/02/2016	2017	Y		Interest	9,349.00	100.0000000		9,349.00	299,716.00
11/01/2016	2017	Y		Reserve	13.00	100.0000000		13.00	299,703.00
12/23/2016	2017	Y		Construction	136,416.00	100.0000000		136,416.00	163,287.00
05/01/2017	2018	Y		Reserve	62.00	100.0000000		62.00	163,225.00
11/01/2017	2018	Y		Reserve	369.00	100.0000000		369.00	162,856.00
05/01/2018	2019	Y		Reserve	615.00	100.0000000		615.00	162,241.00
11/01/2018	2019	Y		Reserve	1,116.00	100.0000000		1,116.00	161,125.00
					4,123,875.00		0.00	4,123,875.00	

First Investment Date.	5/19/2015
Calculation Date.	4/30/2019
Arbitrage Yield Limit (AYL).	4.8281393
Internal Rate of Return (IRR).	0.1416539

Reunion West CDD
Special Assessment Refunding & Improvement Bonds Series 2015
I.R.R. Report Via Purpose Expenditures
\$ 4,285,000.00

Dated: 05/19/2015
Delivered: 05/19/2015

Grp	Trans	Fund	Description	Day Count	Calculation Amt	Pool	** Internal Rate of Return **	
ID	Date	ID		Factor	(Interest Earnings)	Pctg	PV Factor	PV Amt
-1	05/19/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(4,285,000.00)	100.000	1.0000000	(4,285,000.00)
2016	05/19/2015		Transferred funds	0.0000000	(4,695,000.00)	100.000	1.0000000	(4,695,000.00)
	05/19/2015		Underwriter discount	0.0000000	85,700.00	100.000	1.0000000	85,700.00
	05/19/2015		COI	0.0000000	166,500.00	100.000	1.0000000	166,500.00
	05/19/2015		Proceeds	0.0000000	4,418,333.00	100.000	1.0000000	4,418,333.00
	05/20/2015		COI	0.0055556	6,089.00	100.000	0.9999961	6,088.98
	05/26/2015		COI	0.0388889	16,250.00	100.000	0.9999725	16,249.55
	09/02/2015		Interest	0.5722222	1.00	100.000	0.9995949	1.00
	11/02/2015		Interest	0.9055556	89,344.00	100.000	0.9993591	89,286.74
	11/03/2015		Interest	0.9111111	1.00	100.000	0.9993551	1.00
	11/19/2015		Construction	1.0000000	3,392,229.00	100.000	0.9992922	3,389,828.09
	12/11/2015		Construction	1.1222222	494,288.00	100.000	0.9992058	493,895.42
	01/15/2016		Construction	1.3111111	2,200.00	100.000	0.9990721	2,197.96
2017	05/02/2016		Interest	1.9055556	9,349.00	100.000	0.9986517	9,336.40
	11/01/2016		Reserve	2.9000000	13.00	100.000	0.9979489	12.97
	12/23/2016		Construction	3.1888889	136,416.00	100.000	0.9977448	136,108.35
2018	05/01/2017		Reserve	3.9000000	62.00	100.000	0.9972425	61.83
	11/01/2017		Reserve	4.9000000	369.00	100.000	0.9965367	367.72
2019	05/01/2018		Reserve	5.9000000	615.00	100.000	0.9958314	612.44
	11/01/2018		Reserve	6.9000000	1,116.00	100.000	0.9951266	1,110.56
99999	04/30/2019		Unspent Proceeds as of 04/30/2019	7.8944444	165,229.00	100.000	0.9944262	164,308.04
					4,104.00			
								0.03

Arbitrage Yield Limit	4.8281393
Internal Rate of Return	0.1416539
Calculation Standard	MSRB 30/360 SEMI 4/3

SECTION 6



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

November 7, 2019

Ms. Stacie Vanderbilt
Recording Secretary
Reunion West Community Development District
135 W. Central Blvd.
Suite 320
Orlando, FL 32801

Dear Ms. Vanderbilt:

Below is the revised number of registered voters within the Reunion West Community Development District. This revision is due to our office updating the CDD maps within our system.

The number of registered voters within the Reunion West CDD is 240 as of November 7, 2019.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in black ink that reads "Mj. Arrington".

Mary Jane Arrington
Supervisor of Elections

RECEIVED

NOV 08 2019

BY: _____

Vote
Osceola