

*Reunion West Community
Development District*

Agenda

August 13, 2020

AGENDA

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

August 6, 2020

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, August 13, 2020 at 12:30 p.m. via Zoom webinar: <https://zoom.us/j/92539523182>**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the July 9, 2020 Meeting
4. Public Hearings
 - A. Rule Hearing
 - i. Consideration of Resolution 2020-04 Adopting Chapter V of the Rules of Procedure: Parking and Towing Rules
 - B. Budget and Assessments Hearing
 - i. Consideration of Resolution 2020-05 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations
 - ii. Consideration of Resolution 2020-6 Imposing Special Assessments and Certifying an Assessment Roll
5. 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. Approval of Fiscal Year 2021 Meeting Schedule
 - vi. Presentation of Arbitrage Rebate Calculation Reports
6. Other Business
7. Supervisor's Requests
8. Next Meeting Date
9. Adjournment

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

The third order of business is the approval of the minutes of the July 9, 2020 meeting. The minutes are enclosed for your review.

The fourth order of business opens the Public Hearings. Section A is the Rule Hearing. Sub-Section 1 is the consideration of Resolution 2020-04 adopting Chapter V of the Rules of Procedure: Parking and Towing Rules. A copy of the Resolution and proposed rules are enclosed for your review. Section B is the Budget & Assessments Hearing. Sub-Section 1 is the consideration of Resolution 2020-05 adopting the Fiscal Year 2021 budget and relating to the annual appropriations. A copy of the Resolution is enclosed for your review and the proposed budget will be provided under separate cover. Sub-Section 2 is the consideration of Resolution 2020-06 imposing special assessments and certifying an assessment roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for reference.

The fifth order of business is Staff Reports. Sub-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. Sub-Section 2 includes the check register for approval and Sub-Section 3 includes the balance sheet and income statement for review. Sub-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. Sub-Section 5 is the approval of the Fiscal Year 2021 meeting schedule. A sample meeting notice is enclosed for your review. Sub-Section 6 is the presentation of the arbitrage rebate calculation reports for the Series 2015, 2016, 2017 and 2019 bonds. Copies of the reports are 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. S. Flint", is written over a light blue horizontal line.

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, July 9, 2020 at 12:30 p.m. via Zoom Teleconference.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Engineer
Tricia Adams	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 12:30 p.m. and called the roll. Five board members were present constituting a quorum. The meeting was held via Zoom teleconference as a webinar.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: This is the public comment period where there is an opportunity for comments on any agenda items or anything not on the agenda that you think should be brought to the Board's attention. I ask that if you want to make comments, that you state your name and address and try to limit the comments to 3 minutes.

Mr. Babaian (595 Muirfield Loop): Thank you for recognizing me. One item I hope you could address with us is the missed bond payments made in November and May. We know that the economic environment has taken a downturn since then and we're concerned that whatever financial issues existed in November and May are worse now. Thank you.

Mr. Flint: That issue doesn't apply to Reunion West. That's an issue for Reunion East, but it doesn't affect the individual homeowners. The bonds were restructured several years ago

and cleaned up. I think they were trifurcated into three different subseries of bonds, one of which the principle was not secured by any specific land. We have those bonds sitting out there unsecured by land, so no debt service is being paid on that. It doesn't impact individual homeowners or your property or anything else at this point. The only recourse to an individual homeowner is to your land if you don't make the payment, but we collect the debt service assessments on the tax roll. The issue of the default is a Reunion East issue and it's really a factor of how the bonds were restructured and the fact that some bonds are out there unsecured by land. It's not something that the Reunion East District necessarily has control over it at this point. We could go into it during the Reunion East meeting if we want to because it's really a Reunion East issue. Any other public comments?

THIRD ORDER OF BUSINESS**Approval of the Minutes of the June 11, 2020 Meeting**

Mr. Flint: Did the Board have any additions, comments, or corrections on the June 11, 2020 minutes?

Mr. Greenstein: The only item that I would recommend changing is on page 2 of the minutes. We were talking about the landscape RFP review committee. It's under you George where it says, "The official results place Yellowstone first, Florida Commercial second, Brightview third." That next sentence is incorrect and based upon subsequent language I would just say remove that sentence where it says, "Yellowstone came in at 9.48 and Florida Commercial came in at 7 points." If we just remove that line. Then we ask for a summary, Tricia gave the summary and everything is fine. So, I'd just remove that one line.

Mr. Flint: We will make that change. Are there any other changes? Hearing none,

On MOTION by Mr. Greenstein, seconded by Ms. Musser, with all in favor, the Minutes of the June 11, 2020 Meeting as Amended, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Agreement with Yellowstone Landscape to Provide Landscape Maintenance Services**

Mr. Flint: Per direction of the Reunion East and West Boards we issued an RFP. We received responses and an evaluation committee comprised of a Board member on each Board as well as staff reviewed those and ranked Yellowstone number one. We've prepared the agreement. This agreement would be effective on July 1st. Yellowstone has agreed to start billing effective July 1. The scope and services and pricing that are in the contract are consistent with scope that

was in the RFP and the price that was provided by Yellowstone. We have a 30-day termination provision without cause in the event that the Board wants a change. You have the ability to get out without much effort. Any questions on the agreement?

Mr. Greenstein: George, the only procedural question I have is should there be a separate agreement for the West side?

Mr. Flint: We have an agreement on the East and an agreement on the West.

Mr. Greenstein: Okay, because what was given to me in the package to sign is to East. The whole thing was referencing East.

Mr. Flint: The agreement in the agenda is for West. We might have provided you two copies of the East. We can correct that if need be. The agreement that's in this agenda package is for you Reunion West.

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the Agreement with Yellowstone Landscape to Provide Landscape Maintenance Services, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: We have nothing new to report to the Board today. We prepared the landscape agreement that was just approved. Other than that, everything is going well.

B. Engineer

Mr. Flint: Steve, we have one item on the action items list.

Mr. Boyd: Yes, the mail kiosk parking. An update, right before the last meeting the county had come back with comments. One of the comments was that they wanted a replat so that those parking spaces were part of the right of way tract or that they were on the development tract, one or the other. I got with the county and we don't have to replat to do this work. So, we're resubmitting and answering their other minor questions now that they don't require that plat anymore. We've rebid with the additional landscaping that we had designed and only one of the previous three bidders has responded so far. I've got an updated bid from STC for the mail kiosk including landscaping. The total bid is \$96,224. That's just for the mail kiosk parking with the landscaping that's going to be replaced. If I look at Myer's bid, one of the previous bidders, their updated number would be \$91,547 from the previous bid. I did not get any response from Palmer.

Mr. Burman: Are we putting some large trees or something in? It just didn't seem like there was that much landscaping to go up.

Mr. Boyd: There's a magnolia that has to come out and then I agree with you, the landscaping is not that substantial. This landscape number seems high to me. The general condition numbers for STC are \$33,850 which seem extremely high too. I've got to go back to these guys. I'm still permitting with the county. There's no need for you to take any action on these numbers today. I'm working with these bidders to get the numbers scrubbed and updated. They should be in your agenda package for the next month.

Mr. Greenstein: The big cost should be creation of the parking spaces. The landscaping; we'll throw out a little green here and there and we could always reevaluate how much we spruce it up. Let's keep it to a reasonable number.

Mr. Boyd: That's all I had to report.

C. District Manager's Report

i. Action Items List

Mr. Flint: We just covered the action items.

ii. Approval of Check Register

Mr. Flint: We have the approval of the check register for the month of June for the total of \$22,139. Are there any questions on the Check Register?

On MOTION by Mr. Chiste, seconded by Ms. Greenstein, with all in favor, the Check Register totaling \$22,139 was approved.
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iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials. If there are any questions, we can discuss those. No action is required.

iv. Status of Direct Bill Assessments

Mr. Flint: For Reunion West everything looks good.

Mr. Greenstein: Yes, we are good on that.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Greenstein: The only other thing I wanted to bring up is the proposed additional signage that Alan got a 24 hour or less turn around on. Do you have a picture of the sign, Alan?

Mr. Scheerer: Tricia has that I believe she will post that for everybody to see.

Mr. Greenstein: It's a highly technical sign. You can see where he had to go to CDC and National Archives to come up with this sign.

Mr. Scheerer: Not to mention the sign standard for Reunion East and West.

Mr. Greenstein: That's right. They are fully being conformed. We had some input saying that people don't read signs that are on the ground, so we came up with this. I think this will be effective. We are going to put it on the straight away, probably somewhere between the two areas where the signage on the lane split is actually painted on the ground. We will have the sign up on the right side. Hopefully that will satisfy everyone who is approaching that split lane situation. I just wanted to give an update on that.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting date is the 2nd Thursday in August. You will have the budget adoption hearing at that meeting. The date is August 13th at 12:30 p.m.

Mr. Greenstein: That meeting will also include the hearing on the parking.

Mr. Flint: Correct, we will have the rule hearing in both East and West on the expansion of the parking and implementation on the West.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business, Mr. Flint called for a motion to adjourn.

On MOTION by Mr. Greenstein seconded by Ms. Musser, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2020-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE REUNION WEST COMMUNITY DEVELOPMENT
DISTRICT ADOPTING PARKING AND TOWING RULES;
PROVIDING A SEVERABILITY CLAUSE; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Reunion West Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in the Osceola County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules & procedures to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Parking and Towing Rules attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Parking and Towing Rules are hereby adopted. These Parking and Towing Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*, and shall replace and supersede any previously adopted Parking and Towing Rules.

SECTION 2. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of August, 2020.

ATTEST:

**REUNION WEST COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: Parking and Towing Rules

RULES OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

CHAPTER V

PARKING AND TOWING RULES

Adopted _____, 2020 (Resolution 2020-_____)

- 5.0 Parking and Towing. The rules and regulations of this Chapter V are hereby adopted by the Reunion West Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules."
- 5.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of -Way"), as generally depicted on the parking and towing maps shown in Appendix 5.0 (the "Parking and Towing Maps"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 5.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the community on District property. Parking within the Heritage Crossing Clubhouse parking lot shall be on a first come, first served basis for individuals utilizing the Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 5.3 On-Street Parking.
- 5.3.1 On-street parking in the District is limited to one designated side of the street in those areas as marked in the District Parking and Towing Maps attached hereto as Appendix 5.0, parking in the non-designated side of the street shall be prohibited, in addition the following prohibitions apply through the District:

(a) Guests and visitors shall follow all parking rules and regulations, including those of Osceola County and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate.

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale.

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini- motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00A.M. and 8:00P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

5.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance with Section 5.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to any mailboxes.

5.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area.

5.3.4 Vehicles temporarily parked in accordance with Section 5.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Area. In addition, vehicles temporarily parked in accordance with Section 5.3.1 above:

- (a) Shall not park facing the wrong direction on the street.
- (b) Shall not park in any manner that blocks access to a driveway.
- (c) Shall not park in any manner that blocks a sidewalk.
- (d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
- (e) Shall not park within thirty (30') feet of the approach to a stop sign.

5.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area and shall immediately be removed.

5.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area.

5.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area to be covered or partially covered with a tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area shall be used as a domicile or residence either temporarily or permanently.

5.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 5.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

5.5 Enforcement

5.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Vehicles Nothing herein shall be interpreted to prevent the District from issuing warnings or from implementing an administrative grace period.

5.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of these rules.

5.6 Suspension of Rules. The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.

5.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

5.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lot or Parking Area, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, District parking lots or Parking Areas, or District Property.

5.9 Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

Effective : _____, 2020

Appendix 5.0

District Parking and Towing Maps

[ATTACHED ON FOLLOWING PAGE(S)]



SHEET NO. <div style="font-size: 24pt; font-weight: bold;">2.00</div>	Date: 7/15/2020 As Shown: [] Revised: 10/03/2021 Checked: CDB Drawn: CDB Project: 2018	REUNION WEST CDD REUNION CDD ORANGE COUNTY, FLORIDA AREAS OF NO PARKING OVERALL	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Rev.</th> <th style="width: 10%;">Date</th> <th style="width: 40%;">Description</th> <th style="width: 40%;">CHK BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Rev.	Date	Description	CHK BY																	Civil Engineer STEVEN N. BOYD, P.E. License No. 43225	 BOYD CIVIL ENGINEERING 6816 Hanging Moss Road Orlando, Florida 32807 Office: (407) 994-3393 Certificate of Auth. 29771
	Rev.	Date	Description	CHK BY																					



LEGEND
— AREAS OF NO PARKING



SHEET NO.
2.01

DATE: 7/15/2020
SCALE: AS SHOWN
PROJECT NO.: 1803001
DRAWN BY: CDB
CHECKED BY: SDB

REUNION WEST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA
NO PARKING DETAIL 1 OF 4

REV.	DATE	DESCRIPTION	CHK BY

Civil Engineer
STEVEN A. BOYD, P.E.
License No. 43225

BOYD CIVIL
ENGINEERING
6815 Hanging Moss Road
Orlando, Florida 32807
Office: (407) 944-3100
Certificate of Auth. 25721



LEGEND
 AREAS OF NO PARKING



SHEET NO.
2.02

DATE: 7/15/2020
 DRAWN BY: AS SHOWN
 PROJECT NO.: 1603001
 TOWN: 1203
 COUNTY: 050
 CHECKED BY: [Signature]
 SCALE: 1"=400'

REUNION WEST CDD
 REUNION CDD
 ORANGE COUNTY, FLORIDA
NO PARKING DETAIL 2 OF 4

Rev.	Date	Description

Civil Engineer
STEVEN H. BOYD, P.E.
 License No. 43225

BOYD CIVIL
 ENGINEERING
 6816 Hanging Moss Road
 Orlando, Florida 32807
 Office: (407) 954-5263
 Certificate of Auth. 28791



LEGEND
 — AREAS OF NO PARKING



SHEET NO.
2.03

DATE: 7/15/2020
 DRAWN BY: AS SHOWN
 PROJECT NO.: 1001001
 TOWN: CDD
 CHECKED BY: SWS

REUNION WEST CDD
 REUNION CDD
 ORANGE COUNTY, FLORIDA
NO PARKING DETAIL 3 OF 4

Rev.	Date	Description	CHK BY

CHK BY: Steven N. Boyd, P.E.
 License No. 43325

BOYD CIVIL
 ENGINEERING
 6816 Hanging Moss Road
 Orlando, Florida 32807
 Office: (407) 464-2493
 Certificate of Auth. 28791



SHEET NO.
2.04

Date: 7/15/2020
 Scale: AS SHOWN
 Project No.: 1003.001
 Drawn by: CDB
 Designed by: CDB
 Checked by: SNB

REUNION WEST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA
NO PARKING DETAIL 4 OF 4

[illegible]

CEM Engineer
STEVEN N. BOYD, P.E.
License No. 43225



SECTION B

SECTION 1

RESOLUTION 2020-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Reunion West Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set August 13, 2020, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

Section 1. Budget

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

- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2020 and/or revised projections for Fiscal Year 2021.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for Reunion West Community Development District for the Fiscal Year Ending September 30, 2021", as adopted by the Board of Supervisors on August 13, 2020.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Reunion West Community Development District, for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2004-1	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2015	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2016	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2017	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2019	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

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

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

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

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

Introduced, considered favorably, and adopted this 13th day of August, 2020.

ATTEST:

**BOARD OF SUPERVISORS OF
THE REUNION WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____



Reunion West

Community Development District

Proposed Budget

FY 2021



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Reunion West
Community Development District
Proposed Budget
General Fund
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments - Tax Collector	\$1,163,411	\$1,178,377	\$0	\$1,178,377	\$1,093,855
Special Assessments - Direct	\$133,920	\$133,920	\$0	\$133,920	\$203,476
Interest	\$0	\$2	\$0	\$2	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$24,250

Total Revenues	\$1,297,331	\$1,312,299	\$0	\$1,312,299	\$1,321,581
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Expenditures

Administrative

Supervisor Pay	\$12,000	\$4,600	\$2,400	\$7,000	\$12,000
FICA	\$918	\$352	\$184	\$536	\$918
Engineering	\$8,000	\$9,073	\$3,600	\$12,673	\$8,000
Attorney	\$20,000	\$8,773	\$4,227	\$13,000	\$20,000
Trustee Fees	\$21,000	\$12,445	\$8,555	\$21,000	\$21,000
Dissemination	\$10,000	\$7,750	\$2,500	\$10,250	\$10,000
Arbitrage	\$2,400	\$4,200	\$1,200	\$5,400	\$2,400
Collection Agent	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Property Appraiser Fee	\$500	\$392	\$0	\$392	\$500
Annual Audit	\$5,200	\$7,226	\$0	\$7,226	\$7,300
Management Fees	\$44,274	\$33,206	\$11,069	\$44,274	\$44,274
Information Technology	\$3,400	\$1,650	\$550	\$2,200	\$2,200
Telephone	\$300	\$20	\$20	\$40	\$300
Postage	\$1,200	\$1,022	\$278	\$1,300	\$1,500
Printing & Binding	\$1,600	\$299	\$150	\$449	\$1,600
General Liability Insurance	\$9,400	\$8,754	\$0	\$8,754	\$9,700
Legal Advertising	\$1,500	\$1,458	\$542	\$2,000	\$1,500
Other Current Charges	\$350	\$3,050	\$0	\$3,050	\$350
Office Supplies	\$300	\$111	\$75	\$186	\$300
Travel Per Diem	\$600	\$0	\$0	\$0	\$600
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Administrative Expenses	\$150,617	\$112,055	\$35,349	\$147,404	\$152,117
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Maintenance - Shared Expenses

Field Management	\$31,312	\$26,093	\$7,828	\$33,921	\$34,158 ¹
Management Services Agreement	\$0	\$7,150	\$5,363	\$12,513	\$19,500 ²
Facility Lease Agreement	\$17,980	\$14,983	\$4,495	\$19,478	\$19,615 ³
Telephone	\$3,740	\$3,162	\$994	\$4,155	\$4,464 ⁴
Electric	\$268,400	\$206,347	\$66,000	\$272,347	\$292,800 ⁵
Water & Sewer	\$35,200	\$21,890	\$6,600	\$28,490	\$38,400 ⁶
Gas	\$33,880	\$15,311	\$1,179	\$16,490	\$36,960 ⁷
Pool and Fountain Maintenance	\$79,200	\$75,049	\$21,300	\$96,349	\$108,000 ⁸
Environmental	\$4,400	\$2,653	\$846	\$3,498	\$4,800 ⁹
Property Insurance	\$20,130	\$19,604	\$0	\$19,604	\$23,760 ¹⁰
Irrigation Repairs & Maintenance	\$6,600	\$6,485	\$1,425	\$7,910	\$7,200 ¹¹
Landscape Contract	\$341,568	\$281,339	\$71,532	\$352,871	\$372,619 ¹²
Landscape Contingency	\$22,000	\$11,462	\$5,895	\$17,357	\$24,000 ¹³
Landscape Consulting	\$17,160	\$8,474	\$0	\$8,474	\$0 ¹⁴
Gate & Gatehouse Expenses	\$14,080	\$11,704	\$6,600	\$18,304	\$15,360 ¹⁵
Roadways/Sidewalks/Bridge	\$22,000	\$8,417	\$4,400	\$12,817	\$24,000 ¹⁶
Lighting	\$4,400	\$2,750	\$1,867	\$4,617	\$4,800 ¹⁷
Building Repairs & Maintenance	\$11,000	\$1,628	\$1,320	\$2,948	\$12,000 ¹⁸
Pressure Washing	\$15,400	\$15,730	\$0	\$15,730	\$16,800 ¹⁹
Maintenance (Inspections)	\$770	\$415	\$87	\$502	\$840 ²⁰
Repairs & Maintenance	\$8,800	\$2,106	\$591	\$2,697	\$9,600 ²¹
Pest Control	\$319	\$0	\$0	\$0	\$348 ²²
Signage	\$3,520	\$19,174	\$0	\$19,174	\$12,000 ²³
Security	\$61,600	\$51,333	\$15,400	\$66,733	\$67,200 ²⁴
Parking Violation Tags	\$0	\$12	\$0	\$12	\$240 ²⁵

Total Shared Maintenance	\$1,023,459	\$813,271	\$223,721	\$1,036,992	\$1,149,464
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Reunion West
Community Development District
Proposed Budget
General Fund
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
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Maintenance - Direct Expenses

Irrigation System Operations	\$20,000	\$0	\$0	\$0	\$20,000
Transfer Out - R&M Fund	\$103,255	\$103,255	\$0	\$103,255	\$0

Total Maintenance Expenses	\$123,255	\$103,255	\$0	\$103,255	\$20,000
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Total Expenses	\$1,297,331	\$1,028,581	\$259,070	\$1,287,651	\$1,321,581
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Excess Revenues (Expenditures)	\$0	\$283,718	(\$259,070)	\$24,648	\$0
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Net Assessments	\$1,297,331
Add: Discounts & Collections	\$82,808
Gross Assessments	\$1,380,140

Notes:

(1 thru 25) is 44% of the shared costs with the remaining 56% allocated to Reunion East for FY20. For FY21, the proposed allocation will be 48% of the shared costs for Reunion West with the remaining 52% allocated to Reunion East.

	Shared Costs				
	FY 2020 Budget	FY 2020 Projections	Total Proposed 2021 Budget	Reunion East 52%	Reunion West 48%
1 Field Maintenance	\$71,163	\$71,163	\$71,163	\$37,005	\$34,158
2 Management Services Agreement	\$0	\$24,375	\$40,625	\$21,125	\$19,500
3 Facility Lease Agreement	\$40,864	\$40,864	\$40,864	\$21,249	\$19,615
4 Telephone	\$8,500	\$8,940	\$9,300	\$4,836	\$4,464
5 Electric	\$610,000	\$569,473	\$610,000	\$317,200	\$292,800
6 Water & Sewer	\$80,000	\$59,932	\$80,000	\$41,600	\$38,400
7 Gas	\$77,000	\$36,584	\$77,000	\$40,040	\$36,960
8 Pool & Fountain Maintenance	\$180,000	\$202,729	\$225,000	\$117,000	\$108,000
9 Environmental	\$10,000	\$7,690	\$10,000	\$5,200	\$4,800
10 Property Insurance	\$45,750	\$44,554	\$49,500	\$25,740	\$23,760
11 Irrigation Repairs & Maintenance	\$15,000	\$17,364	\$15,000	\$7,800	\$7,200
12 Landscape Contract	\$776,290	\$747,537	\$776,290	\$403,671	\$372,619
13 Landscape Contingency	\$50,000	\$34,979	\$50,000	\$26,000	\$24,000
14 Landscaping Consulting	\$39,000	\$19,260	\$0	\$0	\$0
15 Gate and Gatehouse Expenses	\$32,000	\$26,599	\$32,000	\$16,640	\$15,360
16 Roadways/Sidewalks/Bridge	\$50,000	\$19,133	\$50,000	\$26,000	\$24,000
17 Lighting	\$10,000	\$6,251	\$10,000	\$5,200	\$4,800
18 Building Repairs & Maintenance	\$25,000	\$5,700	\$25,000	\$13,000	\$12,000
19 Pressure Washing	\$35,000	\$35,750	\$35,000	\$18,200	\$16,800
20 Maintenance (Inspections)	\$1,750	\$943	\$1,750	\$910	\$840
21 Repairs & Maintenance	\$20,000	\$5,679	\$20,000	\$10,400	\$9,600
22 Pest Control	\$725	\$0	\$725	\$377	\$348
23 Signage	\$8,000	\$43,578	\$25,000	\$13,000	\$12,000
24 Security	\$140,000	\$140,000	\$140,000	\$72,800	\$67,200
25 Parking Violation Tags	\$0	\$27	\$500	\$260	\$240
	\$2,326,042	\$2,169,104	\$2,394,717	\$1,245,253	\$1,149,464

FISCAL YEAR 2021

Reunion West Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit Assessments
Commercial	1.00	0	0.00	0.00%	\$0.00	\$0.00
Hotel/Condo	1.00	0	0.00	0.00%	\$0.00	\$0.00
Multi-Family	1.50	392	588.00	15.68%	\$216,463.60	\$552.20
Single-Family	2.00	1,568	3,136.00	83.65%	\$1,154,472.55	\$736.27
Golf	1.00	25	25.00	0.67%	\$9,203.38	\$368.14
		1,985	3,749.00	100.00%	\$1,380,139.53	

FISCAL YEAR 2020

Reunion West Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit Assessments
Commercial	1.00	0	0.00	0.00%	\$0.00	\$0.00
Hotel/Condo	1.00	0	0.00	0.00%	\$0.00	\$0.00
Multi-Family	1.50	392	588.00	15.68%	\$216,463.49	\$552.20
Single-Family	2.00	1,568	3,136.00	83.65%	\$1,154,471.94	\$736.27
Golf	1.00	25	25.00	0.67%	\$9,203.38	\$368.14
		1,985	3,749.00	100.00%	\$1,380,138.81	

GROSS PER UNIT ASSESSMENT COMPARISON CHART

Product Type	FY2017 Gross Per Unit Assessments	FY2018 Gross Per Unit Assessments	FY2019 Gross Per Unit Assessments	FY2020 Gross Per Unit Assessments	FY2021 Gross Per Unit Assessments	Increase/ (Decrease)
Commercial	\$208.97	\$235.53	\$235.53	\$0.00	\$0.00	N/A
Hotel/Condo	\$208.97	\$235.53	\$235.53	\$0.00	\$0.00	N/A
Multi-Family	\$313.45	\$353.29	\$353.29	\$552.20	\$552.20	\$0.00
Single-Family	\$417.93	\$471.06	\$471.06	\$736.27	\$736.27	\$0.00
Golf	\$208.97	\$235.53	\$235.53	\$368.14	\$368.14	\$0.00

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2021

REVENUES:

Special Assessments – Tax Collector

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

Special Assessments – Direct

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

EXPENDITURES:

Administrative:

Supervisor Pay

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

FICA Expenses

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

Engineering

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

Attorney

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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2021

Trustee Fees

The District issued Series 2004-1 Special Assessment Bonds, Series 2015 Special Assessment Refunding & Improvement Bonds, Series 2016 Special Assessment Bonds, Series 2017 Special Assessments Bonds (Assessment Area 4) and Series 2019 Special Assessment Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Dissemination

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

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Special Assessment Bonds and Special Assessment Refunding and Improvement Bonds. The District has contracted with Grau & Associates to calculate the rebate liability and submit a report to the District.

Collection Agent

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

Property Appraiser Fee

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

Annual Audit

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

District Management Fees

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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2021

Information Technology

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

Telephone

Telephone and fax machine costs incurred by Manager.

Postage

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

Printing & Binding

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

General Liability Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Travel Per Diem

Represents reimbursed costs to Board Members for attendance at meetings.

Dues, Licenses & Subscriptions

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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2021

Maintenance:

44% of the maintenance costs are allocated to Reunion West and 56% are allocated to Reunion East during Fiscal Year 2020. The District is proposing an allocation of 42% of the maintenance costs to Reunion West and 58% to Reunion East during Fiscal Year 2021. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

Field Management

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

Management Service Agreement

Management Service Agreement between the District and Kingwood Orlando Reunion Resort, LLC for management and operations of certain District facilities.

Facility Lease Agreement

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

Telephone

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

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

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2021

Electric

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

Account #	Duke Energy Service Address
05350 66347	7722 Excitement Dr Spkl, Reunion
05481 84194	7500 Mourning Dove Cir Bath (Terraces)
05699 66436	7477 Excitement Dr Spkl
08152 59495	1300 Reunion Blvd, Irrigation
08929 00579	900 Assembly Ct Spkl 900 Blk
09554 73426	7399 Gathering Dr, Irrigation
13564 01487	7475 Gathering Dr, Pool (Homestead Pool)
15026 22032	000 Heritage Xing Lite (98-Heritage Crossing St. Lights)
16017 33396	7500 Gathering Dr, Irrigation Timer
17197 83455	1535 Euston Dr Spkl
17349 22403	1400 Titian Ct Spkl
17441 33552	7400 Excitement Dr Security Control
22603 50590	7200 Reunion Blvd, Irr Timer
23752 82252	15221 Fairview Circle Fountain
24612 68522	00 Excitement Dr Lite Light Ph2 Pr3 (40-Patriots Landing St. Lights)
24936 47164	000 Centre Court Ridge Dr Lite (33-Centre Court Ridge St. Lights)
29830 75316	7400 Excitement Dr Lite
33595 72430	000 Seven Eagles Ct, Seven Eagles Lights (21 Tenon Conc/24 HH Trdrop 12000L)
33668 23497	1350 S Old Lake Wilson Rd (Spine Rd/Hwy 545 Gatehouse)
33785 01399	7621 Heritage Crossing Way, Pool
33933 31268	7300 Mourning Dove Cir, Irrigation (Terraces)
34570 89532	7700 Osceola Polk Line Rd, Irrg. Timer
36942-43567	1590 Reunion Blvd, Horse Stable
38275 58442	7421 Devereaux St Spkl
38751 20196	7600 Tradition Blvd, Irrigation Meter A
41812 50273	7477 Gathering Dr Spkl
44472 28386	000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights)
55539 91473	7600 Heritage Crossing Way Pump
59862 73513	7500 Seven Eagles Way Spkl
65222 56575	7693 Heritage Cross. Way Poolhouse
68727 88500	1400 Reunion Blvd Spkl, Irrigation
68791 86264	000 Whitemarsh Way Lite (94-Masters Landing, Legends Corner St. Lights)
68900 18289	7585 Assembly Ln, Pool (Carriage Pointe)
74202 21313	7500 Mourning Dove Cir Irrig (Terraces)
77166 33105	000 Old Lake Wilson Rd Lite, Ph2 Parcel 13
77412 10389	0 Old Lake Wilson Rd Lite Ph2 Prc1 1A (26-Excitement Dr. St. Lights)

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2021

Account #	Duke Energy Service Address
79838 47399	1300 Seven Eagles Ct, Fountain
80748 99057	0 Old Lake Wilson Rd Lite PH1 Prcl 1 (112-Homestead St. Lights)
82014 88555	7427 Sparkling Ct Spkl
82133 02524	7700 Linkside Loop Spkl
90531 74565	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
92541 35155	7755 Osceola Polk Line Rd, Gatehouse (Main Gatehouse)
92906 18477	7600 Tradition Blvd, Irrigation Meter C
95096 13119	700 Desert Mountain Ct Lift
04868 87236	000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)
15627 52104	84401 Golden Bear Drive Fountain
30882 19259	700 Tradition Blvd Guardhouse (Westside Gatehouse)
33100 16279	000 Reunion Blvd Par78 (Grand Traverse Pkwy) (69-Westside of RW Streets)
64824 62462	7800 Tradition Blvd Irrig Meter B
92245 38200	300 Sinclair Rd Irrig Meter A
97194 91147	7800 Tradition Blvd Irrig Meter A

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

Water & Sewer

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

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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2021

Gas

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

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

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

Pool & Fountain Maintenance

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

Environmental

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

Property Insurance

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

Irrigation Repairs & Maintenance

Represents the District expense for maintenance of the irrigation system.

Landscape Contract

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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2021

Landscape Contingency

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

Gate & Gatehouse Expenses

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

Roadways/Sidewalks/Bridge

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

Lighting

Represents costs for lighting repair scheduled during the fiscal year.

Building Repairs & Maintenance

Repairs for properties covered under the Management Services Agreement.

Pressure Washing

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

Maintenance (Inspections)

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

Repairs & Maintenance

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

Pest Control

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

Signage

Represents estimated costs for repairing/maintaining signs within the District

Security

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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2021

Maintenance – Direct Expenses

Irrigation System Operations

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

Transfer Out – R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion West
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
Revenues					
Transfer In	\$103,255	\$103,255	\$0	\$103,255	\$0
Interest	\$10,000	\$11,920	\$1,500	\$13,420	\$10,000
Total Revenues	\$113,255	\$115,175	\$1,500	\$116,675	\$10,000
Expenditures					
Building Improvements	\$92,400	\$8,520	\$94,419	\$102,939	\$100,800 ¹
Fountain Improvements	\$11,000	\$0	\$0	\$0	\$12,000 ²
Gate/Gatehouse Improvements	\$4,400	\$0	\$0	\$0	\$48,000 ³
Monument Improvements	\$11,000	\$17,019	\$0	\$17,019	\$12,000 ⁴
Pool Furniture	\$6,600	\$6,222	\$0	\$6,222	\$12,000 ⁵
Pool Repair & Replacements	\$37,400	\$7,696	\$15,665	\$23,361	\$40,800 ⁶
Lighting Improvements	\$3,520	\$0	\$0	\$0	\$3,840 ⁷
Landscape Improvements	\$110,000	\$31,000	\$13,073	\$44,073	\$96,000 ⁸
Roadway Improvements	\$6,820	\$8,314	\$8,246	\$16,560	\$12,000 ⁹
Signage	\$22,000	\$0	\$15,030	\$15,030	\$48,000 ¹⁰
Contingency	\$0	\$23,669	\$5,275	\$28,944	\$24,000 ¹¹
Total Expenditures	\$305,140	\$102,440	\$151,708	\$254,148	\$409,440
Excess Revenues/(Expenditures)	(\$191,885)	\$12,736	(\$150,208)	(\$137,472)	(\$399,440)
Fund Balance - Beginning	\$1,138,890	\$1,195,299	\$0	\$1,195,299	\$1,057,826
Fund Balance - Ending	\$947,005	\$1,208,034	(\$150,208)	\$1,057,826	\$658,386

Notes:

(1 thru 11) is 44% of the shared costs with the remaining 56% allocated to Reunion East for FY20. For FY21, the proposed allocation will be 48% of the shared costs for Reunion West with the remaining 52% allocated to Reunion East.

Shared Costs					
	FY 2020 Budget	FY 2020 Projections	Total Proposed 2021 Budget	Reunion East 52%	Reunion West 48%
1 Building Improvements	\$210,000	\$227,344	\$210,000	\$109,200	\$100,800
2 Fountain Improvements	\$25,000	\$0	\$25,000	\$13,000	\$12,000
3 Gate/Gatehouse Improvements	\$10,000	\$0	\$100,000	\$52,000	\$48,000
4 Monument Improvements	\$25,000	\$38,680	\$25,000	\$13,000	\$12,000
5 Pool Furniture	\$15,000	\$14,140	\$25,000	\$13,000	\$12,000
6 Pool Repair & Replacements	\$85,000	\$53,094	\$85,000	\$44,200	\$40,800
7 Lighting Improvements	\$8,000	\$0	\$8,000	\$4,160	\$3,840
8 Landscape Improvements	\$250,000	\$100,167	\$200,000	\$104,000	\$96,000
9 Roadway Improvements	\$15,500	\$37,636	\$25,000	\$13,000	\$12,000
10 Signage	\$50,000	\$34,160	\$100,000	\$52,000	\$48,000
11 Contingency	\$0	\$65,762	\$50,000	\$26,000	\$24,000
	\$693,500	\$570,984	\$853,000	\$443,560	\$409,440

Reunion West
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2021

FY2020 Proposed Expenses (Updated)		Amount
Building Improvements		
Kingwood Orlando Reunion Resort	Interior/Exterior Painting - Horse Stables	\$42,000
Kingwood Orlando Reunion Resort	Exterior Painting - Heritage Crossing Community Center	\$17,000
	HCCC Kitchen Renovations	\$40,000
	Roof Replacement - Heritage Crossing Way	\$157,588
		\$256,588
Landscape Improvements		
Enviro Tree Service	Hardwood Pruning - Tree Removal	\$9,775
Enviro Tree Service	Hardwood Pruning - Tree Removal	\$14,200
Yellowstone Landscaping	Excitement Drive Elm Removals	\$8,032
Yellowstone Landscaping	Gathering Drive/Linear Park Roadway Plant Upgrade	\$31,878
Yellowstone Landscaping	Heritage Crossing Plant Upgrade	\$38,056
Yellowstone Landscaping	Homestead Jasmine Replacement	\$2,055
Yellowstone Landscaping	Main Entrance Palm Replacement	\$12,476
Yellowstone Landscaping	Reunion Blvd & 532 Juniper Replacement	\$7,268
Yellowstone Landscaping	Reunion Traffic Circle Jasmine Replacement	\$3,628
Yellowstone Landscaping	Terraces Pool Plant Upgrades	\$6,459
		\$133,826
Pool Furniture		
JNJ Home Services	30 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables	\$14,040
		\$14,040
Pool Repair & Replacement		
Spies Pool	Seven Eagles 2 Spas Pool Resurfacing	\$10,000
Spies Pool	Heritage Crossing B Spa Resurfacing	\$6,587
Spies Pool	2 Pool Heaters - \$4,152 per Heater	\$8,304
Spies Pool	Heritage Crossing B Pool Resurfacing	\$29,015
		\$53,906
Signage		
	Purchase & Installation of 44 Street Signs	\$34,160
		\$34,160

Reunion West
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2021

FY2021 Proposed Expenses		Amount
Building Improvements		
Heritage Service Solutions LLC	Main Guardhouse Structure & Portico - Pressure Wash, Paint, Stucco	\$9,245
Heritage Service Solutions LLC	Spine Rd Structure & Portico - Pressure Wash, Paint, Stucco	\$8,450
Heritage Service Solutions LLC	Carriage Pointe Pool - Pressure Wash, Paint, Stucco	\$7,895
Heritage Service Solutions LLC	Heritage Pool "A" - Pressure Wash, Paint, Stucco	\$8,245
Heritage Service Solutions LLC	Heritage Pool "B" - Pressure Wash, Paint, Stucco	\$8,245
Heritage Service Solutions LLC	Homestead Pool - Pressure Wash, Paint Stucco	\$7,895
Heritage Service Solutions LLC	Repair/Rebuild Two Roadway Arbors	\$9,390
		\$59,365
Gate/Gatehouse Improvements		
Access Control Technologies	Upgrade Access Control System	\$75,485
		\$75,485
Landscape Improvements		
Yellowstone Landscaping	Main Entrance Gatehouse Front & Large Island Back of Gatehouse	\$9,680
Yellowstone Landscaping	Front of Spine Rd Gatehouse - Flax Lily & Indian Hawthorne Removal	\$2,720
Yellowstone Landscaping	Homestead Monument Sign Island Bed - Ligustrum Trees	\$1,040
Yellowstone Landscaping	Spine Rd Island Beds	\$9,134
Yellowstone Landscaping	Liberty Bluff Back Entrance & Island Tip - Replace Jasmine	\$2,685
		\$25,259
Pool Furniture		
JNJ Home Services	60 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables	\$23,220
		\$23,220
Pool Repair & Replacement		
Spies Pool	Heritage Crossing A Wading Pool Resurfacing	\$5,295
Spies Pool	2 Pool Heaters - \$4,152 per Heater	\$8,304
Spies Pool	Heritage Crossing A Pool Resurfacing	\$30,882
		\$44,481
Signage		
Fausnight Stripe & Line	190 No Parking Signs	\$60,800
		\$60,800

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2004-1
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments - Tax Collector	\$1,336,719	\$1,354,029	\$0	\$1,354,029	\$1,336,719
Interest Income	\$500	\$13,192	\$33	\$13,225	\$500
Carry Forward Surplus	\$643,623	\$655,255	\$0	\$655,255	\$674,384

Total Revenue	\$1,980,842	\$2,022,476	\$33	\$2,022,509	\$2,011,602
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Expenditures

Interest Expense 11/01	\$436,563	\$436,563	\$0	\$436,563	\$421,719
Principal Expense 05/01	\$475,000	\$475,000	\$0	\$475,000	\$505,000
Interest Expense 05/01	\$436,563	\$436,563	\$0	\$436,563	\$421,719

Total Expenses	\$1,348,125	\$1,348,125	\$0	\$1,348,125	\$1,348,438
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Excess Revenues (Expenditures)	\$632,717	\$674,351	\$33	\$674,384	\$663,165
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11/1/2021 Interest \$405,938

Net Assessments	\$1,336,719
Add: Discounts & Collections	\$80,364
Gross Assessments	<u>\$1,417,083</u>

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit Assessments
Single-Family	2.00	711	1422.00	98.27%	\$1,392,600	\$1,958.65
Golf	1.00	25	25.00	1.73%	\$24,483	\$979.32
		736	1447.00	100.00%	\$1,417,083	

Reunion West
Community Development District
Series 2004-1 Special Assessment Bonds
Debt Service Schedule

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$13,495,000.00	6.250%	\$0	\$ 421,718.75	\$421,719
05/01/21	\$13,495,000.00	6.250%	\$505,000	\$ 421,718.75	
11/01/21	\$12,990,000.00	6.250%	\$0	\$ 405,937.50	\$ 1,332,656.25
05/01/22	\$12,990,000.00	6.250%	\$540,000	\$ 405,937.50	
11/01/22	\$12,450,000.00	6.250%	\$0	\$ 389,062.50	\$ 1,335,000.00
05/01/23	\$12,450,000.00	6.250%	\$575,000	\$ 389,062.50	
11/01/23	\$11,875,000.00	6.250%	\$0	\$ 371,093.75	\$ 1,335,156.25
05/01/24	\$11,875,000.00	6.250%	\$610,000	\$ 371,093.75	
11/01/24	\$11,265,000.00	6.250%	\$0	\$ 352,031.25	\$ 1,333,125.00
05/01/25	\$11,265,000.00	6.250%	\$650,000	\$ 352,031.25	
11/01/25	\$10,615,000.00	6.250%	\$0	\$ 331,718.75	\$ 1,333,750.00
05/01/26	\$10,615,000.00	6.250%	\$695,000	\$ 331,718.75	
11/01/26	\$9,920,000.00	6.250%	\$0	\$ 310,000.00	\$ 1,336,718.75
05/01/27	\$9,920,000.00	6.250%	\$735,000	\$ 310,000.00	
11/01/27	\$9,185,000.00	6.250%	\$0	\$ 287,031.25	\$ 1,332,031.25
05/01/28	\$9,185,000.00	6.250%	\$785,000	\$ 287,031.25	
11/01/28	\$8,400,000.00	6.250%	\$0	\$ 262,500.00	\$ 1,334,531.25
05/01/29	\$8,400,000.00	6.250%	\$835,000	\$ 262,500.00	
11/01/29	\$7,565,000.00	6.250%	\$0	\$ 236,406.25	\$ 1,333,906.25
05/01/30	\$7,565,000.00	6.250%	\$890,000	\$ 236,406.25	
11/01/30	\$6,675,000.00	6.250%	\$0	\$ 208,593.75	\$ 1,335,000.00
05/01/31	\$6,675,000.00	6.250%	\$945,000	\$ 208,593.75	
11/01/31	\$5,730,000.00	6.250%	\$0	\$ 179,062.50	\$ 1,332,656.25
05/01/32	\$5,730,000.00	6.250%	\$1,010,000	\$ 179,062.50	
11/01/32	\$4,720,000.00	6.250%	\$0	\$ 147,500.00	\$ 1,336,562.50
05/01/33	\$4,720,000.00	6.250%	\$1,070,000	\$ 147,500.00	
11/01/33	\$3,650,000.00	6.250%	\$0	\$ 114,062.50	\$ 1,331,562.50
05/01/34	\$3,650,000.00	6.250%	\$1,140,000	\$ 114,062.50	
11/01/34	\$2,510,000.00	6.250%	\$0	\$ 78,437.50	\$ 1,332,500.00
05/01/35	\$2,510,000.00	6.250%	\$1,215,000	\$ 78,437.50	
11/01/35	\$1,295,000.00	6.250%	\$0	\$ 40,468.75	\$ 1,333,906.25
05/01/36	\$1,295,000.00	6.250%	\$1,295,000	\$ 40,468.75	\$ 1,335,468.75
			\$13,495,000	\$ 8,271,250.00	\$21,766,250

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2015
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$326,875	\$332,266	\$0	\$332,266	\$326,875
Interest	\$100	\$2,541	\$9	\$2,550	\$100
Carry Forward Surplus	\$155,168	\$157,418	\$0	\$157,418	\$162,946
Total Revenue	\$482,143	\$492,225	\$9	\$492,234	\$489,921

Expenditures

Interest Expense 11/01	\$89,644	\$89,644	\$0	\$89,644	\$86,456
Principal Expense 05/01	\$150,000	\$150,000	\$0	\$150,000	\$155,000
Interest Expense 05/01	\$89,644	\$89,644	\$0	\$89,644	\$86,456
Total Expenses	\$329,288	\$329,288	\$0	\$329,288	\$327,913
Excess Revenues (Expenditures)	\$152,856	\$162,937	\$9	\$162,946	\$162,009

11/1/2021 Interest \$83,163

Net Assessments	\$326,875
Add: Discounts & Collections	\$20,864
Gross Assessments	<u>\$347,739</u>

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	161	\$2,030	\$2,160	\$326,875	\$347,739

Reunion West
Community Development District
Series 2015 Special Assessment Refunding & Improvement Bonds
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$3,585,000.00	\$0	\$ 86,456.25	\$86,456.25
05/01/21	\$3,585,000.00	\$155,000	\$ 86,456.25	
11/01/21	\$3,430,000.00	\$0	\$ 83,162.50	\$ 324,618.75
05/01/22	\$3,430,000.00	\$160,000	\$ 83,162.50	
11/01/22	\$3,270,000.00	\$0	\$ 79,762.50	\$ 322,925.00
05/01/23	\$3,270,000.00	\$170,000	\$ 79,762.50	
11/01/23	\$3,100,000.00	\$0	\$ 76,150.00	\$ 325,912.50
05/01/24	\$3,100,000.00	\$175,000	\$ 76,150.00	
11/01/24	\$2,925,000.00	\$0	\$ 72,431.25	\$ 323,581.25
05/01/25	\$2,925,000.00	\$185,000	\$ 72,431.25	
11/01/25	\$2,740,000.00	\$0	\$ 68,500.00	\$ 325,931.25
05/01/26	\$2,740,000.00	\$190,000	\$ 68,500.00	
11/01/26	\$2,550,000.00	\$0	\$ 63,750.00	\$ 322,250.00
05/01/27	\$2,550,000.00	\$200,000	\$ 63,750.00	
11/01/27	\$2,350,000.00	\$0	\$ 58,750.00	\$ 322,500.00
05/01/28	\$2,350,000.00	\$210,000	\$ 58,750.00	
11/01/28	\$2,140,000.00	\$0	\$ 53,500.00	\$ 322,250.00
05/01/29	\$2,140,000.00	\$225,000	\$ 53,500.00	
11/01/29	\$1,915,000.00	\$0	\$ 47,875.00	\$ 326,375.00
05/01/30	\$1,915,000.00	\$235,000	\$ 47,875.00	
11/01/30	\$1,680,000.00	\$0	\$ 42,000.00	\$ 324,875.00
05/01/31	\$1,680,000.00	\$245,000	\$ 42,000.00	
11/01/31	\$1,435,000.00	\$0	\$ 35,875.00	\$ 322,875.00
05/01/32	\$1,435,000.00	\$260,000	\$ 35,875.00	
11/01/32	\$1,175,000.00	\$0	\$ 29,375.00	\$ 325,250.00
05/01/33	\$1,175,000.00	\$275,000	\$ 29,375.00	
11/01/33	\$900,000.00	\$0	\$ 22,500.00	\$ 326,875.00
05/01/34	\$900,000.00	\$285,000	\$ 22,500.00	
11/01/34	\$615,000.00	\$0	\$ 15,375.00	\$ 322,875.00
05/01/35	\$615,000.00	\$300,000	\$ 15,375.00	
11/01/35	\$315,000.00	\$0	\$ 7,875.00	\$ 323,250.00
05/01/36	\$315,000.00	\$315,000	\$ 7,875.00	\$ 322,875.00
		\$3,585,000	\$ 1,686,675.00	\$5,271,675.00

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2016
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$549,750	\$546,898	\$2,852	\$549,750	\$549,750
Interest	\$0	\$4,247	\$8	\$4,255	\$200
Carry Forward Surplus	\$383,954	\$389,991	\$0	\$389,991	\$413,718

Total Revenue	\$933,704	\$941,136	\$2,860	\$943,996	\$963,668
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Expenditures

Interest Expense 11/01	\$193,953	\$193,953	\$0	\$193,953	\$191,325
Principal Expense 11/01	\$145,000	\$145,000	\$0	\$145,000	\$155,000
Interest Expense 05/01	\$191,325	\$191,325	\$0	\$191,325	\$188,516

Total Expenses	\$530,278	\$530,278	\$0	\$530,278	\$534,841
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Excess Revenues (Expenditures)	\$403,426	\$410,858	\$2,860	\$413,718	\$428,827
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11/1/2021 Principal	\$160,000
11/1/2021 Interest	\$188,516
	<u>\$348,516</u>

Net Assessments	\$549,750
Add: Discounts & Collections	\$35,090
Gross Assessments	<u>\$584,840</u>

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	271	\$2,029	\$2,159	\$549,859	\$584,956

Reunion West
Community Development District
Series 2016 Special Assessment Bonds
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$7,880,000.00	\$155,000	\$ 191,325.00	\$346,325
05/01/21	\$7,725,000.00	\$0	\$ 188,515.63	
11/01/21	\$7,725,000.00	\$160,000	\$ 188,515.63	\$ 537,031.25
05/01/22	\$7,565,000.00	\$0	\$ 185,015.63	
11/01/22	\$7,565,000.00	\$165,000	\$ 185,015.63	\$ 535,031.25
05/01/23	\$7,400,000.00	\$0	\$ 181,406.25	
11/01/23	\$7,400,000.00	\$170,000	\$ 181,406.25	\$ 532,812.50
05/01/24	\$7,230,000.00	\$0	\$ 177,687.50	
11/01/24	\$7,230,000.00	\$180,000	\$ 177,687.50	\$ 535,375.00
05/01/25	\$7,050,000.00	\$0	\$ 173,750.00	
11/01/25	\$7,050,000.00	\$185,000	\$ 173,750.00	\$ 532,500.00
05/01/26	\$6,865,000.00	\$0	\$ 169,703.13	
11/01/26	\$6,865,000.00	\$195,000	\$ 169,703.13	\$ 534,406.25
05/01/27	\$6,670,000.00	\$0	\$ 165,437.50	
11/01/27	\$6,670,000.00	\$205,000	\$ 165,437.50	\$ 535,875.00
05/01/28	\$6,465,000.00	\$0	\$ 160,953.13	
11/01/28	\$6,465,000.00	\$215,000	\$ 160,953.13	\$ 536,906.25
05/01/29	\$6,250,000.00	\$0	\$ 156,250.00	
11/01/29	\$6,250,000.00	\$220,000	\$ 156,250.00	\$ 532,500.00
05/01/30	\$6,030,000.00	\$0	\$ 150,750.00	
11/01/30	\$6,030,000.00	\$235,000	\$ 150,750.00	\$ 536,500.00
05/01/31	\$5,795,000.00	\$0	\$ 144,875.00	
11/01/31	\$5,795,000.00	\$245,000	\$ 144,875.00	\$ 534,750.00
05/01/32	\$5,550,000.00	\$0	\$ 138,750.00	
11/01/32	\$5,550,000.00	\$255,000	\$ 138,750.00	\$ 532,500.00
05/01/33	\$5,295,000.00	\$0	\$ 132,375.00	
11/01/33	\$5,295,000.00	\$270,000	\$ 132,375.00	\$ 534,750.00
05/01/34	\$5,025,000.00	\$0	\$ 125,625.00	
11/01/34	\$5,025,000.00	\$285,000	\$ 125,625.00	\$ 536,250.00
05/01/35	\$4,740,000.00	\$0	\$ 118,500.00	
11/01/35	\$4,740,000.00	\$300,000	\$ 118,500.00	\$ 537,000.00
05/01/36	\$4,440,000.00	\$0	\$ 111,000.00	
11/01/36	\$4,440,000.00	\$310,000	\$ 111,000.00	\$ 532,000.00
05/01/37	\$4,130,000.00	\$0	\$ 103,250.00	
11/01/37	\$4,130,000.00	\$330,000	\$ 103,250.00	\$ 536,500.00
05/01/38	\$3,800,000.00	\$0	\$ 95,000.00	
11/01/38	\$3,800,000.00	\$345,000	\$ 95,000.00	\$ 535,000.00
05/01/39	\$3,455,000.00	\$0	\$ 86,375.00	
11/01/39	\$3,455,000.00	\$360,000	\$ 86,375.00	\$ 532,750.00
05/01/40	\$3,095,000.00	\$0	\$ 77,375.00	
11/01/40	\$3,095,000.00	\$380,000	\$ 77,375.00	\$ 534,750.00
05/01/41	\$2,715,000.00	\$0	\$ 67,875.00	
11/01/41	\$2,715,000.00	\$400,000	\$ 67,875.00	\$ 535,750.00
05/01/42	\$2,315,000.00	\$0	\$ 57,875.00	
11/01/42	\$2,315,000.00	\$420,000	\$ 57,875.00	\$ 535,750.00
05/01/43	\$1,895,000.00	\$0	\$ 47,375.00	
11/01/43	\$1,895,000.00	\$440,000	\$ 47,375.00	\$ 534,750.00
05/01/44	\$1,455,000.00	\$0	\$ 36,375.00	
11/01/44	\$1,455,000.00	\$460,000	\$ 36,375.00	\$ 532,750.00
05/01/45	\$995,000.00	\$0	\$ 24,875.00	
11/01/45	\$995,000.00	\$485,000	\$ 24,875.00	\$ 534,750.00
05/01/46	\$510,000.00	\$0	\$ 12,750.00	
11/01/46	\$510,000.00	\$510,000	\$ 12,750.00	\$ 535,500.00
		\$7,880,000	\$ 6,370,762.50	\$14,250,763

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2017
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$509,250	\$515,941	\$0	\$515,941	\$509,279
Prepayment Assessments	\$0	\$60,876	\$0	\$60,876	\$0
Interest	\$0	\$3,914	\$6	\$3,920	\$200
Carry Forward Surplus	\$350,127	\$353,002	\$0	\$353,002	\$370,388
Total Revenue	\$859,377	\$933,732	\$6	\$933,738	\$879,867

Expenditures

Interest Expense 11/01	\$182,900	\$182,900	\$0	\$182,900	\$179,050
Principal Expense 11/01	\$140,000	\$140,000	\$0	\$140,000	\$145,000
Interest Expense 05/01	\$180,450	\$180,450	\$0	\$180,450	\$176,513
Special Call 05/01	\$0	\$60,000	\$0	\$60,000	\$0
Total Expenses	\$503,350	\$563,350	\$0	\$563,350	\$500,563

Excess Revenues (Expenditures)	\$356,027	\$370,382	\$6	\$370,388	\$379,305
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11/1/2021 Principal	\$145,000
11/1/2021 Interest	\$176,513
	<u>\$321,513</u>

Net Assessments	\$509,279
Add: Discounts & Collections	\$32,507
Gross Assessments	<u>\$541,786</u>

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	251	\$2,029	\$2,159	\$509,279	\$541,786

Reunion West
Community Development District
Series 2017 Special Assessment Bonds (Assessment Area 4)
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$7,580,000.00	\$145,000.00	\$179,050.00	\$324,050.00
05/01/21	\$7,435,000.00	\$0.00	\$176,512.50	
11/01/21	\$7,435,000.00	\$145,000.00	\$176,512.50	\$498,025.00
05/01/22	\$7,290,000.00	\$0.00	\$173,975.00	
11/01/22	\$7,290,000.00	\$155,000.00	\$173,975.00	\$502,950.00
05/01/23	\$7,135,000.00	\$0.00	\$171,262.50	
11/01/23	\$7,135,000.00	\$160,000.00	\$171,262.50	\$502,525.00
05/01/24	\$6,975,000.00	\$0.00	\$167,862.50	
11/01/24	\$6,975,000.00	\$165,000.00	\$167,862.50	\$500,725.00
05/01/25	\$6,810,000.00	\$0.00	\$164,356.25	
11/01/25	\$6,810,000.00	\$170,000.00	\$164,356.25	\$498,712.50
05/01/26	\$6,640,000.00	\$0.00	\$160,743.75	
11/01/26	\$6,640,000.00	\$180,000.00	\$160,743.75	\$501,487.50
05/01/27	\$6,460,000.00	\$0.00	\$156,918.75	
11/01/27	\$6,460,000.00	\$185,000.00	\$156,918.75	\$498,837.50
05/01/28	\$6,275,000.00	\$0.00	\$152,987.50	
11/01/28	\$6,275,000.00	\$195,000.00	\$152,987.50	\$500,975.00
05/01/29	\$6,080,000.00	\$0.00	\$148,843.75	
11/01/29	\$6,080,000.00	\$205,000.00	\$148,843.75	\$502,687.50
05/01/30	\$5,875,000.00	\$0.00	\$143,975.00	
11/01/30	\$5,875,000.00	\$210,000.00	\$143,975.00	\$497,950.00
05/01/31	\$5,665,000.00	\$0.00	\$138,987.50	
11/01/31	\$5,665,000.00	\$220,000.00	\$138,987.50	\$497,975.00
05/01/32	\$5,445,000.00	\$0.00	\$133,762.50	
11/01/32	\$5,445,000.00	\$235,000.00	\$133,762.50	\$502,525.00
05/01/33	\$5,210,000.00	\$0.00	\$128,181.25	
11/01/33	\$5,210,000.00	\$245,000.00	\$128,181.25	\$501,362.50
05/01/34	\$4,965,000.00	\$0.00	\$122,362.50	
11/01/34	\$4,965,000.00	\$255,000.00	\$122,362.50	\$499,725.00
05/01/35	\$4,710,000.00	\$0.00	\$116,306.25	
11/01/35	\$4,710,000.00	\$270,000.00	\$116,306.25	\$502,612.50
05/01/36	\$4,440,000.00	\$0.00	\$109,893.75	
11/01/36	\$4,440,000.00	\$280,000.00	\$109,893.75	\$499,787.50
05/01/37	\$4,160,000.00	\$0.00	\$103,243.75	
11/01/37	\$4,160,000.00	\$295,000.00	\$103,243.75	\$501,487.50
05/01/38	\$3,865,000.00	\$0.00	\$96,237.50	
11/01/38	\$3,865,000.00	\$310,000.00	\$96,237.50	\$502,475.00
05/01/39	\$3,555,000.00	\$0.00	\$88,875.00	
11/01/39	\$3,555,000.00	\$325,000.00	\$88,875.00	\$502,750.00
05/01/40	\$3,230,000.00	\$0.00	\$80,750.00	
11/01/40	\$3,230,000.00	\$340,000.00	\$80,750.00	\$501,500.00
05/01/41	\$2,890,000.00	\$0.00	\$72,250.00	
11/01/41	\$2,890,000.00	\$355,000.00	\$72,250.00	\$499,500.00
05/01/42	\$2,535,000.00	\$0.00	\$63,375.00	
11/01/42	\$2,535,000.00	\$375,000.00	\$63,375.00	\$501,750.00
05/01/43	\$2,160,000.00	\$0.00	\$54,000.00	
11/01/43	\$2,160,000.00	\$390,000.00	\$54,000.00	\$498,000.00
05/01/44	\$1,770,000.00	\$0.00	\$44,250.00	
11/01/44	\$1,770,000.00	\$410,000.00	\$44,250.00	\$498,500.00
05/01/45	\$1,360,000.00	\$0.00	\$34,000.00	
11/01/45	\$1,360,000.00	\$430,000.00	\$34,000.00	\$498,000.00
05/01/46	\$930,000.00	\$0.00	\$23,250.00	
11/01/46	\$930,000.00	\$455,000.00	\$23,250.00	\$501,500.00
05/01/47	\$475,000.00	\$0.00	\$11,875.00	
11/01/47	\$475,000.00	\$475,000.00	\$11,875.00	\$498,750.00
\$7,580,000		\$6,257,125.00	\$13,837,125.00	

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2019
Fiscal Year 2021

Description	Proposed Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$435,313	\$158,723	\$0	\$158,723	\$435,313
Interest	\$0	\$4,856	\$9	\$4,865	\$200
Transfer In	\$0	\$101	\$0	\$101	\$0
Carry Forward Surplus	\$291,755	\$291,497	\$0	\$291,497	\$165,113
Total Revenue	\$727,068	\$455,177	\$9	\$455,186	\$600,625

Expenditures

Interest Expense 11/01	\$132,329	\$132,329	\$0	\$132,329	\$157,744
Principal Expense 05/01	\$0	\$0	\$0	\$0	\$120,000
Interest Expense 05/01	\$157,744	\$157,744	\$0	\$157,744	\$157,744
Total Expenses	\$290,073	\$290,073	\$0	\$290,073	\$435,488
Excess Revenues (Expenditures)	\$436,995	\$165,104	\$9	\$165,113	\$165,138

11/1/2021 Interest \$155,494
\$155,494

Net Assessments \$435,313
Add: Discounts & Collections \$27,702
Gross Assessments \$463,015

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	174	\$2,029	\$2,159	\$353,046	\$375,581
Townhomes	54	\$1,522	\$1,619	\$82,188	\$87,434
Total	228			\$435,234	\$463,015

Reunion West
Community Development District
Series 2019 Special Assessment Bonds
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$7,095,000.00	\$0.00	\$157,743.75	\$157,743.75
05/01/21	\$7,095,000.00	\$120,000.00	\$157,743.75	\$0.00
11/01/21	\$6,975,000.00	\$0.00	\$155,493.75	\$433,237.50
05/01/22	\$6,975,000.00	\$125,000.00	\$155,493.75	\$0.00
11/01/22	\$6,850,000.00	\$0.00	\$153,150.00	\$433,643.75
05/01/23	\$6,850,000.00	\$130,000.00	\$153,150.00	\$0.00
11/01/23	\$6,720,000.00	\$0.00	\$150,712.50	\$433,862.50
05/01/24	\$6,720,000.00	\$135,000.00	\$150,712.50	\$0.00
11/01/24	\$6,585,000.00	\$0.00	\$148,181.25	\$433,893.75
05/01/25	\$6,585,000.00	\$140,000.00	\$148,181.25	\$0.00
11/01/25	\$6,445,000.00	\$0.00	\$145,381.25	\$433,562.50
05/01/26	\$6,445,000.00	\$145,000.00	\$145,381.25	\$0.00
11/01/26	\$6,300,000.00	\$0.00	\$142,481.25	\$432,862.50
05/01/27	\$6,300,000.00	\$150,000.00	\$142,481.25	\$0.00
11/01/27	\$6,150,000.00	\$0.00	\$139,481.25	\$431,962.50
05/01/28	\$6,150,000.00	\$155,000.00	\$139,481.25	\$0.00
11/01/28	\$5,995,000.00	\$0.00	\$136,381.25	\$430,862.50
05/01/29	\$5,995,000.00	\$165,000.00	\$136,381.25	\$0.00
11/01/29	\$5,830,000.00	\$0.00	\$133,081.25	\$434,462.50
05/01/30	\$5,830,000.00	\$170,000.00	\$133,081.25	\$0.00
11/01/30	\$5,660,000.00	\$0.00	\$129,681.25	\$432,762.50
05/01/31	\$5,660,000.00	\$180,000.00	\$129,681.25	\$0.00
11/01/31	\$5,480,000.00	\$0.00	\$125,631.25	\$435,312.50
05/01/32	\$5,480,000.00	\$185,000.00	\$125,631.25	\$0.00
11/01/32	\$5,295,000.00	\$0.00	\$121,468.75	\$432,100.00
05/01/33	\$5,295,000.00	\$195,000.00	\$121,468.75	\$0.00
11/01/33	\$5,100,000.00	\$0.00	\$117,081.25	\$433,550.00
05/01/34	\$5,100,000.00	\$205,000.00	\$117,081.25	\$0.00
11/01/34	\$4,895,000.00	\$0.00	\$112,468.75	\$434,550.00
05/01/35	\$4,895,000.00	\$210,000.00	\$112,468.75	\$0.00
11/01/35	\$4,685,000.00	\$0.00	\$107,743.75	\$430,212.50
05/01/36	\$4,685,000.00	\$220,000.00	\$107,743.75	\$0.00
11/01/36	\$4,465,000.00	\$0.00	\$102,793.75	\$430,537.50
05/01/37	\$4,465,000.00	\$235,000.00	\$102,793.75	\$0.00
11/01/37	\$4,230,000.00	\$0.00	\$97,506.25	\$435,300.00
05/01/38	\$4,230,000.00	\$245,000.00	\$97,506.25	\$0.00
11/01/38	\$3,985,000.00	\$0.00	\$91,993.75	\$434,500.00
05/01/39	\$3,985,000.00	\$255,000.00	\$91,993.75	\$0.00
11/01/39	\$3,730,000.00	\$0.00	\$86,256.25	\$433,250.00
05/01/40	\$3,730,000.00	\$265,000.00	\$86,256.25	\$0.00
11/01/40	\$3,465,000.00	\$0.00	\$80,128.13	\$431,384.38
05/01/41	\$3,465,000.00	\$280,000.00	\$80,128.13	\$0.00
11/01/41	\$3,185,000.00	\$0.00	\$73,653.13	\$433,781.25
05/01/42	\$3,185,000.00	\$290,000.00	\$73,653.13	\$0.00
11/01/42	\$2,895,000.00	\$0.00	\$66,946.88	\$430,600.00
05/01/43	\$2,895,000.00	\$305,000.00	\$66,946.88	\$0.00
11/01/43	\$2,590,000.00	\$0.00	\$59,893.75	\$431,840.63
05/01/44	\$2,590,000.00	\$320,000.00	\$59,893.75	\$0.00
11/01/44	\$2,270,000.00	\$0.00	\$52,493.75	\$432,387.50
05/01/45	\$2,270,000.00	\$335,000.00	\$52,493.75	\$0.00
11/01/45	\$1,935,000.00	\$0.00	\$44,746.88	\$432,240.63
05/01/46	\$1,935,000.00	\$350,000.00	\$44,746.88	\$0.00
11/01/46	\$1,585,000.00	\$0.00	\$36,653.13	\$431,400.00
05/01/47	\$1,585,000.00	\$370,000.00	\$36,653.13	\$0.00
11/01/47	\$1,215,000.00	\$0.00	\$28,096.88	\$434,750.00
05/01/48	\$1,215,000.00	\$385,000.00	\$28,096.88	\$0.00
11/01/48	\$830,000.00	\$0.00	\$19,193.75	\$432,290.63
05/01/49	\$830,000.00	\$405,000.00	\$19,193.75	\$0.00
11/01/49	\$425,000.00	\$0.00	\$9,828.13	\$434,021.88
05/01/50	\$425,000.00	\$425,000.00	\$9,828.13	\$434,828.13
		\$7,095,000	\$6,052,693.75	\$13,147,693.75

SECTION 2

RESOLUTION 2020-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; 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, the District is located in Osceola County, Florida (the “County”); and

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

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2020-2021 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2020-2021; and

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 3. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2020, 25% due no later than February 1, 2021 and 25% due no later than May 1, 2021. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment

payments due for Fiscal Year 2021 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

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

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

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

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

PASSED AND ADOPTED this 13th day of August, 2020.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By:_____

Its:_____

SECTION V

SECTION C

SECTION 1

Reunion East Community Development District

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
1	3/14/11	Irrigation Turnover	Developer	In Process	June 2020 RECDD Legal Counsel requested Additional Documentation from Kingwood's Attorney.
2	3/16/17	Allocation of 532 Costs	Legal	On Hold	Proposals from Yellowstone presented at BOS meeting. Counsel Sent Demand Letters for Costs to Each Parcel Owner. Publix Declined Sharing Costs.
3	4/11/19	Street Parking Towaway Zones	Scheerer/ Adams/Legal	First Phase implemented Second Phase Underway	Parking Rules Hearing Scheduled August 13 at 1:00 PM to Expand No Parking Zones
4	4/11/19	Playground Shade Structure	Scheerer	In Process	Shade structure now installed. Clean up is underway. The playground can reopen when the final inspection is successfully completed (mid-August).
5	2/13/20	Access to Reunion Village/Davenport Creek Bridge	Flint / Boyd	In Process	Encore agreed to have a gate at the entrance to the residential portion of Reunion Village and then another resident only gate before crossing the Davenport Creek bridge going into Reunion proper. Engineer presented first revision of Preliminary Plan to BOS at the July meeting. Engineer will be submitting plan for permitting. Construction bid documents pending. Coordination of power supply and communication systems pending.
6	5/14/20	Remediate washout under I4 Reunion East/West Bridge	Boyd	In Process	All Terrain to begin work August 14. District Engineer and District Counsel coordinating and finalizing the construction easement and future maintenance easement.
7	5/14/20	Amenity Status During Covid-19	Flint/Adams/Carl	In Process	Pools Open; Spas Closed; Dog Park Open, Fitness Center Open, Playground Open as of July 2020 (but playground is temporarily closed for construction not related to virus).

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
8		RFID Access Control for Amenities	Cruz	Completed	RFID Readers Installed; RFID Access Card Applications are ongoing and being processed; Residents have been notified access cards are required for certain amenities.
9	5/14/20	Seven Eagles MSA	Flint/Carl	In Process	Discussion Meeting Held June 17; Kingwood evaluating the agreement and in the meantime a month to month extension of the MSA will be presented to BOS for approval.
10	5/14/20	Golf Cart Community Status	Flint	In Process	Communication with OC has taken place to determine the steps to be a designated Golf Cart Community.
11	7/9/20	New Pool Service Agreement with Robert's Pools	Adams/Scheerer	In Process	Robert's Pools Agreement to begin August 15. Agreement scheduled for ratification at August BOS meeting.
12	7/9/20	Upgrade Terraces Sign Posts	Scheerer	In Process	Upgrade sign posts to decorative fluted posts with finial. Proposal for \$17,700 received and included in the RECDD FY2021 budget.
Reunion West Community Development District					
Item #	Meeting Assigned	Action Item	Assigned To	Status	Comments
1	2/21/19	Cost to Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd	In Process	County requested additional information June 2020; Permit modified and resubmitted by Engineer. Former low bidder became unresponsive. Two proposals came in in excess of \$91K. Engineer rebid and received a response for \$46,484 but it did not include landscape installation. The plan is expected to be approved by OC mid-August.

SECTION 2

Reunion West

Community Development District

Summary of Check Register

July 1, 2020 to July 31, 2020

Fund	Date	Check No.'s		Amount
General Fund	7/7/20	1614	\$	7,404.49
	7/9/20	1615-1617	\$	3,063.47
	7/15/20	1618-1620	\$	9,833.77
	7/22/20	1621-1622	\$	349.64
	7/23/20	1623-1627	\$	321,410.93
	7/29/20	1628-1629	\$	2,191.83
			\$	344,254.13
Payroll	<u>July 2020</u>			
	David Burman	50480	\$	184.70
	Deborah Musser	50481	\$	184.70
	John Chiste	50482	\$	184.70
	Mark Greenstein	50483	\$	184.70
			\$	738.80
			\$	344,992.93

CHECK DATE VENDOR#INVOICE..... YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNTCHECK.....
 DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNT AMOUNT #

7/07/20	00020	7/01/20	499	202007	310-51300-34000	MANAGEMENT FEES JUL20	*	3,689.50		
7/01/20	499	202007	310-51300-35100	INFORMATION TECH JUL20	*	183.33				
7/01/20	499	202007	310-51300-31300	DISSEMINATION FEE JUL20	*	833.33				
7/01/20	499	202007	310-51300-51000	OFFICE SUPPLIES	*	15.48				
7/01/20	499	202007	310-51300-42000	POSTAGE	*	12.92				
7/01/20	499	202007	310-51300-42500	COPIES	*	60.60				
7/01/20	500	202007	320-53800-12000	FIELD MANAGEMENT JUL20	*	2,609.33				
GOVERNMENTAL MANAGEMENT SERVICES										7,404.49 001614
7/09/20	00035	6/30/20	186582	202006	300-13100-10100	AQUATIC PLANT MGMT JUN20	*	73.92		
6/30/20	186582	202006	320-53800-47000	AQUATIC PLANT MGMT JUN20	*	58.08				
APPLIED AQUATIC MANAGEMENT, INC.										132.00 001615
7/09/20	00011	6/30/20	7-052-10	202006	310-51300-42000	DELIVERY 06/19/20	*	31.47		
FEDEX										31.47 001616
7/09/20	00012	5/11/20	19635	202006	310-51300-32200	FY19 AUDIT-FINAL PAYMENT	*	2,700.00		
5/11/20	19635	202006	310-51300-32200	FY19 AUDIT-CREDIT MEMO	*	1,000.00				
7/05/20	20058	202006	310-51300-31400	ARBITRAGE SER2015 4/30/20	*	600.00				
7/05/20	20058	202006	310-51300-31400	ARBITRAGE SER2016 4/30/20	*	600.00				
GRAU & ASSOCIATES										2,900.00 001617
7/15/20	00051	7/09/20	2699	202006	310-51300-31100	CDD MTG/2020 ANN.CERT.LTR	*	600.00		
7/09/20	2700	202006	310-51300-31100	PLAT FOLLOWUP/REPLAT/BIDS	*	600.00				
BOYD CIVIL ENGINEERING										1,200.00 001618
7/15/20	00005	6/03/20	21979675	202006	310-51300-48000	NOT.OF MEETING 06/11/20	*	552.51		
ORLANDO SENTINEL										552.51 001619

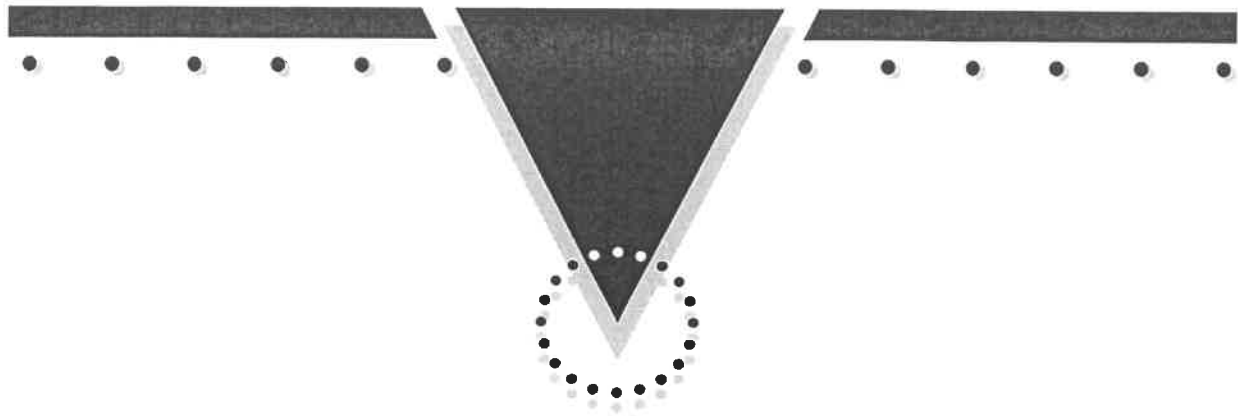
REUNION WEST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO	YRMO	DPT	ACC#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT	#
7/15/20	00041	6/25/20	5782862	202006	310-51300-32300					TRUSTEE FEES-SER.2016	*	4,363.88		
		6/25/20	5783616	202006	310-51300-32300					TRUSTEE FEES-SER.2019	*	3,717.38		
7/22/20	00059	3/27/20	5	202003	310-51300-31300					US BANK	*	250.00	8,081.26	001620
				REV.AMORT	SCHED.SER2017									
7/22/20	00011	7/14/20	7-064-31	202007	310-51300-42000					DISCLOSURE SERVICES LLC	*	99.64	250.00	001621
				DELIVERY	07/06/20									
7/23/20	00031	7/22/20	07222020	202007	300-20700-10000					FEDEX	*	155,847.40	99.64	001622
				FY20	DEBT SERV SER2004-1									
7/23/20	00031	7/22/20	07222020	202007	300-20700-10400					REUNION WEST C/O USBANK	*	38,243.50	155,847.40	001623
				FY20	DEBT SERV SER2015									
7/23/20	00031	7/22/20	07222020	202007	300-20700-10500					REUNION WEST C/O USBANK	*	62,947.40	38,243.50	001624
				FY20	DEBT SERV SER2016									
7/23/20	00031	7/22/20	07222020	202007	300-20700-10600					REUNION WEST C/O USBANK	*	59,384.33	62,947.40	001625
				FY20	DEBT SERV SER2017									
7/23/20	00031	7/22/20	07222020	202007	300-20700-10700					REUNION WEST C/O USBANK	*	4,988.30	59,384.33	001626
				FY20	DEBT SERV SER2019									
7/29/20	00011	7/21/20	7-071-70	202007	310-51300-42000					REUNION WEST C/O USBANK	*	20.83	4,988.30	001627
				DELIVERY	07/09/20									
7/29/20	00043	6/30/20	92690	202006	310-51300-31500					FEDEX	*	2,171.00	20.83	001628
				AUDIT/BOS	MTG/AGREE									
										LATHAM,LUNA,EDEN & BEAUDINE,LLP			2,171.00	001629

TOTAL FOR BANK A 344,254.13
 TOTAL FOR REGISTER 344,254.13

REUNION WEST TWISCARRA

SECTION 3



Reunion West

Community Development District

Unaudited Financial Reporting

June 30, 2020



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Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
June 30, 2020

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2020
ASSETS:					
CASH	\$1,509,170	\$177,671	---	---	\$1,686,841
CUSTODY ACCOUNT	\$2,872	---	---	---	\$2,872
STATE BOARD OF ADMINISTRATION	---	\$1,089,100	---	---	\$1,089,100
DUE FROM REUNION EAST	\$51,499	---	---	---	\$51,499
DUE FROM GENERAL FUND INVESTMENTS	---	---	\$321,380	---	\$321,380
SERIES 2004-1					
Reserve	---	---	\$669,007	---	\$669,007
Revenue	---	---	\$518,124	---	\$518,124
General Redemption	---	---	\$394	---	\$394
SERIES 2015					
Reserve	---	---	\$163,440	---	\$163,440
Revenue	---	---	\$126,324	---	\$126,324
Construction	---	---	---	\$5	\$5
SERIES 2016					
Reserve	---	---	\$275,197	---	\$275,197
Revenue	---	---	\$342,991	---	\$342,991
Prepayment	---	---	\$23	---	\$23
Construction	---	---	---	\$67	\$67
SERIES 2017					
Reserve	---	---	\$254,757	---	\$254,757
Revenue	---	---	\$306,243	---	\$306,243
Prepayment	---	---	\$6,734	---	\$6,734
Construction	---	---	---	\$610	\$610
SERIES 2019					
Reserve	---	---	\$326,489	---	\$326,489
Revenue	---	---	\$154,712	---	\$154,712
Interest	---	---	\$3,030	---	\$3,030
Construction	---	---	---	\$92,775	\$92,775
TOTAL ASSETS	\$1,563,542	\$1,266,771	\$3,468,844	\$93,457	\$6,392,614
LIABILITIES:					
ACCOUNTS PAYABLE	\$15,318	---	---	---	\$15,318
DUE TO REUNION EAST	\$397,396	\$59,417	---	---	\$456,813
DUE TO DEVELOPER	\$2,883	---	---	---	\$2,883
DUE TO DEBT 2004-1	\$155,832	---	---	---	\$155,832
DUE TO DEBT 2015	\$38,240	---	---	---	\$38,240
DUE TO DEBT 2016	\$62,941	---	---	---	\$62,941
DUE TO DEBT 2017	\$59,379	---	---	---	\$59,379
DUE TO DEBT 2019	\$4,988	---	---	---	\$4,988
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	---	\$1,207,355	---	---	\$1,207,355
UNASSIGNED	\$826,564	---	---	---	\$826,564
RESTRICTED FOR DEBT 2004-1	---	---	\$1,343,358	---	\$1,343,358
RESTRICTED FOR DEBT 2015	---	---	\$328,003	---	\$328,003
RESTRICTED FOR DEBT 2016	---	---	\$681,152	---	\$681,152
RESTRICTED FOR DEBT 2017	---	---	\$627,113	---	\$627,113
RESTRICTED FOR DEBT 2019	---	---	\$489,218	---	\$489,218
RESTRICTED FOR CAP. PROJ. 2015	---	---	---	\$5	\$5
RESTRICTED FOR CAP. PROJ. 2016	---	---	---	\$67	\$67
RESTRICTED FOR CAP. PROJ. 2017	---	---	---	\$610	\$610
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$92,775	\$92,775
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,563,542	\$1,266,771	\$3,468,844	\$93,457	\$6,392,614

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues & Expenditures
For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$1,163,411	\$1,163,411	\$1,178,377	\$14,966
Special Assessments - Direct	\$133,920	\$133,920	\$133,920	\$0
Interest	\$0	\$0	\$2	\$2
TOTAL REVENUES	\$1,297,331	\$1,297,331	\$1,312,299	\$14,968
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$9,000	\$4,600	\$4,400
FICA	\$918	\$689	\$352	\$337
Engineering	\$8,000	\$6,000	\$9,073	(\$3,073)
Attorney	\$20,000	\$15,000	\$8,773	\$6,227
Trustee Fee	\$21,000	\$15,750	\$12,445	\$3,305
Dissemination	\$10,000	\$7,500	\$7,750	(\$250)
Arbitrage	\$2,400	\$2,400	\$4,200	(\$1,800)
Collection Agent	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser Fee	\$500	\$375	\$392	(\$17)
Annual Audit	\$5,200	\$5,200	\$7,226	(\$2,026)
Management Fees	\$44,274	\$33,206	\$33,206	\$0
Information Technology	\$3,400	\$2,550	\$1,650	\$900
Telephone	\$300	\$225	\$20	\$205
Postage	\$1,200	\$900	\$1,022	(\$122)
Printing & Binding	\$1,600	\$1,200	\$299	\$901
Insurance	\$9,400	\$9,400	\$8,754	\$646
Legal Advertising	\$1,500	\$1,125	\$1,458	(\$333)
Other Current Charges	\$350	\$263	\$3,050	(\$2,788)
Office Supplies	\$300	\$225	\$111	\$114
Travel Per Diem	\$600	\$450	\$0	\$450
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$150,617	\$119,132	\$112,055	\$7,076
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$31,312	\$23,484	\$23,484	(\$0)
Facility Lease Agreement	\$17,980	\$13,485	\$13,485	\$0
Telephone	\$3,740	\$2,805	\$2,830	(\$25)
Electric	\$268,400	\$201,300	\$184,347	\$16,953
Water & Sewer	\$35,200	\$26,400	\$19,690	\$6,710
Gas	\$33,880	\$25,410	\$14,918	\$10,492
Pool and Fountain Maintenance	\$79,200	\$59,400	\$67,949	(\$8,549)
Environmental	\$4,400	\$3,300	\$2,538	\$762
Property Insurance	\$20,130	\$20,130	\$19,604	\$526
Irrigation Repairs	\$6,600	\$4,950	\$6,010	(\$1,060)
Landscape Contract	\$341,568	\$256,176	\$257,495	(\$1,319)
Landscape Contingency	\$22,000	\$16,500	\$9,497	\$7,003
Landscape Consulting	\$17,160	\$12,870	\$8,474	\$4,396
Gate and Gatehouse Expenses	\$14,080	\$10,560	\$5,104	\$5,456
Roadways/Sidewalks	\$22,000	\$16,500	\$4,017	\$12,483
Lighting	\$4,400	\$3,300	\$883	\$2,417
MSA Building Repairs	\$11,000	\$8,250	\$1,188	\$7,062
Pressure Washing	\$15,400	\$11,550	\$15,730	(\$4,180)
Maintenance (Inspections)	\$770	\$578	\$328	\$249
Repairs & Maintenance	\$8,800	\$6,600	\$1,909	\$4,691
Pest Control	\$319	\$239	\$0	\$239
Signage	\$3,520	\$2,640	\$19,174	(\$16,534)
Security	\$61,600	\$46,200	\$46,200	\$0
Parking Violation Tags	\$0	\$0	\$12	(\$12)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$20,000	\$15,000	\$0	\$15,000
Contingency	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$103,255	\$103,255	\$103,255	\$0
TOTAL MAINTENANCE	\$1,146,714	\$890,882	\$828,121	\$62,761
TOTAL EXPENDITURES	\$1,297,331	\$1,010,013	\$940,176	\$69,837
EXCESS REVENUES (EXPENDITURES)	\$0		\$372,124	
FUND BALANCE - Beginning	\$0		\$454,440	
FUND BALANCE - Ending	\$0		\$826,564	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
<u>REVENUES:</u>				
Transfer In - General Fund	\$103,255	\$103,255	\$103,255	\$0
Interest	\$10,000	\$7,500	\$11,920	\$4,420
TOTAL REVENUES	\$113,255	\$110,755	\$115,175	\$4,420
<u>EXPENDITURES:</u>				
Building Improvements	\$92,400	\$69,300	\$8,521	\$60,779
Fountain Improvements	\$11,000	\$8,250	\$0	\$8,250
Gate/Gatehouse Improvements	\$4,400	\$3,300	\$0	\$3,300
Landscape Improvements	\$110,000	\$82,500	\$31,000	\$51,500
Lighting Improvements	\$3,520	\$2,640	\$0	\$2,640
Monument Improvements	\$11,000	\$8,250	\$17,019	(\$8,769)
Pool Furniture	\$6,600	\$4,950	\$6,222	(\$1,272)
Pool Repair & Replacements	\$37,400	\$28,050	\$7,696	\$20,354
Roadways/Sidewalks Improvements	\$6,820	\$5,115	\$8,314	(\$3,199)
Signage	\$22,000	\$16,500	\$0	\$16,500
Contingency	\$0	\$0	\$24,348	(\$24,348)
TOTAL EXPENDITURES	\$305,140	\$228,855	\$103,119	\$125,736
EXCESS REVENUES (EXPENDITURES)	(\$191,885)		\$12,056	
FUND BALANCE - Beginning	\$1,138,890		\$1,195,299	
FUND BALANCE - Ending	\$947,005		\$1,207,355	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,336,719	\$1,336,719	\$1,354,029	\$17,310
Interest	\$500	\$375	\$13,192	\$12,817
TOTAL REVENUES	\$1,337,219	\$1,337,094	\$1,367,221	\$30,127
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$436,563	\$436,563	\$436,563	\$0
Principal Expense 05/01	\$475,000	\$475,000	\$475,000	\$0
Interest Expense 05/01	\$436,563	\$436,563	\$436,563	\$0
TOTAL EXPENDITURES	\$1,348,125	\$1,348,125	\$1,348,125	\$0
EXCESS REVENUES (EXPENDITURES)	(\$10,906)		\$19,096	
FUND BALANCE - Beginning	\$643,623		\$1,324,262	
FUND BALANCE - Ending	\$632,717		\$1,343,358	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$326,875	\$332,266	\$5,391
Interest	\$100	\$75	\$2,541	\$2,466
TOTAL REVENUES	\$326,975	\$326,950	\$334,807	\$7,857
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$89,644	\$89,644	\$89,644	\$0
Principal Expense 05/01	\$150,000	\$150,000	\$150,000	\$0
Interest Expense 05/01	\$89,644	\$89,644	\$89,644	\$0
TOTAL EXPENDITURES	\$329,288	\$329,288	\$329,288	\$0
EXCESS REVENUES (EXPENDITURES)	(\$2,313)		\$5,519	
FUND BALANCE - Beginning	\$155,168		\$322,484	
FUND BALANCE - Ending	\$152,856		\$328,003	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT
Debt Service Fund
Series 2016
Statement of Revenues & Expenditures
For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$549,750	\$549,750	\$546,898	(\$2,852)
Interest	\$0	\$0	\$4,247	\$4,247
TOTAL REVENUES	\$549,750	\$549,750	\$551,145	\$1,395
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$193,953	\$193,953	\$193,953	\$0
Principal Expense 11/01	\$145,000	\$145,000	\$145,000	\$0
Interest Expense 05/01	\$191,325	\$191,325	\$191,325	\$0
TOTAL EXPENDITURES	\$530,278	\$530,278	\$530,278	\$0
EXCESS REVENUES (EXPENDITURES)	\$19,472		\$20,866	
FUND BALANCE - Beginning	\$383,954		\$660,286	
FUND BALANCE - Ending	\$403,426		\$681,152	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT
Debt Service Fund
Series 2017
Statement of Revenues & Expenditures
For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$509,250	\$509,250	\$515,941	\$6,691
Special Assessments - Prepayments	\$0	\$0	\$60,876	\$60,876
Interest	\$0	\$0	\$3,914	\$3,914
TOTAL REVENUES	\$509,250	\$509,250	\$580,731	\$71,481
EXPENDITURES:				
Interest Expense 11/01	\$182,900	\$182,900	\$182,900	\$0
Principal Expense 11/01	\$140,000	\$140,000	\$140,000	\$0
Interest Expense 05/01	\$180,450	\$180,450	\$180,450	\$0
Special Call 05/01	\$0	\$0	\$60,000	(\$60,000)
TOTAL EXPENDITURES	\$503,350	\$503,350	\$563,350	(\$60,000)
EXCESS REVENUES (EXPENDITURES)	\$5,900		\$17,381	
FUND BALANCE - Beginning	\$350,127		\$609,732	
FUND BALANCE - Ending	\$356,027		\$627,113	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$42,500	\$42,500	\$43,339	\$839
Special Assessments - Direct Billed	\$392,813	\$392,813	\$115,383	(\$277,430)
Interest	\$0	\$0	\$4,856	\$4,856
Transfer In	\$0	\$0	\$101	\$101
TOTAL REVENUES	\$435,313	\$435,313	\$163,680	(\$271,633)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$132,329	\$132,329	\$132,329	\$0
Interest Expense 05/01	\$157,744	\$157,744	\$157,744	\$0
Transfer Out	\$0	\$0	\$3,972	(\$3,972)
TOTAL EXPENDITURES	\$290,073	\$290,073	\$294,045	(\$3,972)
EXCESS REVENUES (EXPENDITURES)	\$145,240		(\$130,365)	
FUND BALANCE - Beginning	\$291,755		\$619,583	
FUND BALANCE - Ending	\$436,995		\$489,218	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED THRU 6/30/20	ACTUAL THRU 6/30/20	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 REVENUE (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 June 30, 2020

	ADOPTED BUDGET	PRORATED THRU 6/30/20	ACTUAL THRU 6/30/20	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 REVENUE (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 June 30, 2020

	ADOPTED BUDGET	PRORATED THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
<u>REVENUES</u>				
Interest	\$0	\$0	\$4	\$4
TOTAL REVENUES	\$0	\$0	\$4	\$4
<u>EXPENDITURES</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUE (EXPENDITURES)	\$0		\$4	
FUND BALANCE - Beginning	\$0		\$606	
FUND BALANCE - Ending	\$0		\$610	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$10,107	\$10,107
TOTAL REVENUES	\$0	\$0	\$10,107	\$10,107
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$4,700	(\$4,700)
TOTAL EXPENDITURES	\$0	\$0	\$4,700	(\$4,700)
Transfer In/(Out)	\$0	\$0	\$3,870	\$3,870
TOTAL OTHER	\$0	\$0	\$3,870	\$3,870
EXCESS REVENUES (EXPENDITURES)	\$0		\$9,278	
FUND BALANCE - Beginning	\$0		\$83,497	
FUND BALANCE - Ending	\$0		\$92,775	

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	\$125,588	\$634,336	\$49,045	\$60,908	\$32,781	\$112,820	\$27,283	\$135,617	\$0	\$0	\$0	\$1,178,377
Special Assessments - Direct	\$66,960	\$0	\$0	\$33,480	\$0	\$0	\$0	\$33,480	\$0	\$0	\$0	\$0	\$133,920
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
Total Revenues	\$66,960	\$125,588	\$634,337	\$82,525	\$60,908	\$32,781	\$112,820	\$60,763	\$135,617	\$0	\$0	\$0	\$1,312,299
Expenses													
Supervisor Fees	\$800	\$0	\$800	\$800	\$0	\$600	\$0	\$800	\$800	\$0	\$0	\$0	\$4,600
FICA	\$61	\$0	\$61	\$61	\$0	\$46	\$0	\$61	\$61	\$0	\$0	\$0	\$352
Engineering	\$832	\$120	\$252	\$849	\$1,680	\$1,430	\$1,559	\$1,153	\$1,200	\$0	\$0	\$0	\$9,073
Attorney	\$1,306	\$446	\$520	\$919	\$946	\$1,423	\$75	\$967	\$2,171	\$0	\$0	\$0	\$8,773
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,364	\$8,081	\$0	\$0	\$0	\$12,445
Dissemination	\$833	\$833	\$833	\$833	\$833	\$1,083	\$833	\$833	\$833	\$0	\$0	\$0	\$7,750
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$1,200	\$0	\$0	\$0	\$4,200
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	\$392	\$0	\$0	\$0	\$0	\$0	\$0	\$392
Annual Audit	\$1,000	\$26	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700	\$0	\$0	\$0	\$7,226
Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$0	\$33,206
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$0	\$0	\$1,650
Telephone	\$7	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20
Postage	\$141	\$130	\$129	\$137	\$51	\$177	\$28	\$43	\$187	\$0	\$0	\$0	\$1,022
Printing & Binding	\$36	\$50	\$3	\$53	\$68	\$15	\$53	\$2	\$18	\$0	\$0	\$0	\$299
Insurance	\$8,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$553	\$0	\$0	\$0	\$8,754
Legal Advertising	\$0	\$0	\$0	\$153	\$181	\$0	\$0	\$571	\$0	\$0	\$0	\$0	\$1,458
Other Current Charges	\$3,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,050
Office Supplies	\$16	\$16	\$15	\$15	\$16	\$15	\$16	\$0	\$3	\$0	\$0	\$0	\$111
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	\$28,383	\$5,507	\$6,486	\$7,693	\$9,149	\$12,054	\$9,436	\$12,667	\$20,680	\$0	\$0	\$0	\$112,055

Reunion West CDD
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Field Management	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$0	\$0	\$23,484
Facility Lease Agreement	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$0	\$0	\$13,485
Telephone	\$320	\$327	\$324	\$324	\$322	\$331	\$331	\$276	\$276	\$0	\$0	\$0	\$2,830
Electric	\$22,896	\$22,357	\$19,533	\$18,651	\$19,602	\$20,291	\$21,837	\$18,434	\$20,747	\$0	\$0	\$0	\$184,347
Water & Sewer	\$2,464	\$1,982	\$5,125	\$1,882	\$1,743	\$1,752	\$1,346	\$1,459	\$1,937	\$0	\$0	\$0	\$19,690
Gas	\$412	\$912	\$1,303	\$3,100	\$2,985	\$2,771	\$2,080	\$1,263	\$93	\$0	\$0	\$0	\$14,918
Pool and Fountain Maintenance	\$6,163	\$6,672	\$7,887	\$11,728	\$7,441	\$9,471	\$4,898	\$7,510	\$6,179	\$0	\$0	\$0	\$67,949
Environmental	\$115	\$616	\$115	\$115	\$616	\$115	\$616	\$115	\$115	\$0	\$0	\$0	\$2,538
Property Insurance	\$18,899	\$683	\$0	\$0	\$683	\$0	\$0	\$21	\$0	\$0	\$0	\$0	\$19,604
Irrigation Repairs	\$1,545	\$0	\$409	\$432	\$437	\$1,032	\$465	\$1,690	\$0	\$0	\$0	\$0	\$6,010
Landscape Contract	\$23,844	\$47,536	\$30,687	\$23,844	\$23,844	\$30,316	\$22,749	\$23,600	\$31,075	\$0	\$0	\$0	\$257,495
Landscape Contingency	\$5,332	\$0	\$2,332	\$0	\$0	\$0	\$264	\$0	\$1,569	\$0	\$0	\$0	\$9,497
Landscape Consulting	\$1,430	\$1,961	\$1,887	\$1,766	\$1,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,474
Gate and Gatehouse Expenses	\$217	\$292	\$0	\$930	\$59	\$1,639	\$493	\$895	\$579	\$0	\$0	\$0	\$5,104
Roadways/Sidewalks	\$301	\$0	\$0	\$0	\$218	\$602	\$2,167	\$0	\$729	\$0	\$0	\$0	\$4,017
Lighting	\$0	\$0	\$0	\$0	\$0	\$883	\$0	\$0	\$0	\$0	\$0	\$0	\$883
MSA Building Repairs	\$221	\$51	\$373	\$0	\$103	\$0	\$440	\$0	\$0	\$0	\$0	\$0	\$1,188
Pressure Washing	\$154	\$0	\$0	\$6,169	\$4,191	\$5,216	\$0	\$0	\$0	\$0	\$0	\$0	\$15,730
Maintenance (Inspections)	\$68	\$0	\$57	\$42	\$0	\$29	\$0	\$132	\$0	\$0	\$0	\$0	\$328
Repairs & Maintenance	\$334	\$0	\$992	\$83	\$0	\$352	\$16	\$132	\$0	\$0	\$0	\$0	\$1,909
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,875	\$396	\$5,412	\$277	\$10,786	\$0	\$165	\$191	\$72	\$0	\$0	\$0	\$19,174
Security	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$0	\$0	\$0	\$46,200
Parking Violation Tags	\$0	\$0	\$0	\$0	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12
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	\$103,255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$103,255
Total Maintenance	\$95,833	\$92,525	\$86,180	\$78,584	\$186,283	\$84,040	\$67,108	\$64,958	\$72,610	\$0	\$0	\$0	\$828,121
Total Expenses	\$124,216	\$98,032	\$92,666	\$86,277	\$195,432	\$96,094	\$76,544	\$77,625	\$99,290	\$0	\$0	\$0	\$940,176
Excess Revenues (Expenditures)	(\$57,255)	\$27,556	\$541,671	(\$3,752)	(\$134,524)	(\$63,313)	\$36,275	(\$16,861)	\$42,327	\$0	\$0	\$0	\$372,124

**REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2020

TAX COLLECTOR

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2004-1					Total 100%
							General Fund 29.68%	Debt Svc Fund 34.10%	Debt Svc Fund 8.37%	Debt Svc Fund 13.77%	Debt Svc Fund 12.99%	
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
11/12/19	ACH	\$ 23,340.36	\$ 1,240.62	\$ 442.00	\$ -	\$ 21,657.74	\$ 6,427.08	\$ 7,385.12	\$ 1,812.24	\$ 2,982.88	\$ 2,814.04	\$ 236.38
11/22/19	ACH	\$ 426,810.60	\$ 17,072.61	\$ 8,194.76	\$ -	\$ 401,543.23	\$ 119,160.71	\$ 136,923.11	\$ 33,599.66	\$ 55,303.79	\$ 52,173.39	\$ 4,382.56
12/6/19	ACH	\$ 1,854,779.89	\$ 74,191.64	\$ 35,611.74	\$ -	\$ 1,744,976.51	\$ 517,833.76	\$ 595,023.39	\$ 146,013.22	\$ 240,332.32	\$ 226,728.61	\$ 19,045.20
12/9/19	ACH	\$ 2,038.96	\$ 20.74	\$ 40.36	\$ -	\$ 1,977.86	\$ 586.94	\$ 674.43	\$ 165.50	\$ 272.41	\$ 256.99	\$ 21.59
12/23/19	ACH	\$ 414,468.52	\$ 15,888.95	\$ 7,971.62	\$ -	\$ 390,607.95	\$ 115,915.59	\$ 133,194.27	\$ 32,684.64	\$ 53,797.70	\$ 50,752.54	\$ 4,263.21
1/10/20	ACH	\$ 153,854.76	\$ 4,615.70	\$ 2,984.77	\$ -	\$ 146,254.29	\$ 43,401.97	\$ 49,871.57	\$ 12,238.02	\$ 20,143.33	\$ 19,003.14	\$ 1,596.26
1/13/20	ACH	\$ 18,960.03	\$ 410.10	\$ 371.02	\$ -	\$ 18,178.91	\$ 5,394.72	\$ 6,198.87	\$ 1,521.14	\$ 2,503.75	\$ 2,362.03	\$ 198.41
1/21/20	ACH	\$ -	\$ -	\$ -	\$ 835.49	\$ 835.49	\$ 247.94	\$ 284.90	\$ 69.91	\$ 115.07	\$ 108.56	\$ 9.12
2/12/20	ACH	\$ 214,149.10	\$ 4,716.16	\$ 4,188.65	\$ -	\$ 205,244.29	\$ 60,907.65	\$ 69,986.70	\$ 17,174.09	\$ 28,267.91	\$ 26,667.84	\$ 2,240.10
3/9/20	ACH	\$ 113,912.46	\$ 1,195.03	\$ 2,254.35	\$ -	\$ 110,463.08	\$ 32,780.68	\$ 37,667.05	\$ 9,243.14	\$ 15,213.87	\$ 14,352.71	\$ 1,205.63
4/13/20	ACH	\$ 377,015.66	\$ 86.88	\$ 7,538.57	\$ -	\$ 369,390.21	\$ 109,619.08	\$ 125,959.18	\$ 30,909.22	\$ 50,875.42	\$ 47,995.68	\$ 4,031.64
4/13/20	ACH	\$ 10,757.76	\$ -	\$ 215.16	\$ -	\$ 10,542.60	\$ 3,128.59	\$ 3,594.94	\$ 882.17	\$ 1,452.01	\$ 1,369.82	\$ 115.07
4/20/20	ACH	\$ -	\$ -	\$ -	\$ 242.87	\$ 242.87	\$ 72.07	\$ 82.82	\$ 20.32	\$ 33.45	\$ 31.56	\$ 2.65
5/12/20	ACH	\$ 92,374.81	\$ -	\$ 1,847.50	\$ -	\$ 90,527.31	\$ 26,864.60	\$ 30,869.11	\$ 7,574.99	\$ 12,468.16	\$ 11,762.41	\$ 988.04
5/12/20	ACH	\$ 1,439.60	\$ -	\$ 28.79	\$ -	\$ 1,410.81	\$ 418.67	\$ 481.08	\$ 118.05	\$ 194.31	\$ 183.31	\$ 15.40
6/9/20	ACH	\$ 56,551.66	\$ -	\$ 1,131.03	\$ -	\$ 55,420.63	\$ 16,446.45	\$ 18,898.00	\$ 4,637.39	\$ 7,632.98	\$ 7,200.92	\$ 604.88
6/9/20	ACH	\$ 1,468.42	\$ -	\$ 29.37	\$ -	\$ 1,439.05	\$ 427.05	\$ 490.70	\$ 120.41	\$ 198.20	\$ 186.98	\$ 15.71
6/16/20	ACH	\$ 408,302.92	\$ -	\$ 8,166.06	\$ -	\$ 400,136.86	\$ 118,743.36	\$ 136,443.55	\$ 33,481.98	\$ 55,110.10	\$ 51,990.66	\$ 4,367.22
7/17/20	ACH	\$ -	\$ -	\$ -	\$ 44.44	\$ 44.44	\$ 13.19	\$ 15.15	\$ 3.72	\$ 6.12	\$ 5.77	\$ 0.49
Totals		\$ 4,170,225.51	\$ 119,438.43	\$ 81,015.75	\$ 1,122.80	\$ 3,970,894.13	\$ 1,178,390.11	\$ 1,354,043.94	\$ 332,269.83	\$ 546,903.76	\$ 515,946.95	\$ 43,339.54
												\$ 3,970,894.13

OFF ROLL ASSESSMENTS

REUNION WEST DEVELOPMENT PARTNERS, LLLP							\$249,305.47	\$133,920.00	\$115,385.47
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2019			
10/31/19	11/1/19	263366	\$ 182,345.47	\$ 182,345.47	\$ 66,960.00	\$ 115,385.47			
1/23/20	2/1/20	28907	\$ 33,480.00	\$ 33,480.00	\$ 33,480.00	\$ -			
1/23/20	5/1/20	28907	\$ 33,480.00	\$ 33,480.00	\$ 33,480.00	\$ -			
			\$ 249,305.47	\$ 249,305.47	\$ 133,920.00	\$ 115,385.47			

SECTION 4

Reunion East/West CDD Direct Billed Assessments for FY 2020

District	Landowner	Product	Total O & M	Total Debt	Total Due	O & M	Debt	Total	Paid
Reunion East	Orlando Health								
	34-25-27-4936-0001-0040								
	Totals		\$226,659	\$0	\$226,659	\$226,659	\$0	\$226,659	
	Orlando Reunion Development LLC								
	35-25-27-4885-PRCL-OC30								
	Totals		\$2,386	\$5,053	\$7,439	\$2,386	\$5,053	\$7,439	
	EHOF/SPECTRUM								
	11-1-15 Interest								
	Totals		\$117,704	\$504,490	\$622,194	\$117,704	\$504,490	\$622,194	
	296 Condos								
	34-25-27-4936-0001-FD10								
	Totals		\$219,504	\$592,527	\$812,031	\$219,504	\$592,527	\$812,031	
	Commercial								
	0010/0020/0050/0031								
	Totals		\$45,254	\$0	\$45,254	\$45,254	\$0	\$45,254	
	Totals		\$382,462	\$1,100,017	\$1,482,479	\$382,462	\$1,100,017	\$1,482,479	
Reunion West	Landowner								
	Reunion West Dev. Partners								
	27-25-27-4927-0001-WC10								
	Totals		\$133,920	\$392,813	\$526,733	\$133,920	\$392,813	\$526,733	
	27-25-27-3160-000A-0030								
	Totals		\$133,920.00	\$392,813.00	\$526,733.00	\$133,920	\$392,813	\$526,733	

SECTION 5

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

The Board of Supervisors of the *Reunion West Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2021** at **12:30 pm at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747**, on the **second Thursday** of each month as follows:

October 8, 2020
November 12, 2020
December 10, 2020
January 14, 2021
February 11, 2021
March 11, 2021
April 8, 2021
May 13, 2021
June 10, 2021
July 8, 2021
August 12, 2021
September 9, 2021

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

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

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

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

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

SECTION 6

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
\$4,285,000
SPECIAL ASSESSMENT REFUNDING
AND IMPROVEMENT BONDS,
SERIES 2015
ARBITRAGE REBATE REQUIREMENT
APRIL 30, 2020**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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June 11, 2020

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, 2020 ("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 (\$170,001) for April 30, 2020. 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, 2020).

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>	04/30/2020
<i>Arbitrage Yield Limit.</i>	4.8281393
<i>Total of Purpose Expenditures.</i>	\$4,127,006.00
<i>Internal Rate of Return.</i>	0.2161708
<i>90% of rebate liability.</i>	-\$153,000.73
<i>Full rebate liability.</i>	-\$170,000.82

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: 04/30/2020

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
5/19/2015	-1	COI	Beg Arbitrage Gross Proceeds	9.8944444	-4,285,000.00	100.0000000	1.2662012	-5,425,672.21
5/19/2015	2016		Proceeds	9.8944444	4,418,333.00	100.0000000	1.2662012	5,594,498.62
5/19/2015	2016	COI		9.8944444	166,500.00	100.0000000	1.2662012	210,822.50
5/19/2015	2016		Transferred funds	9.8944444	-4,695,000.00	100.0000000	1.2662012	-5,944,814.71
5/19/2015	2016		Underwriter discount	9.8944444	85,700.00	100.0000000	1.2662012	108,513.44
5/20/2015	2016	COI		9.8888889	6,089.00	100.0000000	1.2660334	7,708.88
5/26/2015	2016	COI		9.8555556	16,250.00	100.0000000	1.2650272	20,556.69
9/2/2015	2016		Interest	9.3222222	1.00	100.0000000	1.2490353	1.25
11/2/2015	2016		Interest	8.9888889	89,344.00	100.0000000	1.2391432	110,710.01
11/3/2015	2016		Interest	8.9833333	1.00	100.0000000	1.2389790	1.24
11/19/2015	2016		Construction	8.8944444	3,392,229.00	100.0000000	1.2363548	4,193,998.44
12/11/2015	2016		Construction	8.7722222	494,288.00	100.0000000	1.2327554	609,336.22
1/15/2016	2016		Construction	8.5833333	2,200.00	100.0000000	1.2272135	2,699.87
5/2/2016	2017		Interest	7.9888889	9,349.00	100.0000000	1.2099346	11,311.68
11/1/2016	2017		Reserve	6.9944444	13.00	100.0000000	1.1815710	15.36
12/23/2016	2017		Construction	6.7055556	136,416.00	100.0000000	1.1734566	160,078.26
5/1/2017	2018		Reserve	5.9944444	62.00	100.0000000	1.1537194	71.53
11/1/2017	2018		Reserve	4.9944444	369.00	100.0000000	1.1265243	415.69
5/1/2018	2019		Reserve	3.9944444	615.00	100.0000000	1.0999703	676.48
11/1/2018	2019		Reserve	2.9944444	1,116.00	100.0000000	1.0740421	1,198.63
5/1/2019	2020		Reserve	1.9944444	1,503.00	100.0000000	1.0487252	1,576.23
11/1/2019	2020		Reserve	0.9944444	1,628.00	100.0000000	1.0240050	1,667.08
4/30/2020	-1		Unspent Proceeds as of 04/30/2020	0.0000000	164,628.00	100.0000000	1.0000000	164,628.00
					6,634.00			-170,000.82
					Arbitrage Yield Limit (AYL)	4.8281393		
					Internal Rate of Return (IRR)	0.2161708		
					Future Valued To	4/30/2020		

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 | 06/11/2020 | 14:32 | 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 20

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

REUNIONW-2015-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 06/11/2020 | 14:33 | Rpt01a

Reunion West CDD

Special Assessment Refunding & Improvement Bonds Series 2015

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

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	5/1/2036	315,000.00	5.000	7,875.00	-	322,875.00	0.3513503	113,442.22
		4,285,000.00		2,622,185.64	0.00	6,907,185.64		4,199,299.98

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
Underwriter discount (-)	(\$85,700.00)
Lump-sum credit enhancements (-)	\$0.00
Other TIC costs (-)	
Bond surety fee (-)	N/A
= TIC Target	\$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

<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>
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
05/01/2019	2020	Y		Reserve	1,503.00	100.0000000		1,503.00	159,622.00
11/01/2019	2020	Y		Reserve	1,628.00	100.0000000		1,628.00	157,994.00
					4,127,006.00		0.00	4,127,006.00	

<i>First Investment Date</i>	5/19/2015
<i>Calculation Date</i>	4/30/2020
<i>Arbitrage Yield Limit (AYL)</i>	4.8281393
<i>Internal Rate of Return (IRR)</i>	0.2161708

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 ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** 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	0.9999940	6,088.96
	05/26/2015		COI	0.0388889	16,250.00	100.000	0.9999580	16,249.32
	09/02/2015		Interest	0.5722222	1.00	100.000	0.9993820	1.00
	11/02/2015		Interest	0.9055556	89,344.00	100.000	0.9990222	89,256.64
	11/03/2015		Interest	0.9111111	1.00	100.000	0.9990162	1.00
	11/19/2015		Construction	1.0000000	3,392,229.00	100.000	0.9989203	3,388,566.45
	12/11/2015		Construction	1.1222222	494,288.00	100.000	0.9987884	493,689.14
	01/15/2016		Construction	1.3111111	2,200.00	100.000	0.9985846	2,196.89
2017	05/02/2016		Interest	1.9055556	9,349.00	100.000	0.9979436	9,329.77
	11/01/2016		Reserve	2.9000000	13.00	100.000	0.9968721	12.96
	12/23/2016		Construction	3.1888889	136,416.00	100.000	0.9965611	135,946.87
2018	05/01/2017		Reserve	3.9000000	62.00	100.000	0.9957958	61.74
	11/01/2017		Reserve	4.9000000	369.00	100.000	0.9947207	367.05
2019	05/01/2018		Reserve	5.9000000	615.00	100.000	0.9936467	611.09
	11/01/2018		Reserve	6.9000000	1,116.00	100.000	0.9925738	1,107.71
2020	05/01/2019		Reserve	7.9000000	1,503.00	100.000	0.9915022	1,490.23
	11/01/2019		Reserve	8.9000000	1,628.00	100.000	0.9904317	1,612.42
99999	04/30/2020		Unspent Proceeds as of 04/30/2020	9.8944444	164,628.00	100.000	0.9893682	162,877.72
					6,634.00			(0.03)
Arbitrage Yield Limit					4.8281393			
Internal Rate of Return					0.2161708			
Calculation Standard					MSRB 30/360 SEMI 4/3			

the 1990s, the number of people in the world who are undernourished has increased from 600 million to 800 million (FAO 1996).

There are a number of reasons for this increase. First, the world population has increased from 5 billion in 1987 to 6 billion in 1999, and is projected to reach 8 billion by 2025 (UNEP 1999). Second, the world population is becoming increasingly urbanized, and this has led to a greater demand for food. Third, the world population is becoming increasingly aged, and this has led to a greater demand for food. Fourth, the world population is becoming increasingly mobile, and this has led to a greater demand for food. Fifth, the world population is becoming increasingly educated, and this has led to a greater demand for food.

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**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
\$8,500,000
SPECIAL ASSESSMENT BONDS,
SERIES 2016
ARBITRAGE REBATE REQUIREMENT
APRIL 30, 2020**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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June 11, 2020

Reunion West Community Development District
Osceola County, Florida

Re: \$8,500,000 Reunion West Community Development District (Osceola County, Florida), Special Assessment Bonds, Series 2016 (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, 2020 ("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 (\$131,137) for April 30, 2020. 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, 2020).

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
Series 2016 Special Assessment Bonds
Summary of Rebate Calculations
\$ 8,500,000.00

Dated: 05/20/2016
Delivered: 05/20/2016

<i>Anniversary Date</i>	11/01/2016
<i>Future-Value Date</i>	04/30/2020
<i>Arbitrage Yield Limit</i>	4.9179711
<i>Total of Purpose Expenditures</i>	\$8,227,189.00
<i>Internal Rate of Return</i>	0.2480758
<i>90% of rebate liability</i>	-\$118,022.98
<i>Full rebate liability</i>	-\$131,136.64

Reunion West Community Development District
Series 2016 Special Assessment Bonds
Purpose Expenditures Future Value Report
\$ 8,500,000.00

Dated: 05/20/2016
Delivered: 05/20/2016
Future Valued To: 04/30/2020

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
5/20/2016	-1	COI	Beg. Arbitrage Gross Proceeds	7.8888889	-8,496,360.90	100.0000000	1.2112344	-10,291,084.30
5/31/2016	2017	COI		7.8333333	169,175.00	100.0000000	1.2096008	204,634.22
5/31/2016	2017		Underwriter's Discount	7.8333333	184,620.00	100.0000000	1.2096008	223,316.50
6/1/2016	2017	COI		7.8277778	6,089.00	100.0000000	1.2094376	7,364.27
6/14/2016	2017	COI		7.7555556	1,250.00	100.0000000	1.2073175	1,509.15
7/5/2016	2017		Construction	7.6388889	6,909,336.00	100.0000000	1.2039007	8,318,154.53
10/24/2016	2017		Construction	7.0333333	2,883.00	100.0000000	1.1863205	3,420.16
11/1/2016	2017		Interest	6.9944444	170,903.00	100.0000000	1.1852003	202,554.29
12/2/2016	2017		Construction	6.8222222	776,482.00	100.0000000	1.1802521	916,444.54
5/1/2017	2018		Interest	5.9944444	-201,915.00	100.0000000	1.1567558	-233,566.35
5/1/2017	2018		Interest	5.9944444	203,725.00	100.0000000	1.1567558	235,660.08
2/1/2018	2018		Reserve	4.4944444	630.00	100.0000000	1.1153640	702.68
5/1/2018	2019		Reserve	3.9944444	4,011.00	100.0000000	1.1018985	4,419.71
5/1/2019	2020		Reserve	1.9944444	2,933.00	100.0000000	1.0496427	3,078.60
11/1/2019	2020		Reserve	0.9944444	-2,933.00	100.0000000	1.0244516	-3,004.72
4/30/2020	-1		Unspent Proceeds as of 04/30/2020	0.0000000	275,260.00	100.0000000	1.0000000	275,260.00
					6,088.10			-131,136.64
					Arbitrage Yield Limit (AYL)			4.9179711
					Internal Rate of Return (IRR)			0.2480758
					Future Valued To.			4/30/2020

Reunion West Community Development District
Series 2016 Special Assessment Bonds
A.Y.L. Verification Report
8,500,000.00

Dated: 05/20/2016
Delivered: 05/20/2016
FMS Bonds
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	11/01/2016			182,220.69	-	182,220.69	0.9785062	178,304.07
2	05/01/2017	140,000.00	3.625	203,724.99	-	343,724.99	0.9550223	328,265.03
3	11/01/2017			201,187.49	-	201,187.49	0.9321020	187,527.27
4	05/01/2018	145,000.00	3.625	201,187.49	-	346,187.49	0.9097319	314,937.79
5	11/01/2018			198,559.37	-	198,559.37	0.8878986	176,300.58
6	05/01/2019	150,000.00	3.625	198,559.37	-	348,559.37	0.8665893	302,057.81
7	11/01/2019			195,840.62	-	195,840.62	0.8457914	165,640.31
8	05/01/2020	155,000.00	3.625	195,840.62	-	350,840.62	0.8254926	289,616.35
9	11/01/2020			193,031.24	-	193,031.24	0.8056811	155,521.61
10	05/01/2021	160,000.00	4.375	193,031.24	-	353,031.24	0.7863449	277,604.33
11	11/01/2021			189,531.24	-	189,531.24	0.7674729	145,460.09
12	05/01/2022	170,000.00	4.375	189,531.24	-	359,531.24	0.7490538	269,308.23
13	11/01/2022			185,812.49	-	185,812.49	0.7310767	135,843.18
14	05/01/2023	175,000.00	4.375	185,812.49	-	360,812.49	0.7135311	257,450.93
15	11/01/2023			181,984.37	-	181,984.37	0.6964065	126,735.11
16	05/01/2024	185,000.00	4.375	181,984.37	-	366,984.37	0.6796930	249,436.70
17	11/01/2024			177,937.50	-	177,937.50	0.6633806	118,040.28
18	05/01/2025	190,000.00	4.375	177,937.50	-	367,937.50	0.6474596	238,224.67
19	11/01/2025			173,781.25	-	173,781.25	0.6319208	109,815.98
20	05/01/2026	200,000.00	4.375	173,781.25	-	373,781.25	0.6167549	230,531.41
21	11/01/2026			169,406.25	-	169,406.25	0.6019529	101,974.59
22	05/01/2027	210,000.00	4.375	169,406.25	-	379,406.25	0.5875062	222,903.54
23	11/01/2027			164,812.50	-	164,812.50	0.5734063	94,504.52
24	05/01/2028	220,000.00	4.375	164,812.50	-	384,812.50	0.5596447	215,358.27
25	11/01/2028			160,000.00	-	160,000.00	0.5462134	87,394.14
26	05/01/2029	225,000.00	5.000	160,000.00	-	385,000.00	0.5331044	205,245.20
27	11/01/2029			154,375.00	-	154,375.00	0.5203101	80,322.87
28	05/01/2030	240,000.00	5.000	154,375.00	-	394,375.00	0.5078228	200,272.61
29	11/01/2030			148,375.00	-	148,375.00	0.4956352	73,539.87
30	05/01/2031	250,000.00	5.000	148,375.00	-	398,375.00	0.4837401	192,709.95
31	11/01/2031			142,125.00	-	142,125.00	0.4721305	67,101.54
32	05/01/2032	265,000.00	5.000	142,125.00	-	407,125.00	0.4607995	187,602.98
33	11/01/2032			135,500.00	-	135,500.00	0.4497404	60,939.83
34	05/01/2033	275,000.00	5.000	135,500.00	-	410,500.00	0.4389468	180,187.65
35	11/01/2033			128,625.00	-	128,625.00	0.4284122	55,104.52
36	05/01/2034	290,000.00	5.000	128,625.00	-	418,625.00	0.4181304	175,039.85
37	11/01/2034			121,375.00	-	121,375.00	0.4080954	49,532.58
38	05/01/2035	305,000.00	5.000	121,375.00	-	426,375.00	0.3983012	169,825.69
39	11/01/2035			113,750.00	-	113,750.00	0.3887421	44,219.42
40	05/01/2036	320,000.00	5.000	113,750.00	-	433,750.00	0.3794124	164,570.14
41	11/01/2036			105,750.00	-	105,750.00	0.3703066	39,159.93

Reunion West Community Development District
Series 2016 Special Assessment Bonds
A.Y.L. Verification Report
8,500,000.00

Dated: 05/20/2016
Delivered: 05/20/2016
FMS Bonds
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	05/01/2037	335,000.00	5.000	105,750.00	-	440,750.00	0.3614194	159,295.60
43	11/01/2037			97,375.00	-	97,375.00	0.3527454	34,348.59
44	05/01/2038	355,000.00	5.000	97,375.00	-	452,375.00	0.3442796	155,743.51
45	11/01/2038			88,500.00	-	88,500.00	0.3360170	29,737.51
46	05/01/2039	370,000.00	5.000	88,500.00	-	458,500.00	0.3279527	150,366.33
47	11/01/2039			79,250.00	-	79,250.00	0.3200820	25,366.50
48	05/01/2040	390,000.00	5.000	79,250.00	-	469,250.00	0.3124001	146,593.74
49	11/01/2040			69,500.00	-	69,500.00	0.3049026	21,190.73
50	05/01/2041	410,000.00	5.000	69,500.00	-	479,500.00	0.2975850	142,692.01
51	11/01/2041			59,250.00	-	59,250.00	0.2904431	17,208.75
52	05/01/2042	430,000.00	5.000	59,250.00	-	489,250.00	0.2834725	138,688.92
53	11/01/2042			48,500.00	-	48,500.00	0.2766692	13,418.46
54	05/01/2043	450,000.00	5.000	48,500.00	-	498,500.00	0.2700293	134,609.59
55	11/01/2043			37,250.00	-	37,250.00	0.2635486	9,817.19
56	05/01/2044	475,000.00	5.000	37,250.00	-	512,250.00	0.2572236	131,762.77
57	11/01/2044			25,375.00	-	25,375.00	0.2510503	6,370.40
58	05/01/2045	495,000.00	5.000	25,375.00	-	520,375.00	0.2450251	127,504.95
59	11/01/2045			13,000.00	-	13,000.00	0.2391446	3,108.88
60	05/01/2046	520,000.00	5.000	13,000.00	-	533,000.00	0.2334052	124,404.97
		8,500,000.00		7,905,464.32	0.00	16,405,464.32		8,496,360.80

True Interest Cost (TIC)	5.1098505
Net Interest Cost (NIC)	5.0537953
Arbitrage Yield Limit (AYL)	4.9179711
Arbitrage Net Interest Cost (ANIC)	4.9394911

Face value of bond Issue	\$8,500,000.00
Accrued interest (-)	
Original issue premium/discount (+)	(\$3,639.10)
Bond surety fee (-)	\$0.00
Lump-sum credit enhancements (-)	\$0.00
Other AYL costs (-)	
= AYL Target	\$8,496,360.90

Reunion West Community Development District
 Series 2016 Special Assessment Bonds
 T.I.C. Verification Report (Regular)

8,500,000.00

MSRB 30/360 SEMI 4/3
 FMS Bonds
 Dated: 5/20/2016
 Delivered: 5/20/2016

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/1/2016			182,220.69	-	182,220.69	0.9776874	178,154.86
2	5/1/2017	140,000.00	3.625	203,724.99	-	343,724.99	0.9533305	327,683.51
3	11/1/2017			201,187.49	-	201,187.49	0.9295804	187,019.95
4	5/1/2018	145,000.00	3.625	201,187.49	-	346,187.49	0.9064220	313,791.95
5	11/1/2018			198,559.37	-	198,559.37	0.8838405	175,494.82
6	5/1/2019	150,000.00	3.625	198,559.37	-	348,559.37	0.8618216	300,396.00
7	11/1/2019			195,840.62	-	195,840.62	0.8403513	164,574.92
8	5/1/2020	155,000.00	3.625	195,840.62	-	350,840.62	0.8194158	287,484.35
9	11/1/2020			193,031.24	-	193,031.24	0.7990019	154,232.33
10	5/1/2021	160,000.00	4.375	193,031.24	-	353,031.24	0.7790966	275,045.43
11	11/1/2021			189,531.24	-	189,531.24	0.7596871	143,984.45
12	5/1/2022	170,000.00	4.375	189,531.24	-	359,531.24	0.7407612	266,326.81
13	11/1/2022			185,812.49	-	185,812.49	0.7223068	134,213.63
14	5/1/2023	175,000.00	4.375	185,812.49	-	360,812.49	0.7043122	254,124.64
15	11/1/2023			181,984.37	-	181,984.37	0.6867658	124,980.65
16	5/1/2024	185,000.00	4.375	181,984.37	-	366,984.37	0.6696566	245,753.51
17	11/1/2024			177,937.50	-	177,937.50	0.6529736	116,188.49
18	5/1/2025	190,000.00	4.375	177,937.50	-	367,937.50	0.6367063	234,268.11
19	11/1/2025			173,781.25	-	173,781.25	0.6208442	107,891.07
20	5/1/2026	200,000.00	4.375	173,781.25	-	373,781.25	0.6053772	226,278.65
21	11/1/2026			169,406.25	-	169,406.25	0.5902956	99,999.76
22	5/1/2027	210,000.00	4.375	169,406.25	-	379,406.25	0.5755897	218,382.34
23	11/1/2027			164,812.50	-	164,812.50	0.5612502	92,501.05
24	5/1/2028	220,000.00	4.375	164,812.50	-	384,812.50	0.5472679	210,595.53
25	11/1/2028			160,000.00	-	160,000.00	0.5336340	85,381.43
26	5/1/2029	225,000.00	5.000	160,000.00	-	385,000.00	0.5203397	200,330.77
27	11/1/2029			154,375.00	-	154,375.00	0.5073766	78,326.26
28	5/1/2030	240,000.00	5.000	154,375.00	-	394,375.00	0.4947364	195,111.68
29	11/1/2030			148,375.00	-	148,375.00	0.4824112	71,577.76
30	5/1/2031	250,000.00	5.000	148,375.00	-	398,375.00	0.4703930	187,392.81
31	11/1/2031			142,125.00	-	142,125.00	0.4586742	65,189.07
32	5/1/2032	265,000.00	5.000	142,125.00	-	407,125.00	0.4472474	182,085.59
33	11/1/2032			135,500.00	-	135,500.00	0.4361052	59,092.26
34	5/1/2033	275,000.00	5.000	135,500.00	-	410,500.00	0.4252406	174,561.28
35	11/1/2033			128,625.00	-	128,625.00	0.4146467	53,333.93
36	5/1/2034	290,000.00	5.000	128,625.00	-	418,625.00	0.4043167	169,257.09
37	11/1/2034			121,375.00	-	121,375.00	0.3942441	47,851.38
38	5/1/2035	305,000.00	5.000	121,375.00	-	426,375.00	0.3844224	163,908.09
39	11/1/2035			113,750.00	-	113,750.00	0.3748454	42,638.66
40	5/1/2036	320,000.00	5.000	113,750.00	-	433,750.00	0.3655069	158,538.63
41	11/1/2036			105,750.00	-	105,750.00	0.3564012	37,689.42

Reunion West Community Development District
Series 2016 Special Assessment Bonds
T.I.C. Verification Report (Regular)
8,500,000.00

2
MSRB 50/360 SEMI 4/3
FMS Bonds
Dated: 5/20/2016
Delivered: 5/20/2016

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	5/1/2037	335,000.00	5.000	105,750.00	-	440,750.00	0.3475222	153,170.42
43	11/1/2037			97,375.00	-	97,375.00	0.3388645	32,996.93
44	5/1/2038	355,000.00	5.000	97,375.00	-	452,375.00	0.3304224	149,474.85
45	11/1/2038			88,500.00	-	88,500.00	0.3221907	28,513.88
46	5/1/2039	370,000.00	5.000	88,500.00	-	458,500.00	0.3141641	144,044.22
47	11/1/2039			79,250.00	-	79,250.00	0.3063374	24,277.24
48	5/1/2040	390,000.00	5.000	79,250.00	-	469,250.00	0.2987057	140,167.63
49	11/1/2040			69,500.00	-	69,500.00	0.2912641	20,242.85
50	5/1/2041	410,000.00	5.000	69,500.00	-	479,500.00	0.2840079	136,181.78
51	11/1/2041			59,250.00	-	59,250.00	0.2769325	16,408.25
52	5/1/2042	430,000.00	5.000	59,250.00	-	489,250.00	0.2700333	132,113.80
53	11/1/2042			48,500.00	-	48,500.00	0.2633060	12,770.34
54	5/1/2043	450,000.00	5.000	48,500.00	-	498,500.00	0.2567464	127,988.06
55	11/1/2043			37,250.00	-	37,250.00	0.2503501	9,325.54
56	5/1/2044	475,000.00	5.000	37,250.00	-	512,250.00	0.2441132	125,046.99
57	11/1/2044			25,375.00	-	25,375.00	0.2380317	6,040.05
58	5/1/2045	495,000.00	5.000	25,375.00	-	520,375.00	0.2321016	120,779.89
59	11/1/2045			13,000.00	-	13,000.00	0.2263194	2,942.15
60	5/1/2046	520,000.00	5.000	13,000.00	-	533,000.00	0.2206811	117,623.04
		8,500,000.00		7,905,464.32	0.00	16,405,464.32		8,311,740.85

True Interest Cost (TIC)	5.1098505
Net Interest Cost (NIC)	5.0537953
Arbitrage Yield Limit (AYL)	4.9179711
Arbitrage Net Interest Cost (ANIC)	4.9394911

Face value of bond issue	\$8,500,000.00
Accrued interest (+)	
Original issue premium/discount (-)	(\$3,639.10)
Underwriter discount (-)	(\$184,620.00)
Lump-sum credit enhancements (-)	\$0.00
Other TIC costs (-)	
Bond surety fee (-)	N/A
= TIC Target	\$8,311,740.90

Reunion West Community Development District
Series 2016 Special Assessment Bonds
Unspent Proceeds Report
\$ 8,500,000.00

Dated: 05/20/2016
Delivered: 05/20/2016

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
05/20/2016	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			8,496,360.90
05/31/2016	2017	Y	COI		169,175.00	100.0000000		169,175.00	8,327,185.90
05/31/2016	2017	Y		Underwriter's Discount	184,620.00	100.0000000		184,620.00	8,142,565.90
06/01/2016	2017	Y	COI		6,089.00	100.0000000		6,089.00	8,136,476.90
06/14/2016	2017	Y	COI		1,250.00	100.0000000		1,250.00	8,135,226.90
07/05/2016	2017	Y		Construction	6,909,336.00	100.0000000		6,909,336.00	1,225,890.90
10/24/2016	2017	Y		Construction	2,883.00	100.0000000		2,883.00	1,223,007.90
11/01/2016	2017	Y		Interest	170,903.00	100.0000000		170,903.00	1,052,104.90
12/02/2016	2017	Y		Construction	776,482.00	100.0000000		776,482.00	275,622.90
05/01/2017	2018	Y		Interest	-201,915.00	100.0000000		-201,915.00	477,537.90
05/01/2017	2018	Y		Interest	203,725.00	100.0000000		203,725.00	273,812.90
02/01/2018	2018	Y		Reserve	630.00	100.0000000		630.00	273,182.90
05/01/2018	2019	Y		Reserve	4,011.00	100.0000000		4,011.00	269,171.90
05/01/2019	2020	Y		Reserve	2,933.00	100.0000000		2,933.00	266,238.90
11/01/2019	2020	Y		Reserve	-2,933.00	100.0000000		-2,933.00	269,171.90
					8,227,189.00		0.00	8,227,189.00	

First Investment Date.	5/31/2016
Calculation Date.	4/30/2020
Arbitrage Yield Limit (AYL).	4.9179711
Internal Rate of Return (IRR).	0.2480758

Reunion West Community Development District
Series 2016 Special Assessment Bonds
I.R.R. Report Via Purpose Expenditures
\$ 8,500,000.00

Dated: 05/20/2016
Delivered: 05/20/2016

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	05/20/2016		Beg. Arbitrage Gross Proceeds	0.0000000	(8,496,360.90)	100.000	1.0000000	(8,496,360.90)
2017	05/31/2016		Underwriter's Discount	0.0611111	184,620.00	100.000	0.9999242	184,606.01
	05/31/2016		COI	0.0611111	169,175.00	100.000	0.9999242	169,162.18
	06/01/2016		COI	0.0611111	6,089.00	100.000	0.9999242	6,088.54
	06/14/2016		COI	0.1333333	1,250.00	100.000	0.9998347	1,249.79
	07/05/2016		Construction	0.2500000	6,909,336.00	100.000	0.9996901	6,907,195.11
	10/24/2016		Construction	0.8555556	2,883.00	100.000	0.9989400	2,879.94
	11/01/2016		Interest	0.8944444	170,903.00	100.000	0.9988919	170,713.61
	12/02/2016		Construction	1.0666667	776,482.00	100.000	0.9986786	775,455.97
2018	05/01/2017		Interest	1.8944444	203,725.00	100.000	0.9976544	203,247.14
	05/01/2017		Interest	1.8944444	(201,915.00)	100.000	0.9976544	(201,441.38)
	02/01/2018		Reserve	3.3944444	630.00	100.000	0.9958011	627.35
2019	05/01/2018		Reserve	3.8944444	4,011.00	100.000	0.9951840	3,991.68
2020	05/01/2019		Reserve	5.8944444	2,933.00	100.000	0.9927198	2,911.65
	11/01/2019		Reserve	6.8944444	(2,933.00)	100.000	0.9914900	(2,908.04)
99999	04/30/2020		Unspent Proceeds as of 04/30/2020	7.8888889	275,260.00	100.000	0.9902685	272,581.31
					6,088.10			(0.02)
Arbitrage Yield Limit						4.9179711		
Internal Rate of Return						0.2480758		
Calculation Standard					MSRB 30/360 SEMI 4/3			

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
\$7,945,000
SPECIAL ASSESSMENT BONDS,
SERIES 2017
ARBITRAGE REBATE REQUIREMENT
JUNE 30, 2020**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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July 21, 2020

Reunion West Community Development District
Osceola County, Florida

Re: \$7,945,000 Reunion West Community Development District (Osceola County, Florida), Special Assessment Bonds, Series 2017 (the "Bonds")

Reunion West Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended June 30, 2020 ("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 (\$72,657) for June 30, 2020. 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 (June 30, 2020).

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
Series 2017 Special Assessment Bonds
Summary of Rebate Calculations
\$ 7,945,000.00

Dated: 07/19/2017
Delivered: 07/19/2017

<i>Anniversary Date.</i>	11/01/2017
<i>Future-Value Date.</i>	06/30/2020
<i>Arbitrage Yield Limit.</i>	4.8245794
<i>Total of Purpose Expenditures.</i>	\$7,694,867.00
<i>Internal Rate of Return.</i>	0.3530500
<i>90% of rebate liability.</i>	-\$65,390.95
<i>Full rebate liability.</i>	-\$72,656.61

Reunion West Community Development District
Series 2017 Special Assessment Bonds
Purpose Expenditures Future Value Report
\$ 7,945,000.00

Dated: 07/19/2017
Delivered: 07/19/2017
Future Valued To: 06/30/2020

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FL Factor	FL Amount
7/19/2017	-1	COI	Beg. Arbitrage Gross Proceeds	5.8944444	-7,945,000.00	100.0000000	1.1508527	-9,143,524.63
7/31/2017	2018		COI	5.8333333	171,000.00	100.0000000	1.1491775	196,509.35
7/31/2017	2018		Underwriter's Discount	5.8333333	158,900.00	100.0000000	1.1491775	182,604.30
8/8/2017	2018		COI	5.7888889	5,275.00	100.0000000	1.1479607	6,055.49
8/23/2017	2018		Construction	5.7055556	7,256,689.00	100.0000000	1.1456827	8,313,862.86
9/20/2017	2018		COI	5.5555556	1,250.00	100.0000000	1.1415936	1,426.99
10/3/2017	2018		COI	5.4833333	3,227.00	100.0000000	1.1396300	3,677.59
11/1/2017	2018		Interest	5.3277778	94,036.00	100.0000000	1.1354122	106,769.62
2/23/2018	2018		Construction	4.7055556	314.00	100.0000000	1.1186965	351.27
5/1/2018	2018		Reserve	4.3277778	297.00	100.0000000	1.1086679	329.27
5/1/2018	2018		Interest	4.3277778	48.00	100.0000000	1.1086679	53.22
5/1/2020	2020		Reserve	0.3277778	3,831.00	100.0000000	1.0078437	3,861.05
6/30/2020	-1		Unspent Proceeds as of 06/30/2020	0.0000000	255,367.00	100.0000000	1.0000000	255,367.00
					5,234.00			-72,656.61
					Arbitrage Yield Limit (AYL)			4.8245794
					Internal Rate of Return (IRR)			0.3530500
					Future Valued To..			6/30/2020

Reunion West Community Development District
 Series 2017 Special Assessment Bonds
 A.Y.L. Verification Report
 7,945,000.00

Dated: 07/19/2017
 Delivered: 07/19/2017
 FMS Bonds
 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	11/01/2017			105,403.53	-	105,403.53	0.9865834	103,989.38
2	05/01/2018			186,006.25	-	186,006.25	0.9633448	179,188.15
3	11/01/2018	135,000.00	3.500	186,006.25	-	321,006.25	0.9406535	301,955.65
4	05/01/2019			183,643.75	-	183,643.75	0.9184967	168,676.18
5	11/01/2019	140,000.00	3.500	183,643.75	-	323,643.75	0.8968618	290,263.71
6	05/01/2020			181,193.75	-	181,193.75	0.8757365	158,677.98
7	11/01/2020	145,000.00	3.500	181,193.75	-	326,193.75	0.8551088	278,931.14
8	05/01/2021			178,656.25	-	178,656.25	0.8349670	149,172.07
9	11/01/2021	150,000.00	3.500	178,656.25	-	328,656.25	0.8152996	267,953.30
10	05/01/2022			176,031.25	-	176,031.25	0.7960954	140,137.68
11	11/01/2022	155,000.00	3.500	176,031.25	-	331,031.25	0.7773437	257,325.04
12	05/01/2023			173,318.75	-	173,318.75	0.7590336	131,554.75
13	11/01/2023	160,000.00	4.250	173,318.75	-	333,318.75	0.7411548	247,040.78
14	05/01/2024			169,918.75	-	169,918.75	0.7236971	122,969.71
15	11/01/2024	165,000.00	4.250	169,918.75	-	334,918.75	0.7066506	236,670.55
16	05/01/2025			166,412.50	-	166,412.50	0.6900057	114,825.57
17	11/01/2025	175,000.00	4.250	166,412.50	-	341,412.50	0.6737528	230,027.64
18	05/01/2026			162,693.75	-	162,693.75	0.6578828	107,033.42
19	11/01/2026	180,000.00	4.250	162,693.75	-	342,693.75	0.6423866	220,141.86
20	05/01/2027			158,868.75	-	158,868.75	0.6272554	99,651.27
21	11/01/2027	190,000.00	4.250	158,868.75	-	348,868.75	0.6124805	213,675.32
22	05/01/2028			154,831.25	-	154,831.25	0.5980538	92,597.41
23	11/01/2028	195,000.00	4.250	154,831.25	-	349,831.25	0.5839668	204,289.83
24	05/01/2029			150,687.50	-	150,687.50	0.5702116	85,923.77
25	11/01/2029	205,000.00	4.750	150,687.50	-	355,687.50	0.5567805	198,039.86
26	05/01/2030			145,818.75	-	145,818.75	0.5436657	79,276.65
27	11/01/2030	215,000.00	4.750	145,818.75	-	360,818.75	0.5308598	191,544.17
28	05/01/2031			140,712.50	-	140,712.50	0.5183556	72,939.11
29	11/01/2031	225,000.00	4.750	140,712.50	-	365,712.50	0.5061459	185,103.87
30	05/01/2032			135,368.75	-	135,368.75	0.4942238	66,902.45
31	11/01/2032	235,000.00	4.750	135,368.75	-	370,368.75	0.4825825	178,733.47
32	05/01/2033			129,787.50	-	129,787.50	0.4712154	61,157.87
33	11/01/2033	245,000.00	4.750	129,787.50	-	374,787.50	0.4601161	172,445.75
34	05/01/2034			123,968.75	-	123,968.75	0.4492782	55,696.45
35	11/01/2034	260,000.00	4.750	123,968.75	-	383,968.75	0.4386956	168,445.38
36	05/01/2035			117,793.75	-	117,793.75	0.4283622	50,458.39
37	11/01/2035	270,000.00	4.750	117,793.75	-	387,793.75	0.4182723	162,203.38
38	05/01/2036			111,381.25	-	111,381.25	0.4084200	45,490.33
39	11/01/2036	285,000.00	4.750	111,381.25	-	396,381.25	0.3987998	158,076.76
40	05/01/2037			104,612.50	-	104,612.50	0.3894062	40,736.76
41	11/01/2037	300,000.00	4.750	104,612.50	-	404,612.50	0.3802339	153,847.37

REUNION WE-2017-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/21/2020 | 13:16 | Rpt01h

Reunion West Community Development District
Series 2017 Special Assessment Bonds
A.Y.L. Verification Report
7,945,000.00

Dated: 07/19/2017
Delivered: 07/19/2017
FMS Bonds
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	05/01/2038			97,487.50	-	97,487.50	0.3712776	36,194.92
43	11/01/2038	310,000.00	4.750	97,487.50	-	407,487.50	0.3625322	147,727.35
44	05/01/2039			90,125.00	-	90,125.00	0.3539929	31,903.61
45	11/01/2039	325,000.00	5.000	90,125.00	-	415,125.00	0.3456547	143,489.91
46	05/01/2040			82,000.00	-	82,000.00	0.3375129	27,676.06
47	11/01/2040	345,000.00	5.000	82,000.00	-	427,000.00	0.3295629	140,723.36
48	05/01/2041			73,375.00	-	73,375.00	0.3218002	23,612.09
49	11/01/2041	360,000.00	5.000	73,375.00	-	433,375.00	0.3142203	136,175.20
50	05/01/2042			64,375.00	-	64,375.00	0.3068189	19,751.47
51	11/01/2042	380,000.00	5.000	64,375.00	-	444,375.00	0.2995919	133,131.14
52	05/01/2043			54,875.00	-	54,875.00	0.2925351	16,052.86
53	11/01/2043	395,000.00	5.000	54,875.00	-	449,875.00	0.2856445	128,504.32
54	05/01/2044			45,000.00	-	45,000.00	0.2789162	12,551.23
55	11/01/2044	415,000.00	5.000	45,000.00	-	460,000.00	0.2723464	125,279.37
56	05/01/2045			34,625.00	-	34,625.00	0.2659314	9,207.88
57	11/01/2045	440,000.00	5.000	34,625.00	-	474,625.00	0.2596675	123,244.68
58	05/01/2046			23,625.00	-	23,625.00	0.2535511	5,990.14
59	11/01/2046	460,000.00	5.000	23,625.00	-	483,625.00	0.2475788	119,735.28
60	05/01/2047			12,125.00	-	12,125.00	0.2417471	2,931.18
61	11/01/2047	485,000.00	5.000	12,125.00	-	497,125.00	0.2360529	117,347.78
		7,945,000.00		7,364,041.03	0.00	15,309,041.03		7,944,999.99

True Interest Cost (TIC)	4.9976961
Net Interest Cost (NIC)	4.9616721
Arbitrage Yield Limit (AYL)	4.8245794
Arbitrage Net Interest Cost (ANIC)	4.8568714

Face value of bond Issue	\$7,945,000.00
Accrued interest (-)	
Original issue premium/discount (+)	\$0.00
Bond surety fee (-)	\$0.00
Lump-sum credit enhancements (-)	\$0.00
Other AYL costs (-)	
= AYL Target	\$7,945,000.00

Reunion West Community Development District

Series 2017 Special Assessment Bonds

T.I.C. Verification Report (Regular)

7,945,000.00

MSRB 30/360 SEMI 4/3
FMS Bonds
Dated: 7/19/2017
Delivered: 7/19/2017

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/1/2017			105,403.53	-	105,403.53	0.9861112	103,939.61
2	5/1/2018			186,006.25	-	186,006.25	0.9620706	178,951.14
3	11/1/2018	135,000.00	3.500	186,006.25	-	321,006.25	0.9386160	301,301.60
4	5/1/2019			183,643.75	-	183,643.75	0.9157332	168,168.68
5	11/1/2019	140,000.00	3.500	183,643.75	-	323,643.75	0.8934083	289,146.01
6	5/1/2020			181,193.75	-	181,193.75	0.8716276	157,933.48
7	11/1/2020	145,000.00	3.500	181,193.75	-	326,193.75	0.8503780	277,387.99
8	5/1/2021			178,656.25	-	178,656.25	0.8296464	148,221.51
9	11/1/2021	150,000.00	3.500	178,656.25	-	328,656.25	0.8094202	266,021.01
10	5/1/2022			176,031.25	-	176,031.25	0.7896871	139,009.62
11	11/1/2022	155,000.00	3.500	176,031.25	-	331,031.25	0.7704351	255,038.11
12	5/1/2023			173,318.75	-	173,318.75	0.7516525	130,275.47
13	11/1/2023	160,000.00	4.250	173,318.75	-	333,318.75	0.7333278	244,431.89
14	5/1/2024			169,918.75	-	169,918.75	0.7154498	121,568.33
15	11/1/2024	165,000.00	4.250	169,918.75	-	334,918.75	0.6980076	233,775.84
16	5/1/2025			166,412.50	-	166,412.50	0.6809907	113,325.36
17	11/1/2025	175,000.00	4.250	166,412.50	-	341,412.50	0.6643886	226,830.58
18	5/1/2026			162,693.75	-	162,693.75	0.6481913	105,456.68
19	11/1/2026	180,000.00	4.250	162,693.75	-	342,693.75	0.6323889	216,715.72
20	5/1/2027			158,868.75	-	158,868.75	0.6169717	98,017.52
21	11/1/2027	190,000.00	4.250	158,868.75	-	348,868.75	0.6019304	209,994.70
22	5/1/2028			154,831.25	-	154,831.25	0.5872558	90,925.54
23	11/1/2028	195,000.00	4.250	154,831.25	-	349,831.25	0.5729389	200,431.93
24	5/1/2029			150,687.50	-	150,687.50	0.5589710	84,229.95
25	11/1/2029	205,000.00	4.750	150,687.50	-	355,687.50	0.5453437	193,971.95
26	5/1/2030			145,818.75	-	145,818.75	0.5320487	77,582.67
27	11/1/2030	215,000.00	4.750	145,818.75	-	360,818.75	0.5190777	187,292.96
28	5/1/2031			140,712.50	-	140,712.50	0.5064230	71,260.04
29	11/1/2031	225,000.00	4.750	140,712.50	-	365,712.50	0.4940767	180,690.04
30	5/1/2032			135,368.75	-	135,368.75	0.4820315	65,252.00
31	11/1/2032	235,000.00	4.750	135,368.75	-	370,368.75	0.4702799	174,176.99
32	5/1/2033			129,787.50	-	129,787.50	0.4588148	59,548.43
33	11/1/2033	245,000.00	4.750	129,787.50	-	374,787.50	0.4476293	167,765.85
34	5/1/2034			123,968.75	-	123,968.75	0.4367164	54,139.18
35	11/1/2034	260,000.00	4.750	123,968.75	-	383,968.75	0.4260696	163,597.40
36	5/1/2035			117,793.75	-	117,793.75	0.4156823	48,964.78
37	11/1/2035	270,000.00	4.750	117,793.75	-	387,793.75	0.4055483	157,269.08
38	5/1/2036			111,381.25	-	111,381.25	0.3956613	44,069.25
39	11/1/2036	285,000.00	4.750	111,381.25	-	396,381.25	0.3860154	153,009.25
40	5/1/2037			104,612.50	-	104,612.50	0.3766046	39,397.55
41	11/1/2037	300,000.00	4.750	104,612.50	-	404,612.50	0.3674232	148,664.03

REUNION WE-2017-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/21/2020 | 13:17 | Rpt01a

Reunion West Community Development District
Series 2017 Special Assessment Bonds
T.I.C. Verification Report (Regular)

7,945,000.00

2
MSRB 30/360 SEMI 4/3
FMS Bonds
Dated: 7/19/2017
Delivered: 7/19/2017

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	5/1/2038			97,487.50	-	97,487.50	0.3584657	34,945.93
43	11/1/2038	310,000.00	4.750	97,487.50	-	407,487.50	0.3497266	142,509.21
44	5/1/2039			90,125.00	-	90,125.00	0.3412005	30,750.70
45	11/1/2039	325,000.00	5.000	90,125.00	-	415,125.00	0.3328823	138,187.76
46	5/1/2040			82,000.00	-	82,000.00	0.3247669	26,630.88
47	11/1/2040	345,000.00	5.000	82,000.00	-	427,000.00	0.3168493	135,294.64
48	5/1/2041			73,375.00	-	73,375.00	0.3091247	22,682.03
49	11/1/2041	360,000.00	5.000	73,375.00	-	433,375.00	0.3015885	130,700.91
50	5/1/2042			64,375.00	-	64,375.00	0.2942360	18,941.44
51	11/1/2042	380,000.00	5.000	64,375.00	-	444,375.00	0.2870627	127,563.49
52	5/1/2043			54,875.00	-	54,875.00	0.2800643	15,368.53
53	11/1/2043	395,000.00	5.000	54,875.00	-	449,875.00	0.2732366	122,922.30
54	5/1/2044			45,000.00	-	45,000.00	0.2665753	11,995.89
55	11/1/2044	415,000.00	5.000	45,000.00	-	460,000.00	0.2600763	119,635.12
56	5/1/2045			34,625.00	-	34,625.00	0.2537359	8,785.60
57	11/1/2045	440,000.00	5.000	34,625.00	-	474,625.00	0.2475500	117,493.41
58	5/1/2046			23,625.00	-	23,625.00	0.2415149	5,705.79
59	11/1/2046	460,000.00	5.000	23,625.00	-	483,625.00	0.2356269	113,955.07
60	5/1/2047			12,125.00	-	12,125.00	0.2298825	2,787.33
61	11/1/2047	485,000.00	5.000	12,125.00	-	497,125.00	0.2242781	111,494.27
		7,945,000.00		7,364,041.03	0.00	15,309,041.03		7,786,100.00

True Interest Cost (TIC)	4.9976951
Net Interest Cost (NIC)	4.9616721
Arbitrage Yield Limit (AYL)	4.8245794
Arbitrage Net Interest Cost (ANIC)	4.8568714

Face value of bond issue	\$7,945,000.00
Accrued interest (-)	
Original issue premium/discount (-)	\$0.00
Underwriter discount (-)	(\$158,900.00)
Lump-sum credit enhancements (-)	\$0.00
Other TIC costs (-)	
Bond surety fee (-)	N/A
= TIC Target	\$7,786,100.00

Reunion West Community Development District
Series 2017 Special Assessment Bonds
Unspent Proceeds Report
\$ 7,945,000.00

Dated: 07/19/2017
Delivered: 07/19/2017

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
07/19/2017	-1	N	COI	Bcg. Arbitrage Gross Proceeds		100.0000000			7,945,000.00
07/31/2017	2018	Y	COI		171,000.00	100.0000000		171,000.00	7,774,000.00
07/31/2017	2018	Y		Underwriter's Discount	158,900.00	100.0000000		158,900.00	7,615,100.00
08/08/2017	2018	Y	COI		5,275.00	100.0000000		5,275.00	7,609,825.00
08/23/2017	2018	Y		Construction	7,256,689.00	100.0000000		7,256,689.00	353,136.00
09/20/2017	2018	Y	COI		1,250.00	100.0000000		1,250.00	351,886.00
10/03/2017	2018	Y	COI		3,227.00	100.0000000		3,227.00	348,659.00
11/01/2017	2018	Y		Interest	94,036.00	100.0000000		94,036.00	254,623.00
02/23/2018	2018	Y		Construction	314.00	100.0000000		314.00	254,309.00
05/01/2018	2018	Y		Reserve	297.00	100.0000000		297.00	254,012.00
05/01/2018	2018	Y		Interest	48.00	100.0000000		48.00	253,964.00
05/01/2020	2020	Y		Reserve	3,831.00	100.0000000		3,831.00	250,133.00
					7,694,867.00		0.00	7,694,867.00	
First Investment Date.....							7/31/2017		
Calculation Date.....							6/30/2020		
Arbitrage Yield Limit (AYL).....							4.8245794		
Internal Rate of Return (IRR).....							0.3530500		

Reunion West Community Development District
Series 2017 Special Assessment Bonds
I.R.R. Report Via Purpose Expenditures
\$ 7,945,000.00

Dated: 07/19/2017
Delivered: 07/19/2017

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>		<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>	
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Description</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>
-1	07/19/2017		Beg. Arbitrage Gross Proceeds	0.0000000	(7,945,000.00)	100.000	1.0000000	(7,945,000.00)
2018	07/31/2017		COI	0.0666667	171,000.00	100.000	0.9998824	170,979.90
	07/31/2017		Underwriter's Discount	0.0666667	158,900.00	100.000	0.9998824	158,881.32
	08/08/2017		COI	0.1055556	5,275.00	100.000	0.9998138	5,274.02
	08/23/2017		Construction	0.1888889	7,256,689.00	100.000	0.9996669	7,254,271.89
	09/20/2017		COI	0.3388889	1,250.00	100.000	0.9994025	1,249.25
	10/03/2017		COI	0.4111111	3,227.00	100.000	0.9992752	3,224.66
	11/01/2017		Interest	0.5666667	94,036.00	100.000	0.9990011	93,942.06
	02/23/2018		Construction	1.1888889	314.00	100.000	0.9979054	313.34
	05/01/2018		Reserve	1.5666667	297.00	100.000	0.9972407	296.18
	05/01/2018		Interest	1.5666667	48.00	100.000	0.9972407	47.87
2020	05/01/2020		Reserve	5.5666667	3,831.00	100.000	0.9902301	3,793.57
99999	06/30/2020		Unspent Proceeds as of 06/30/2020	5.8944444	255,367.00	100.000	0.9896579	252,725.96
					5,234.00			0.02
						Arbitrage Yield Limit 4.8245794		
						Internal Rate of Return 0.3530500		
						Calculation Standard MSRB 30/360 SEMI 4/3		

The first part of the paper discusses the importance of understanding the cultural context of the research. It highlights the need for researchers to be sensitive to the values and beliefs of the communities they are studying. This is particularly important in the field of education, where cultural differences can significantly impact learning outcomes.

The second part of the paper focuses on the methodology used in the study. It describes the process of selecting participants, collecting data, and analyzing the results. The authors emphasize the importance of using a mixed-methods approach, which combines both quantitative and qualitative data to provide a more comprehensive understanding of the research topic.

The third part of the paper presents the findings of the study. It discusses the results of the quantitative analysis, which showed a significant positive correlation between the independent and dependent variables. The authors also discuss the results of the qualitative analysis, which provided valuable insights into the experiences and perspectives of the participants.

The final part of the paper discusses the implications of the findings for practice and policy. It suggests that the results of the study can be used to inform the development of educational programs and policies that are more culturally responsive and effective. The authors also discuss the limitations of the study and suggest areas for future research.

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
\$7,095,000
SPECIAL ASSESSMENT BONDS,
SERIES 2019
ARBITRAGE REBATE REQUIREMENT
APRIL 30, 2020**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
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July 2, 2020

Reunion West Community Development District
Osceola County, Florida

Re: \$7,095,000 Reunion West Community Development District (Osceola County, Florida), Special Assessment Bonds, Series 2019 (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, 2020 ("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 (\$80,964) for April 30, 2020. 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

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, 2020).

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 Bonds, Series 2019
Summary of Rebate Calculations
\$ 7,095,000.00

Dated: 05/30/2019
Delivered: 05/30/2019

<i>Anniversary Date.</i>	11/01/2019
<i>Future-Value Date.</i>	04/30/2020
<i>Arbitrage Yield Limit.</i>	4.6076871
<i>Total of Purpose Expenditures.</i>	\$6,494,910.00
<i>Internal Rate of Return.</i>	1.6931409
<i>90% of rebate liability.</i>	-\$72,868.01
<i>Full rebate liability.</i>	-\$80,964.45

Reunion West CDD
Special Assessment Bonds, Series 2019
Purpose Expenditures Future Value Report
\$ 7,095,000.00

Dated: 05/30/2019
Delivered: 05/30/2019
Future Valued To: 04/30/2020

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
5/30/2019	-1	COI	Beg. Arbitrage Gross Proceeds	1.8333333	-7,028,768.80	100.0000000	1.0426421	-7,328,490.02
5/30/2019	2020		COI	1.8333333	207,550.00	100.0000000	1.0426421	216,400.36
5/30/2019	2020		Underwriter's Discount	1.8333333	141,900.00	100.0000000	1.0426421	147,950.91
6/4/2019	2020		COI	1.8111111	5,375.00	100.0000000	1.0421145	5,601.37
8/29/2019	2020		Construction	1.3388889	3,922,101.00	100.0000000	1.0309657	4,043,551.66
10/15/2019	2020		Construction	1.0833333	1,381.00	100.0000000	1.0249821	1,415.50
11/1/2019	2020		Interest	0.9944444	132,329.00	100.0000000	1.0229090	135,360.52
12/26/2019	2020		Construction	0.6888889	2,076,074.00	100.0000000	1.0158146	2,108,906.30
1/10/2020	2020		Construction	0.6111111	7,000.00	100.0000000	1.0140166	7,098.12
2/19/2020	2020		Construction	0.3944444	1,200.00	100.0000000	1.0090248	1,210.83
4/30/2020	-1		Unspent Proceeds as of 04/30/2020	0.0000000	580,030.00	100.0000000	1.0000000	580,030.00
					46,171.20			-80,964.45
<i>Arbitrage Yield Limit (AYL)</i>					4.6076871			
<i>Internal Rate of Return (IRR)</i>					1.6931409			
<i>Future Valued To..</i>					4/30/2020			

Reunion West CDD
Special Assessment Bonds, Series 2019
A.Y.L. Verification Report
7,095,000.00

Dated: 05/30/2019
Delivered: 05/30/2019
FMS Bonds
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	11/01/2019			132,329.50	-	132,329.50	0.9810740	129,825.03
2	05/01/2020			157,743.73	-	157,743.73	0.9589806	151,273.17
3	11/01/2020			157,743.73	-	157,743.73	0.9373847	147,866.56
4	05/01/2021	120,000.00	3.750	157,743.73	-	277,743.73	0.9162751	254,489.67
5	11/01/2021			155,493.73	-	155,493.73	0.8956410	139,266.56
6	05/01/2022	125,000.00	3.750	155,493.73	-	280,493.73	0.8754715	245,564.26
7	11/01/2022			153,149.98	-	153,149.98	0.8557562	131,059.04
8	05/01/2023	130,000.00	3.750	153,149.98	-	283,149.98	0.8364849	236,850.68
9	11/01/2023			150,712.48	-	150,712.48	0.8176476	123,229.69
10	05/01/2024	135,000.00	3.750	150,712.48	-	285,712.48	0.7992345	228,351.26
11	11/01/2024			148,181.23	-	148,181.23	0.7812360	115,764.51
12	05/01/2025	140,000.00	4.000	148,181.23	-	288,181.23	0.7636429	220,067.54
13	11/01/2025			145,381.23	-	145,381.23	0.7464459	108,519.23
14	05/01/2026	145,000.00	4.000	145,381.23	-	290,381.23	0.7296362	211,872.67
15	11/01/2026			142,481.23	-	142,481.23	0.7132051	101,618.34
16	05/01/2027	150,000.00	4.000	142,481.23	-	292,481.23	0.6971440	203,901.54
17	11/01/2027			139,481.23	-	139,481.23	0.6814446	95,048.73
18	05/01/2028	155,000.00	4.000	139,481.23	-	294,481.23	0.6660987	196,153.57
19	11/01/2028			136,381.23	-	136,381.23	0.6510984	88,797.60
20	05/01/2029	165,000.00	4.000	136,381.23	-	301,381.23	0.6364359	191,809.85
21	11/01/2029			133,081.23	-	133,081.23	0.6221036	82,790.32
22	05/01/2030	170,000.00	4.000	133,081.23	-	303,081.23	0.6080941	184,301.91
23	11/01/2030			129,681.23	-	129,681.23	0.5944001	77,082.53
24	05/01/2031	180,000.00	4.500	129,681.23	-	309,681.23	0.5810144	179,929.25
25	11/01/2031			125,631.23	-	125,631.23	0.5679302	71,349.77
26	05/01/2032	185,000.00	4.500	125,631.23	-	310,631.23	0.5551406	172,444.01
27	11/01/2032			121,468.73	-	121,468.73	0.5426390	65,913.68
28	05/01/2033	195,000.00	4.500	121,468.73	-	316,468.73	0.5304190	167,861.03
29	11/01/2033			117,081.23	-	117,081.23	0.5184742	60,703.60
30	05/01/2034	205,000.00	4.500	117,081.23	-	322,081.23	0.5067983	163,230.24
31	11/01/2034			112,468.73	-	112,468.73	0.4953854	55,715.37
32	05/01/2035	210,000.00	4.500	112,468.73	-	322,468.73	0.4842296	156,148.89
33	11/01/2035			107,743.73	-	107,743.73	0.4733249	50,997.79
34	05/01/2036	220,000.00	4.500	107,743.73	-	327,743.73	0.4626658	151,635.81
35	11/01/2036			102,793.73	-	102,793.73	0.4522467	46,488.13
36	05/01/2037	235,000.00	4.500	102,793.73	-	337,793.73	0.4420623	149,325.88
37	11/01/2037			97,506.23	-	97,506.23	0.4321072	42,133.15
38	05/01/2038	245,000.00	4.500	97,506.23	-	342,506.23	0.4223763	144,666.53
39	11/01/2038			91,993.73	-	91,993.73	0.4128646	37,980.95
40	05/01/2039	255,000.00	4.500	91,993.73	-	346,993.73	0.4035670	140,035.23
41	11/01/2039			86,256.23	-	86,256.23	0.3944789	34,026.26

REUNION WE-2019-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/02/2020 | 14:17 | Rpt01h

Reunion West CDD
Special Assessment Bonds, Series 2019
A.Y.L. Verification Report
7,095,000.00

Dated: 05/30/2019
Delivered: 05/30/2019
FMS Bonds
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>
42	05/01/2040	265,000.00	4.625	86,256.23	-	351,256.23	0.3855953	135,442.77
43	11/01/2040			80,128.11	-	80,128.11	0.3769119	30,201.24
44	05/01/2041	280,000.00	4.625	80,128.11	-	360,128.11	0.3684240	132,679.83
45	11/01/2041			73,653.11	-	73,653.11	0.3601272	26,524.49
46	05/01/2042	290,000.00	4.625	73,653.11	-	363,653.11	0.3520173	128,012.18
47	11/01/2042			66,946.86	-	66,946.86	0.3440900	23,035.74
48	05/01/2043	305,000.00	4.625	66,946.86	-	371,946.86	0.3363412	125,101.06
49	11/01/2043			59,893.74	-	59,893.74	0.3287669	19,691.08
50	05/01/2044	320,000.00	4.625	59,893.74	-	379,893.74	0.3213632	122,083.88
51	11/01/2044			52,493.74	-	52,493.74	0.3141263	16,489.66
52	05/01/2045	335,000.00	4.625	52,493.74	-	387,493.74	0.3070522	118,980.82
53	11/01/2045			44,746.86	-	44,746.86	0.3001375	13,430.21
54	05/01/2046	350,000.00	4.625	44,746.86	-	394,746.86	0.2933786	115,810.27
55	11/01/2046			36,653.11	-	36,653.11	0.2867718	10,511.08
56	05/01/2047	370,000.00	4.625	36,653.11	-	406,653.11	0.2803138	113,990.48
57	11/01/2047			28,096.86	-	28,096.86	0.2740012	7,698.57
58	05/01/2048	385,000.00	4.625	28,096.86	-	413,096.86	0.2678308	110,640.08
59	11/01/2048			19,193.74	-	19,193.74	0.2617994	5,024.91
60	05/01/2049	405,000.00	4.625	19,193.74	-	424,193.74	0.2559038	108,552.78
61	11/01/2049			9,828.12	-	9,828.12	0.2501409	2,458.41
62	05/01/2050	425,000.00	4.625	9,828.12	-	434,828.12	0.2445078	106,318.88
		7,095,000.00		6,342,765.93	0.00	13,437,765.93		7,028,768.23

<i>True Interest Cost (TIC)</i>	4.7754885
<i>Net Interest Cost (NIC)</i>	4.6997414
<i>Arbitrage Yield Limit (AYL)</i>	4.6076871
<i>Arbitrage Net Interest Cost (ANIC)</i>	4.6471038

<i>Face value of bond Issue</i>	\$7,095,000.00
<i>Accrued interest (+)</i>	
<i>Original issue premium/discount (+)</i>	(\$66,231.20)
<i>Bond surety fee (-)</i>	\$0.00
<i>Lump-sum credit enhancements (-)</i>	\$0.00
<i>Other AYL costs (-)</i>	
<i>= AYL Target</i>	\$7,028,768.80

Reunion West CDD

Special Assessment Bonds, Series 2019

T.I.C. Verification Report (Regular)

7,095,000.00

MSRB 30/360 SEMI 4/3

FMS Bonds

Dated: 5/30/2019

Delivered: 5/30/2019

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/1/2019			132,329.50	-	132,329.50	0.9803995	129,735.78
2	5/1/2020			157,743.73	-	157,743.73	0.9575360	151,045.30
3	11/1/2020			157,743.73	-	157,743.73	0.9352057	147,522.83
4	5/1/2021	120,000.00	3.750	157,743.73	-	277,743.73	0.9133961	253,690.05
5	11/1/2021			155,493.73	-	155,493.73	0.8920952	138,715.21
6	5/1/2022	125,000.00	3.750	155,493.73	-	280,493.73	0.8712910	244,391.65
7	11/1/2022			153,149.98	-	153,149.98	0.8509719	130,326.34
8	5/1/2023	130,000.00	3.750	153,149.98	-	283,149.98	0.8311268	235,333.52
9	11/1/2023			150,712.48	-	150,712.48	0.8117444	122,340.01
10	5/1/2024	135,000.00	3.750	150,712.48	-	285,712.48	0.7928140	226,516.86
11	11/1/2024			148,181.23	-	148,181.23	0.7743251	114,740.45
12	5/1/2025	140,000.00	4.000	148,181.23	-	288,181.23	0.7562674	217,942.06
13	11/1/2025			145,381.23	-	145,381.23	0.7386308	107,383.05
14	5/1/2026	145,000.00	4.000	145,381.23	-	290,381.23	0.7214054	209,482.60
15	11/1/2026			142,481.23	-	142,481.23	0.7045818	100,389.69
16	5/1/2027	150,000.00	4.000	142,481.23	-	292,481.23	0.6881506	201,271.12
17	11/1/2027			139,481.23	-	139,481.23	0.6721025	93,745.68
18	5/1/2028	155,000.00	4.000	139,481.23	-	294,481.23	0.6564286	193,305.91
19	11/1/2028			136,381.23	-	136,381.23	0.6411203	87,436.78
20	5/1/2029	165,000.00	4.000	136,381.23	-	301,381.23	0.6261690	188,715.58
21	11/1/2029			133,081.23	-	133,081.23	0.6115664	81,388.00
22	5/1/2030	170,000.00	4.000	133,081.23	-	303,081.23	0.5973043	181,031.71
23	11/1/2030			129,681.23	-	129,681.23	0.5833748	75,652.76
24	5/1/2031	180,000.00	4.500	129,681.23	-	309,681.23	0.5697701	176,447.11
25	11/1/2031			125,631.23	-	125,631.23	0.5564827	69,911.61
26	5/1/2032	185,000.00	4.500	125,631.23	-	310,631.23	0.5435052	168,829.69
27	11/1/2032			121,468.73	-	121,468.73	0.5308303	64,479.29
28	5/1/2033	195,000.00	4.500	121,468.73	-	316,468.73	0.5184511	164,073.55
29	11/1/2033			117,081.23	-	117,081.23	0.5063605	59,285.31
30	5/1/2034	205,000.00	4.500	117,081.23	-	322,081.23	0.4945518	159,285.86
31	11/1/2034			112,468.73	-	112,468.73	0.4830186	54,324.49
32	5/1/2035	210,000.00	4.500	112,468.73	-	322,468.73	0.4717543	152,126.01
33	11/1/2035			107,743.73	-	107,743.73	0.4607527	49,643.21
34	5/1/2036	220,000.00	4.500	107,743.73	-	327,743.73	0.4500077	147,487.19
35	11/1/2036			102,793.73	-	102,793.73	0.4395132	45,179.20
36	5/1/2037	235,000.00	4.500	102,793.73	-	337,793.73	0.4292635	145,002.52
37	11/1/2037			97,506.23	-	97,506.23	0.4192528	40,879.76
38	5/1/2038	245,000.00	4.500	97,506.23	-	342,506.23	0.4094756	140,247.94
39	11/1/2038			91,993.73	-	91,993.73	0.3999264	36,790.72
40	5/1/2039	255,000.00	4.500	91,993.73	-	346,993.73	0.3905998	135,535.70
41	11/1/2039			86,256.23	-	86,256.23	0.3814908	32,905.96

REUNION WE-2019-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/02/2020 | 14:18 | Rpt01a

Grau & Associates

Grau & Associates CPAs

Reunion West CDD

Special Assessment Bonds, Series 2019

T.I.C. Verification Report (Regular)

7,095,000.00

2

MSRB 30/360 SEMI 4/3

FMS Bonds

Dated: 5/30/2019

Delivered: 5/30/2019

<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	5/1/2040	265,000.00	4.625	86,256.23	-	351,256.23	0.3725942	130,876.04
43	11/1/2040			80,128.11	-	80,128.11	0.3639051	29,159.03
44	5/1/2041	280,000.00	4.625	80,128.11	-	360,128.11	0.3554186	127,996.23
45	11/1/2041			73,653.11	-	73,653.11	0.3471300	25,567.21
46	5/1/2042	290,000.00	4.625	73,653.11	-	363,653.11	0.3390348	123,291.04
47	11/1/2042			66,946.86	-	66,946.86	0.3311283	22,168.00
48	5/1/2043	305,000.00	4.625	66,946.86	-	371,946.86	0.3234061	120,289.90
49	11/1/2043			59,893.74	-	59,893.74	0.3158641	18,918.28
50	5/1/2044	320,000.00	4.625	59,893.74	-	379,893.74	0.3084980	117,196.45
51	11/1/2044			52,493.74	-	52,493.74	0.3013036	15,816.55
52	5/1/2045	335,000.00	4.625	52,493.74	-	387,493.74	0.2942770	114,030.51
53	11/1/2045			44,746.86	-	44,746.86	0.2874143	12,860.89
54	5/1/2046	350,000.00	4.625	44,746.86	-	394,746.86	0.2807116	110,810.04
55	11/1/2046			36,653.11	-	36,653.11	0.2741653	10,049.01
56	5/1/2047	370,000.00	4.625	36,653.11	-	406,653.11	0.2677716	108,890.14
57	11/1/2047			28,096.86	-	28,096.86	0.2615270	7,348.09
58	5/1/2048	385,000.00	4.625	28,096.86	-	413,096.86	0.2554280	105,516.51
59	11/1/2048			19,193.74	-	19,193.74	0.2494713	4,788.29
60	5/1/2049	405,000.00	4.625	19,193.74	-	424,193.74	0.2436535	103,356.27
61	11/1/2049			9,828.12	-	9,828.12	0.2379713	2,338.81
62	5/1/2050	425,000.00	4.625	9,828.12	-	434,828.12	0.2324217	101,063.48
		7,095,000.00		6,342,765.93	0.00	13,437,765.93		6,886,868.78

<i>True Interest Cost (TIC)</i>	4.7754885
<i>Net Interest Cost (NIC)</i>	4.6997414
<i>Arbitrage Yield Limit (AYL)</i>	4.6076871
<i>Arbitrage Net Interest Cost (ANIC)</i>	4.6471038

<i>Face value of bond Issue</i>	\$7,095,000.00
<i>Accrued interest (-)</i>	
<i>Original issue premium/discount (+)</i>	(\$66,231.20)
<i>Underwriter discount (-)</i>	(\$141,900.00)
<i>Lump-sum credit enhancements (-)</i>	\$0.00
<i>Other TIC costs (-)</i>	
<i>Bond surety fee (-)</i>	N/A
<i>= TIC Target</i>	\$6,886,868.80

Reunion West CDD
Special Assessment Bonds, Series 2019
Unspent Proceeds Report
\$ 7,095,000.00

Dated: 05/30/2019
Delivered: 05/30/2019

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
05/30/2019	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			7,028,768.80
05/30/2019	2020	Y		COI	207,550.00	100.0000000		207,550.00	6,821,218.80
05/30/2019	2020	Y		Underwriter's Discount	141,900.00	100.0000000		141,900.00	6,679,318.80
06/04/2019	2020	Y		COI	5,375.00	100.0000000		5,375.00	6,673,943.80
08/29/2019	2020	Y		Construction	3,922,101.00	100.0000000		3,922,101.00	2,751,842.80
10/15/2019	2020	Y		Construction	1,381.00	100.0000000		1,381.00	2,750,461.80
11/01/2019	2020	Y		Interest	132,329.00	100.0000000		132,329.00	2,618,132.80
12/26/2019	2020	Y		Construction	2,076,074.00	100.0000000		2,076,074.00	542,058.80
01/10/2020	2020	Y		Construction	7,000.00	100.0000000		7,000.00	535,058.80
02/19/2020	2020	Y		Construction	1,200.00	100.0000000		1,200.00	533,858.80

6,494,910.00

0.00

6,494,910.00

First Investment Date.....	5/30/2019
Calculation Date.....	4/30/2020
Arbitrage Yield Limit (AYL).....	4.6076871
Internal Rate of Return (IRR).....	1.6931409

Reunion West CDD
Special Assessment Bonds, Series 2019
I.R.R. Report Via Purpose Expenditures
\$ 7,095,000.00

Dated: 05/30/2019
Delivered: 05/30/2019

Grp	Trans	Fund		Day Count	Calculation Amt	Pool	** Internal Rate of Return **	
ID	Date	ID	Description	Factor	(Interest Earnings)	Pctg	PV Factor	PV Amt
-1	05/30/2019		Beg. Arbitrage Gross Proceeds	0.0000000	(7,028,768.80)	100.000	1.0000000	(7,028,768.80)
2020	05/30/2019		COI	0.0000000	207,550.00	100.000	1.0000000	207,550.00
	05/30/2019		Underwriter's Discount	0.0000000	141,900.00	100.000	1.0000000	141,900.00
	06/04/2019		COI	0.0222222	5,375.00	100.000	0.9998127	5,373.99
	08/29/2019		Construction	0.4944444	3,922,101.00	100.000	0.9958405	3,905,786.91
	10/15/2019		Construction	0.7500000	1,381.00	100.000	0.9936974	1,372.30
	11/01/2019		Interest	0.8388889	132,329.00	100.000	0.9929531	131,396.48
	12/26/2019		Construction	1.1444444	2,076,074.00	100.000	0.9903986	2,056,140.87
	01/10/2020		Construction	1.2222222	7,000.00	100.000	0.9897495	6,928.25
	02/19/2020		Construction	1.4388889	1,200.00	100.000	0.9879433	1,185.53
99999	04/30/2020		Unspent Proceeds as of 04/30/2020	1.8333333	580,030.00	100.000	0.9846637	571,134.48
					46,171.20			0.02
						4.6076871		
						1.6931409		
						MSRB 30/360 SEMI 4/3		