

*Reunion West Community
Development District*

Agenda

November 12, 2020

AGENDA

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

November 5, 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, November 12, 2020 at 12:30 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.**

Call-in Information for Attendees:

Dial-in Number: (267) 930-4000

Participate Code: 876-571

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oath of Office to Newly Elected Supervisors
 - B. Consideration of Resolution 2021-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Electing Officers
 - D. Consideration of Resolution 2021-02 Electing Officers
4. Approval of the Minutes of the October 8, 2020 Meeting
5. Consideration of Resolution 2021-03 Approving the Conveyance of Certain Parcels of Real Property
6. Consideration of Series 2019 Requisition #7
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
 - v. Presentation of Arbitrage Rebate Calculation Report
8. Other Business
9. Supervisor's Requests
10. Next Meeting Date
11. Adjournment

Immediately preceding the Board of Supervisors meeting will be a Landowners' Meeting of the Reunion West Community Development District.

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 Organizational Matters. Section A is the administration of the Oaths of Office to the newly elected supervisors. There is no back-up material. Section B is the consideration of Resolution 2021-01 canvassing and certifying the results of the landowners' election. A copy of the Resolution is enclosed for your review. Section C is the election of officers and Section D is the consideration of Resolution 2021-02 electing officers. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the October 8, 2020 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of Resolution 2021-03 approving the conveyance of the certain parcels of real property. A copy of the Resolution and supporting documentation is enclosed for your review.

The sixth order of business is the consideration of Series 2019 Requisition #7. A copy of the requisition and supporting invoice is enclosed for your review.

The seventh 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 presentation of the arbitrage rebate calculation report for the Series 2004 bonds. A copy of the report is enclosed for your review.

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

Sincerely,



George S. Flint
District Manager

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

Enclosures

MINUTES

SECTION III

SECTION B

RESOLUTION 2021-01

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNER'S ELECTION OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing three (3) supervisors for the District; and

WHEREAS, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners meeting was held on **November 12, 2020**, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

<u>Supervisor</u>	<u># of Votes</u>	<u>Terms</u>
_____	_____	4-Year Term
_____	_____	4-Year Term
_____	_____	2-Year Term

2. The terms of office shall commence immediately upon the adoption of this Resolution:

Adopted this 12th day of November, 2020.

Secretary/ Assistant Secretary

Chairman/Vice Chairman

SECTION D

RESOLUTION 2021-02

A RESOLUTION ELECTING OFFICERS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Reunion West Community Development District at a regular business meeting held on November 12, 2020 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
_____	Treasurer
_____	Assistant Treasurer
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 12TH DAY OF NOVEMBER, 2020.

Chairman / Vice Chairman

Secretary / Assistant Secretary

MINUTES

MINUTES OF MEETING
REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, October 8, 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
Alan Scheerer	Field Engineer
Jan Carpenter	District Counsel
Steve Boyd	District Engineer
John Cruz	CWS Security
Rob Stultz	Yellowstone Landscape

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.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: This is an opportunity for members of the public to provide comment on anything on the agenda or not on the agenda that you would like to bring to the Board's attention. If you want to speak, we ask that you state your name and address and limit your comments to 3 minutes. There is a "raise your hand" function that you will see. If you can click on that, it will alert us that you want to be recognized to speak. Vanessa Grewal, if you would like to go ahead and provide your comments to the Board.

Ms. Vanessa Grewal: Good afternoon, I am a full-time resident. I live in Bear's Den on the west side of Reunion. I wanted to raise the issue of speeding and safety again on Grand Traverse. I am really fearful that somebody is going to get injured or hurt out here. I don't know

if speed bumps are an option, but Grand Traverse Street is basically an open speedway right now, from past the Golf Course all the way up to the stop sign past me by the construction gates. If there is any doubt speak to security in here. I've had a security person out here, thankfully, for the last three nights at the gates of Bear's Den. This morning, for example, I've already reported the slingshots that is being rented right now, there was one overtaking a car and a golf cart, and there was head-on traffic coming the opposite way down the street. Tuesday evening, security was out trying to do their best, but I had to call police in because we were trying to cross Grand Traverse with our old dog, and a driver didn't even slow down as they approached us on the crosswalk. We had a flashlight, and they sped in between my family and my dog. We literally thought we were going to get hit. After that, there were two gentlemen who are visitors in here that tracked me down, but they were on a golf cart and asked me to stop making accusations, which security heard. This is not going to go away; as bigger houses are built down Grand Traverse; we have that component as well as Bear's Den. Trying to pull out of the construction gate, there is a blind spot to the left. There is more traffic in here now, as well as brand new construction being built on Grand Traverse itself. I just wanted to bring it to everyone's attention, because I am fearful that someone is going to get hurt. There was a car at the front of Bear's Den last night that mounted the curb at the main gates, so hopefully something can be done—speed bumps would be nice. Security is great but they can't be here all the time.

Mr. Flint: Thank you.

Mr. Greenstein: May I continue the dialogue here for a moment?

Mr. Flint: It's up to the Board, normally we take public comment and then address the items during the agenda meeting.

Mr. Greenstein: I would rather deal with it so that we don't have to remember what we said 15 minutes ago. Alan, refresh my memory. Where the crosswalk is from Bear's Den 18 to Bear's Den 17, there is a marked crosswalk there correct?

Mr. Scheerer: Yes sir. It's at the intersection of Grand Traverse and Tradition Boulevard.

Mr. Greenstein: What about closer to Nicholas Court? Vanessa, are you talking about crossing the street at the side entrance of Bear's Den, which is actually a construction entrance, correct?

Ms. Grewal: I am, I was on that the other night. We have made a decision that we are not going to walk down that street anymore. I am a full time resident and we don't even walk down Grand Traverse; it's the speeding traffic, the cars overtaking golf carts, it's the slingshots that are

in here right now, etc. I am just taking me crossing out of the equation. I'm just going to walk my dog another way, which is a shame because I am a full time resident in here and I can't do that.

Mr. Greenstein: Number one, we understand that there is a traffic control and speeding issue and we will keep working on it and look into more detail about what we can do. As far as going from one side of Bear's Den to the other, as more and more homes on 17 are occupied there will be more traffic. The dog park is across the street, so there will be more pedestrian traffic going from across Grand Traverse. That is why I'm asking about the designation of crosswalk, if we have signage alerting people to a crosswalk. Alan is shaking his head that we don't. So, we are going to take a look at that. The speeding control we will discuss further, but as far as enabling folks to safely cross the street I think that there is a need for some controlled pedestrian crossing, so we will take a look at that.

Mr. Scheerer: There is a designated cart path just down from Bear's Den heading towards Davenport Creek, but all the crosswalks along Grand Traverse Parkway are parallel to Grand Traverse. There are no designated pedestrian crosswalks, there's only designated golf crossings, so I can understand why that might be a problem.

Mr. Greenstein: It's a long stretch; this issue has been around for a while and we are going to have to take it up to the next level to figure out how to slow down traffic.

Mr. Flint: We qualify this every time these traffic issues come up, but the CDD does not have traffic regulatory authority and neither does security. If there are concerns about speeding the Osceola County Sheriff's Office is the one that would enforce the speeding issues. There's a traffic concern hotline that we will be posting on the CDD website.

Ms. Grewal: May I interject here? They cannot ticket anybody or anything unless they witness what went on?

Mr. Flint: Right, and it makes them aware of it so that they can get somebody out to patrol.

Mr. Chiste: It's very hard for us to control what people do as a Board here. We've got crossings throughout the property, but people will still drive crazy. You just have to catch them when you can. We've got them in the current development where I live in today.

Ms. Grewal: I understand that, I am just very fearful that something might happen. When you've got fast cars coming from a lot of the big houses.

Mr. Chiste: I don't think that the size of the house has anything to do with the speed of the cars.

Ms. Grewal: You're right, but often are renting big cars in here. I see it because my kitchen faces the street. Then you have one of those overtaking a golf cart or something. I just fear that something is going to happen.

Mr. Flint: I'm not downplaying the issue or your concern by any means. What I am saying is that the Board has some ability to address issues like traffic calming and we can put up speed limit signs that show the speed people are going, but when it comes to actually writing a ticket or enforcing towards people that are driving recklessly or exceeding the speed limit we have to rely on the local law enforcement, which is the Sheriff's office. This is a tough issue and I think that you have done the right thing by alerting the Board your concerns, and the Board can continue to work on that and hopefully we can take some steps going forward.

Ms. Carpenter: It's also a reminder to the residents to call the Sheriff's department because they have the authority. Yes, you can call security but the Sheriffs are really the ones who can ticket and see that there are constant problems. If a number of tickets get issued, the word will get around that it's an area where you need to comply with the speed limit.

Mr. Flint: We will work on that also, with the liaison with the Sheriff's office that we have communication with. We can continue to reach out to them and impress upon them the need for some additional patrols and enforcement.

Ms. Grewal: That would be great. As I've said, I've spoken to them and they can't ticket anyone unless they witness it but they can warn.

Mr. Flint: It looks like we have another hand raised. Mr. Staley, do you have any comments for the Board.

Mr. Staley: This is a question that perhaps you can address during the course of the meeting and apologies if you've already dealt with it previously, but could you give me a quick update on when the new "No Parking" signs will be installed?

Mr. Flint: We will cover that under the items list. Any other public comments? Hearing none, we will move on to the next item.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 10, 2020 Meeting

Mr. Flint: Did the Board have any additions, comments, or corrections on the September 10, 2020 minutes?

Mr. Greenstein: There's only one small correction at the bottom of page 4, second line from the bottom. It says "pile ons", and of course I was referring to pylons, but it would be easier

just to say “traffic cones”, and it’s also in the middle of my discussion on page 5, so just those two places.

Mr. Flint: Okay, Any other corrections? Hearing none,

On MOTION by Mr. Greenstein, seconded by Ms. Musser, with all in favor, the Minutes of the September 10, 2020 Meeting, were approved, as amended.

FOURTH ORDER OF BUSINESS

Discussion of Possible Reunion West CDD Amenity – Added

Mr. Flint: Mr. Greenstein asked if this item could be added for discussion purposes, and then we sent a map that shows the parcel in question. Tricia, do you want to put that up? Mark, I will turn it over to you.

Mr. Greenstein: Several months ago, probably in the fall, we had a discussion under “Other Supervisor’s Requests”, but we were finishing up some of the planning work and implementation work for the dog park and the people park on a parcel on the East side. I was aware of the fact that this area in red, which hopefully people could identify easily, it’s in Heritage Preserve. It’s where you make that turn and you start to go back into the property towards the mail kiosk area. On the right hand side as you’re coming into the property is a wooded area, and on either side of that area are home sites. That parcel is a little under an acre, but I talked about getting community input with ideas concerning development of that parcel as an amenity, whether it be a dog park, butterfly garden, or whatever people want to call it. I guess we just want to solicit interest from the community. I was thinking along the lines that we would develop a small survey that can be sent to the community from the HOA side, and then get some input so that we can have further discussion down the road as to what, if anything, should be done with that property.

Mr. Flint: The Board may be aware, in Reunion East when we were looking at the horse stables we sent out a questionnaire with some suggested uses and solicited responses from the community as far as what they would’ve like to have seen with that facility. I think Mark suggested maybe doing the same thing here. Is that correct?

Mr. Greenstein: Yes, the same approach as what we did with the stables.

Mr. Flint: Is the Board okay with the staff moving forward with that?

Mr. Chiste: Who’s the landowner?

Mr. Greenstein: CDD. Alan, am I correct in saying that’s the only significant dry parcel that we have that could be developed into an amenity?

Mr. Scheerer: Yes sir.

Mr. Greenstein: I really don't know if the community is going want something back there, but hopefully it would be something that would blend in with the rest of the community.

Mr. Chiste: Can somebody put the drawing up one more time? Is there a small house on Lot 65?

Mr. Scheerer: Yes, but Lot 68 is a big lot.

Mr. Chiste: But there is nothing on that yet, correct?

Mr. Scheerer: Correct, it's just green space right now.

Mr. Greenstein: Right now it is an undeveloped lot. Basically, considering the top of it facing North for argument's sake, the North side is a vacant lot.

Mr. Flint: There is actually an easement that attaches behind those lots to the storm water pond. Those 2 tracts that are on the backside of 68 and 71, and 72, that is actually CDD land as well.

Mr. Chiste: I'm just not sure if we'd get a lot a noise from a homeowner in 65 along with the lot owners directly across the street on those 3 parcels. It's definitely worth at least exploring.

Mr. Flint: That's part of the reason that we would want to do the survey, to solicit both positive and negative.

Mr. Greenstein: I've heard too many times the observation that all the amenities are on the East side, and that the West side doesn't have any amenities. So, this is the one area that could have an amenity, but again, based on its location, there could be some folks who don't want us to do anything with the property. Or, we'd have to scale back and there would have to be a significant buffer next to the lots, and then only in the center of it would be an amenity, which would be far away enough from those lots. We will see what kind of input we get.

Mr. Scheerer: One person owns the 67, 68, and 69 lots and has combined them into one lot, so I'm just assuming that may be a very large home in the future.

Mr. Flint: Anything else from the Board on that item? Hearing none,

On MOTION by Mr. Chiste, seconded by Ms. Musser, with all in favor, a Questionnaire regarding the Possibility of a Reunion West CDD Amenity being sent from the Master Association E-mail List, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter: We don't have anything major this month. The only thing we have is we have a contact by an adjacent landowner asking about the possibility of joining the CDD. George and I are setting up a phone call with him, and if it is something he wants to proceed, we will have him come before the Board at the next meeting.

B. Engineer

Mr. Boyd: I've got one item to discuss. The mail kiosk construction is progressing and should be completed in about 2 weeks. They did contact me 2 days ago; I don't know if the Board is aware of this or not, but we did that design based on the available survey data we had in our record. We didn't go out and commission a new survey of that area, so we were directing the contractor to grate the area to drain and form fit what needs to be done. They did discover one issue that needed some attention; as the sidewalk wraps around back into the parking and comes back into the mail kiosk, the grates were higher than the mail kiosk and would end up directing water into the mail kiosk. So, to hold that sidewalk down so that the water would shoot out into the street, they needed to add about 40 feet of 6 inch curb around the landscape that is being left in place. I discussed it with George and Alan, and we went ahead and directed them to proceed. It's a change order of \$2,043, and it my opinion that is reasonable for a change order and is required to finish it off like it needs to be. I wanted to bring that to your attention today, and hopefully there are no major concerns about that.

Mr. Greenstein: That sounds like the prudent thing to do. The only thing that I will mention is that the landscaping around the kiosk is slightly overgrown. From a security standpoint, you could have a gang of people hiding in those trees and bushes and they would never be identified. So, we need to thin it out as part of this project. I would think that is our parcel, so I assume its serviced by Yellowstone, correct?

Mr. Scheerer: I think that's actually being serviced by Kingwood. It is our parcel, yes.

Mr. Greenstein: Okay. Well, to me no one is doing anything with it because there's no trimming involved and it is just overgrown and everything is just blended into each other, so it's almost like a hedge. So, if we can just thin that out, that would be good.

Mr. Scheerer: We'll take care of it.

Mr. Greenstein: Do we need a motion for a change order? Or is it under 2500 so we're good?

Mr. Flint: I'd ask for a motion to ratify that action.

On MOTION by Mr. Greenstein, seconded by Ms. Musser, with all in favor, the Mail Kiosk Change Order totaling \$2,043, was ratified.

C. District Manager's Report

Mr. Flint: Before we do the Action Items, I just wanted to note a couple of things. One is the owner of the Encore Communities has turned the Reunion West POA over to the residents that occurred either late last week or early this week. I was contacted by David and the new POA president about meeting just to contemplate some efforts. The storm water system, the roads, the gates, like everywhere else in Reunion and those communities are intended to be CDD. There were some cleanup deeds and processes that would clean part of that up. For example, in one of the communities, half of the roads were in the CDD's name and the other half were in the developer or HOA. Those items are in the process of getting cleaned up. The reason that I am letting you know this is that we are going to get together with them up from a coordination standpoint, but there are some costs that are going to be coming that are not in the current budget to maintain the landscaping in those areas. We will also have to work through an arrangement similar to what we have for the rest of Reunion on the staffing of the guard houses, so that will all be coming to you in the near future. We also have the landowner election next month, November 12th, and that election is scheduled to start at 12:30 p.m., and then the Board meeting to commence after that. The start of the Board meeting itself may be delayed depending on how long the landowner election process takes. There are 3 seats up for election based on 1 vote per acre. We have sent out information to the community through the Master Association so that the residents are aware that the landowner election is coming up. We are probably going to be asking Reunion East if they would either move their meeting to later in the afternoon or to another day because right now there's a half hour between the start of West and the start of East, and we know that will not be enough time.

Mr. Chiste: Whose seats will be up for election?

Mr. Flint: It would be your seat Mr. Chiste, Mr. Burman's seat, and Ms. Musser's seat. In 2022, 2 seats will transition to general election because we have triggered the 250 registered voters. It's just the timing on meeting that 250 did not allow that transition to start in 2020, but instead 2022. In 2024, 2 more seats will transition, and then in 2026 the last seat will.

Mr. Chiste: And just to clarify, the meeting for next month will be an actual, non-virtual, non-Zoom meeting?

Mr. Flint: Yes, the Executive Order was extended through the end of October, but barring some major change we do not expect that it will be extended again.

i. Action Items List

Mr. Flint: Alan, we had a question about the signage about when it would be installed. Alan or Tricia, do you want to comment on that?

Mr. Scheerer: Fausnight Stripe and Line has been out a portion of the last week and again this week. They started off of Golden Bear installing survey stakes with an orange stripe and orange flagging tape marked "Sign" in the proposed locations where they are going to go. They are moving over to Grand Traverse, Desert Mountains, and the rest of the communities throughout the next week. The sign posts have been received and they are currently being cut to length and powder coated, and we hope to have those ready by next week. I believe that once they get done with the West, they will move over to the East and do the same thing. Tricia and I are going to get together with Fausnight and review the sign plan, so we hope that in the next couple of weeks we will have the signs in, ready to go, and installed. It's a bit of a lengthy process because the locates weren't very accurate out of the initial installation of signs on the East, so putting survey stakes will give them a pinpoint location as to where we need the locates done.

Mr. Flint: Anything else on the action items?

Mr. Greenstein: Alan, even though these are more ongoing administrative matters and they weren't put on the action items list, but it's good to inform everyone of what's going on. The exit gates and the signage at the Sinclair Road guard shack exit, can you explain what we are doing with that?

Mr. Scheerer: Just to give you an overview, security approached us about putting the exit gates within Reunion back in service. We had them all serviced and got them all back online and working well. I guess they have been having problems with people shooting into the community through the exit gates, so they wanted to close them. They approached me earlier in the week about adding some signage on the exit gates as you approach them, basically stating that these gates close after each vehicle and that management is not responsible for any damage. I did get with Fausnight Stripe and Line and within 24 hours they were here this morning at 7 a.m. We installed some temporary signage at all the manned gates, exit side only. They are on galvanized posts. As they come out to do the regular no parking signs, they will bring us some new sign posts that are more in line with what we use here at Reunion. We will look at the location of the signs before we put them in permanently, but there's just some warnings that there are gates here and

they will close after each vehicle. They just went in this morning, and Tyler was here at 7:00 a.m. with me, we laid them all out and they were all in within the hour. They are not concreted in, but if someone says anything about them not being on a decorative post that is why. They are just temporary until the new sign posts come in.

Mr. Greenstein: That is great immediate implementation. The other item I was thinking about is, going around the community we've had some input where there are some little patches and areas where sidewalks need to be extended.

Mr. Scheerer: Yes, Castle Pines at Grand Traverse is the most notable area. I am working with a contractor right now to get me a price to go ahead and grate those sidewalks and tie them into the existing sidewalk that is parallel to Grand Traverse. Right now, it's just Castle Pines that I can see on the West, and we are looking to get that done possibly next week. In line with that, if we are going through a couple of things is the monumentation on the West. We have lights now on the main entrance coming in off of Sinclair to Tradition. They are wiring in the new light at Heritage Preserve in the back off of Grand Traverse, and that should be done today. That will leave us with Golden Bear, Master's Landing, and Legend's Corner. The issue with those right now is trying to find a transformer that we can tap into. We are going to need a directional bore, but I am working with a company and they are working with the utility to make sure that we can tap into a couple of transformers and get power. We will need 2 new meters, one for each location because there are no meters in the area, so that will be just a little bit of time for us to take care of those 2 on Tradition Boulevard. Those will be the last 2 at the end of business today that need to be lit. They will be lit on both sides because they are double-sided signs.

Mr. Greenstein: That's great work Alan, thank you.

ii. Approval of Check Register

Mr. Flint: We have the approval of the check register for the month of September. Are there any questions on the check register? Hearing none.

On MOTION by Mr. Chiste, seconded by Mr. Greenstein, with all in favor, the Check Register for the Month of September, was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through August 31st. If there are any questions, we can discuss those. No action is required.

iv. Status of Direct Bill Assessments

Mr. Flint: You have the direct bill summary and everyone is paid and up to date for Fiscal Year 2020.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Is there anything else that the Board wants to discuss that is not on the agenda?

Mr. Greenstein: I think we are good.

EIGHTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting date is on November 12th at 12:30 p.m.

NINTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF CERTAIN PARCELS OF REAL PROPERTY TO THE DISTRICT; DELEGATING AUTHORITY TO THE CHAIRMAN AND VICE CHAIRMAN TO APPROVE AND EXECUTE ANY NECESSARY DOCUMENTS TO EFFECTUATE SUCH ACCEPTANCE ON BEHALF OF THE DISTRICT; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Reunion West Community Development District (the “District”) is a local unit of special-purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, Reunion West Development Partners LLLP (the “Developer”), is the owner of title to those certain parcels of real property in Osceola County, Florida and located within the boundaries of the District (collectively, the “Property”), as more particularly described in **Exhibit “A”** attached hereto; and

WHEREAS, it is in the best interest of the District to accept the conveyance of the Property, subject to the review of District Staff (which includes but is not limited to the District Engineer, District Counsel, and District Manager) and applicable District conveyance procedures; and

WHEREAS, the District desires to approve the conveyance of the Property, subject to District Staff review and standard District conveyance procedures, delegate authority to the Chairman or Vice Chairman to approve and execute any documents to effectuate such conveyance of the Property to the District, and to provide for severability, conflicts and an effective date.

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

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, Florida Statutes.

SECTION 3. APPROVAL OF CONVEYANCE OF THE PROPERTY AND SUBSTANTIALLY FINAL FORM OF CONVEYANCE DOCUMENTS. The District hereby approves the conveyance of the Property from the Developer to the District. The District hereby approves the substantially final form of the conveyance documents: Engineer's Certificate, Special Warranty Deed, Quit Claims Deeds, Agreement Regarding Taxes, and Owner's Affidavit, as attached as a combined **Exhibit "B"**.

SECTION 4. DELEGATING AUTHORITY TO CHAIRMAN AND VICE-CHAIRMAN TO APPROVE AND EXECUTE DOCUMENTS. The District hereby delegates authority to the District Chairman and Vice Chairman (the "Delegated Board Members") to approve the final form of the conveyance documents and execute any deeds and other documentation necessary or appropriate to effectuate the conveyance of the Property as contemplated herein. The execution of any such documentation by one of the Delegated Board Members shall be sufficient evidence of acceptance and approval by the District, without the need for further action by the District.

SECTION 5. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force or effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 6. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

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

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE TO RESOLUTION 2021-03

ATTEST:

REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT

Secretary

By: _____
Print: _____
Its: _____

EXHIBIT “A”

Legal Description of the Property

EXHIBIT “B”

Form of Conveyance Documents

Engineer’s Certificate, Special Warranty Deed, Quit Claim Deeds,
Agreement Regarding Taxes, and Owner’s Affidavit

CERTIFICATE OF DISTRICT ENGINEER

Conveyance from Master Developer to Reunion West Community Development District

I, **Steven N. Boyd, P.E.**, of Boyd Civil Engineering, Inc., a Florida corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida License No. 43225, with offices located at 6824 Hanging Moss Road, Orlando, Florida 32807 ("Boyd Engineering"), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Boyd Engineering, currently serve as District Engineer to the Reunion West Community Development District (the "District").

2. That the District proposes to accept from Reunion West Development Partners, LLLP, a Florida limited liability limited partnership, for ownership, operation and maintenance, certain parcels of real property described in Exhibit "A" attached hereto (the "Property"), as well as associated improvements made in, on, over and through the Property, including but not limited to those items of personal property listed on Exhibit "B" attached hereto and incorporated herein (collectively, the "Improvements").

3. That this certification (the "Certification") is provided in conjunction with, and in support of, the District's acceptance of the Property, and the District will rely on this Certificate for such purposes.

4. That the Improvements, to the extent they exist, were constructed, installed and/or completed, as appropriate, in general accordance with known plans, specifications and permits required and/or approved by any known governmental authorities, as applicable.

5. That such Property is properly permitted by the appropriate governmental entities, as applicable, and that copies of the plans, specifications and permits relating to the Property, if any, have been provided to Boyd Engineering are being held by Boyd Engineering as records of the District on its behalf.

6. That there are no existing easements, encroachments or other matters that will prevent the District from accessing, operating, maintaining or repairing the Property.

7. That the District's acquisition, ownership, operation and maintenance of the Property is consistent with existing plats depicting the Property, the District's prior acceptance and current ownership of other areas within the District of a similar nature and type, and is not inconsistent with the District's Engineer's Cost Report.

[Signature page to follow]

**SIGNATURE PAGE FOR
CERTIFICATE OF DISTRICT ENGINEER**

Conveyance from Master Developer to Reunion West Community Development District

DATED: _____, 2020.

Witness: _____

Print: _____

Steven N. Boyd, P.E.

Professional License No.: FL 43225

on behalf of the company,

Boyd Civil Engineering, Inc.

6824 Hanging Moss Road

Orlando, Florida 32807

Witness: _____

Print: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2020 by **STEVEN N. BOYD**, as President of Boyd Civil Engineering, Inc., a Florida corporation, on behalf of said corporation. Said person is [] personally known to me or [] has produced a valid driver's license as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

Legal Description of Real Property

TRACT B (PRIVATE RIGHT OF WAY), REUNION WEST PHASE 3 WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 59 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT D (LANDSCAPE), AND TRACT E (LANDSCAPE), REUNION WEST PHASE 3 WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 59 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT K (RIGHT OF WAY), REUNION WEST PHASE 1 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 104 THROUGH 109, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT Q (STORMWATER RETENTION AREA) AND TRACT R (STORMWATER RETENTION AREA), REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 75 THROUGH 82, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

EXHIBIT "B"

Improvements

The Improvements include the infrastructure improvements as depicted on the latest approved construction plans for the Property, which consist of all or a portion of the following:

1. Landscaping
2. Signage
3. Drainage Improvements
4. Stormwater Management System

along with all permits and work product relating to the Improvements, including, but not limited to, surveys, reports, and engineering, construction, landscaping and other plans and/or specifications.

AGREEMENT REGARDING TAXES

Conveyance from Reunion West Development Partners LLLP to Reunion West Community Development District

THIS AGREEMENT REGARDING TAXES ("Agreement") is entered into this _____ day of _____, 2020, by and between **REUNION WEST DEVELOPMENT PARTNERS LLLP**, a Florida limited liability limited partnership, whose address is One Town Center Rd., Suite 600, Boca Raton, FL 33486 ("Master Developer"), and the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services - Central Florida, LLC, whose offices are located at 135 W. Central Blvd., Suite 320, Orlando, FL 32801 ("District").

WITNESSETH

WHEREAS, Master Developer is the owner and developer of certain real property and public improvements associated with and located on Tract K, Reunion West Phase 1 East; Tracts R and Q, Reunion West Phase 1 West; and Tracts B, D and E, Reunion West Phase 3 West, as described in **Exhibit "A"** attached hereto and incorporated herein (the "Property"); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Master Developer has, simultaneously with the execution of this Agreement, conveyed the Property to the District by Special Warranty Deed and Bill of Sale; and

WHEREAS, all or a substantial portion of the real property already owned by the District is either exempt from ad-valorem taxes or have been given a minimal valuation by the Osceola County Property Appraiser because of the District's status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property from Developer to the District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable taxes and assessments on the Property.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2019 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2020.

4. District shall, within ten (10) days of receipt, forward to the Developer, at their address set forth above and by U.S. mail, any correspondence, notice or bill from the Osceola County Tax Collector relating to the Property for tax year 2020 that the District actually receives in its office.

5. Subsequent to the District's acceptance of the Property, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2020, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property.

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

[SIGNATURE PAGE BELOW]

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

WITNESSES:

X _____

Print: _____

X _____

Print: _____

**REUNION WEST DEVELOPMENT
PARTNERS LLLP**, a Florida limited liability
limited partnership

By: _____

Name: _____

Title: _____

ATTEST:

X _____

Print: _____

Title: Secretary/Asst. Secretary

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**,
a Florida community development district

By: _____

Print: _____

Title: _____

EXHIBIT "A"

Description of Real Property

TRACT B (PRIVATE RIGHT OF WAY), REUNION WEST PHASE 3 WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 59 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT D (LANDSCAPE), AND TRACT E (LANDSCAPE), REUNION WEST PHASE 3 WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 59 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT K (RIGHT OF WAY), REUNION WEST PHASE 1 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 104 THROUGH 109, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT Q (STORMWATER RETENTION AREA) AND TRACT R (STORMWATER RETENTION AREA), REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 75 THROUGH 82, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

OWNER'S AFFIDAVIT

Conveyance from Master Developer to Reunion West Community Development District

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared _____
("Affiant") as _____ of **REUNION WEST DEVELOPMENT PARTNERS
LLLP**, a Florida limited liability limited partnership, authorized to do business in Florida, whose
address is One Town Center Road, Suite 600, Boca Raton, Florida 33486 ("Owner"), who being
first duly sworn on oath says:

1. That Affiant knows of his or her own knowledge that the Owner is the owner in fee simple title in and to certain lands located in Osceola County, Florida, and to the associated public improvements therein, as more particularly described in **Exhibit "A"** attached hereto (collectively the "Property"), and that Affiant is _____ of the Owner, is making this Affidavit in that capacity only and that no recourse shall be made against Affiant individually.

2. That the Property is free and clear of all liens and encumbrances except for those matters set forth on those certain Commercial Ownership and Encumbrance Reports issued by First American Title Insurance Company under File Numbers 2037-4912845 dated August 27, 2020; 2037-4912854 dated August 26, 2020; and 2037-4912862 dated August 31, 2020 (each a "Title Report" and collectively, the "Title Reports").

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely to Owner.

4. That there have been no liens filed against the Property as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property either in the construction or repair of any of the improvements thereon, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or

improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Reunion West Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the conveyance of the Property to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property between the effective date of the Title Reports and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property.

10. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

/SIGNATURE APPEARS ON FOLLOWING PAGE/

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, 2020

Signed, sealed and delivered in our presence:

(Signature)

(Print Name)

(Signature)

(Print Name)

**REUNION WEST DEVELOPMENT
PARTNERS, LLLP**, a Florida limited liability
limited partnership

By: _____

Name: _____

Title: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence
or [] online notarization, this _____ day of _____, 2020, by _____,
as _____ of **REUNION WEST DEVELOPMENT
PARTNERS, LLLP**, a Florida limited liability limited partnership. He or she [] is personally
known to me, or [] produced _____ as identification.

Print Name: _____

Notary Public-State of: _____

County of: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT "A"

Description of Property

TRACT B (PRIVATE RIGHT OF WAY), REUNION WEST PHASE 3 WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 59 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT D (LANDSCAPE), AND **TRACT E** (LANDSCAPE), REUNION WEST PHASE 3 WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 59 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT K (RIGHT OF WAY), REUNION WEST PHASE 1 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 104 THROUGH 109, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT Q (STORMWATER RETENTION AREA) AND **TRACT R** (STORMWATER RETENTION AREA), REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 75 THROUGH 82, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

**PREPARED BY AND UPON RECORDING
PLEASE RETURN TO:**

Zelica M. Quigley, Esq.
Nelson Mullins Riley & Scarborough LLP
d/b/a Nelson Mullins Broad and Cassel
1905 NW Corporate Blvd., Suite 310
Boca Raton, Florida 33431

Parcel Nos.: 22-25-27-4926-0001-00B0;
22-25-27-4926-0001-00D0;
22-25-27-4926-0001-00E0;
23-25-27-4925-0001-00K0;
22-25-27-4924-0001-00R0; and
22-25-27-4924-0001-00Q0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the ____ day of _____, 2020, by **REUNION WEST DEVELOPMENT PARTNERS LLLP**, a Florida limited liability limited partnership ("**Grantor**"), whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486 and **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government, whose address is c/o Governmental Management Services Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 ("**Grantee**").

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain property located in Osceola County, Florida which is more particularly described on **Exhibit A** attached hereto ("**Property**").

Subject to ad valorem (real property) taxes and assessments for the year 2020 and subsequent years; all zoning and other governmental regulations; and all covenants, conditions, restrictions, easements, reservations, limitations and agreements of record, without intending to reimpose any of the foregoing.

TOGETHER with all the tenements, hereditaments, appurtenances and easements thereto belonging or in anywise appertaining.

And Grantor hereby warrants the title to said land and will defend the same against the claims of all persons claiming by, through or under the said Grantor, but none other.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed as of the date set forth above.

WITNESSES:

Print Name: _____

Print Name: _____

GRANTOR:

**REUNION WEST DEVELOPMENT
PARTNERS LLLP,**
a Florida limited liability limited
partnership

By: Reunion West Homebuilders, LLC,
a Florida limited liability company,
its general partner

By: _____
John Chiste, Vice President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this ____ day of _____, 2020, by John Chiste, as Vice President of Reunion West Homebuilders, LLC, a Florida limited liability company, the general partner of Reunion West Development Partners LLLP, a Florida limited liability limited partnership, who is personally known to me or who has produced a Florida driver's license as identification.

Notary Public State of Florida

EXHIBIT "A"

TRACT B (PRIVATE RIGHT OF WAY), REUNION WEST PHASE 3 WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 59 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT D (LANDSCAPE), AND TRACT E (LANDSCAPE), REUNION WEST PHASE 3 WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 59 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

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TRACT Q (STORMWATER RETENTION AREA) AND TRACT R (STORMWATER RETENTION AREA), REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 75 THROUGH 82, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PREPARED BY AND UPON RECORDING

PLEASE RETURN TO:

Zelica M. Quigley, Esq.
Nelson Mullins Riley & Scarborough LLP
d/b/a Nelson Mullins Broad and Cassel
1905 NW Corporate Blvd., Suite 310
Boca Raton, Florida 33431

Parcel No.: 22-25-27-4926-0001-00B0; 22-25-27-4926-0001-00D0;
22-25-27-4926-0001-00E0; 23-25-27-4925-0001-00K0;
22-25-27-4924-0001-00R0 and 22-25-27-4924-0001-00Q0

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made as of the _____ day of _____, 2020, by **REUNION WEST PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 1631 E Vine Street, Suite 300, Kissimmee, Florida 34744 ("**Grantor**"), to **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government, whose address is c/o Governmental Management Services Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 ("**Grantee**").

Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH, that the said Grantor for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand that the said Grantor has in and to the property situate, lying and being in the County of Osceola, State of Florida and described on **Exhibit "A"** attached hereto ("**Property**").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has executed this Quit-Claim Deed as of the date set forth above.

Signed, sealed and delivered
in the presence of:

GRANTOR:

**REUNION WEST PROPERTY OWNERS
ASSOCIATION, INC.**, a Florida not-for-
profit corporation

Print Name:_____

By:_____
Rick Feather, President

Print Name:_____

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

The foregoing Quit Claim Deed was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this _____ day of _____, 2020, by Rick Feather, as President of REUNION WEST PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of said corporation, and who () is personally known to me or () has produced _____ as identification.

Notary Public State of Florida

EXHIBIT "A"

TRACT B (PRIVATE RIGHT OF WAY), TRACT D (LANDSCAPE), AND TRACT E (LANDSCAPE), REUNION WEST PHASE 3 WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 59 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

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TRACT Q (STORMWATER RETENTION AREA) AND TRACT R (STORMWATER RETENTION AREA), REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 75 THROUGH 82, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PREPARED BY AND UPON RECORDING

PLEASE RETURN TO:

Zelica M. Quigley, Esq.
Nelson Mullins Riley & Scarborough LLP
d/b/a Nelson Mullins Broad and Cassel
1905 NW Corporate Blvd., Suite 310
Boca Raton, Florida 33431

Parcel No.: 22-25-27-4924-0001-00R0 and 22-25-27-4924-0001-00Q0

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made as of the _____ day of _____, 2020, by **REUNION WEST FAIRWAYS 17 AND 18 ASSOCIATION, INC.**, a Florida not-for-profit corporation, previously known as Reunion West Homeowners' Association, Inc., a Florida not-for-profit corporation, whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486 ("**Grantor**"), to **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government, whose address is c/o Government Management Services Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 ("**Grantee**").

Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH, that the said Grantor for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand that the said Grantor has in and to the property situate, lying and being in the County of Osceola, State of Florida and described on **Exhibit "A"** attached hereto ("**Property**").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has executed this Quit-Claim Deed as of the date set forth above.

Signed, sealed and delivered
in the presence of:

**REUNION WEST FAIRWAYS 17 AND
18 ASSOCIATION, INC.,**
a Florida non-for-profit corporation

Name: _____

By: _____
Rick Feather, President

Name: _____

STATE OF FLORIDA)
 :SS.
COUNTY OF)

The foregoing instruction was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this ____ day of _____ 2020, by Rick Feather, as President of Reunion West Fairways 17 and 18 Association, Inc., a not-for-profit Florida corporation, on behalf of said corporation. The foregoing person is personally known to me.

Notary Public State of Florida

EXHIBIT "A"

TRACT Q (STORMWATER RETENTION AREA) AND TRACT R (STORMWATER RETENTION AREA), REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 75 THROUGH 82, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PREPARED BY AND UPON RECORDING

PLEASE RETURN TO:

Zelica M. Quigley, Esq.
Nelson Mullins Riley & Scarborough LLP
d/b/a Nelson Mullins Broad and Cassel
1905 NW Corporate Blvd., Suite 310
Boca Raton, Florida 33431

Parcel No.: 22-25-27-4926-0001-00B0, 22-25-27-4926-0001-00D0;
23-25-27-4926-0001-00E0; 23-25-27-4925-0001-00K0;
22-25-27-4924-0001-00R0 and 22-25-27-4924-0001-00Q0

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made as of the _____ day of _____, 2020, by **REUNION WEST DEVELOPMENT PARTNERS LLLP**, a Florida limited liability limited partnership, whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486 ("**Grantor**"), to **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government, whose address is c/o Governmental Management Services Central Florida, LLC, 219 East Living Street, Orlando, Florida 32801 ("**Grantee**").

Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH, that the said Grantor for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand that the said Grantor has in and to the property situate, lying and being in the County of Osceola, State of Florida and described on **Exhibit "A"** attached hereto ("**Property**").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has executed this Quit-Claim Deed as of the date set forth above.

WITNESSES:

Print Name: _____

Print Name: _____

GRANTOR:

**REUNION WEST DEVELOPMENT
PARTNERS LLLP,**
a Florida limited liability limited
partnership

By: Reunion West Homebuilders, LLC,
a Florida limited liability company,
its general partner

By: _____
John Chiste, Vice President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this ____ day of _____, 2020, by John Chiste, as Vice President of Reunion West Homebuilders, LLC, a Florida limited liability company, the general partner of Reunion West Development Partners LLLP, a Florida limited liability limited partnership, who is personally known to me or who has produced a Florida driver's license as identification.

Notary Public State of Florida

EXHIBIT "A"

TRACT B (PRIVATE RIGHT OF WAY), REUNION WEST PHASE 3 WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 59 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT D (LANDSCAPE), AND TRACT E (LANDSCAPE), REUNION WEST PHASE 3 WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 59 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT K (RIGHT OF WAY), REUNION WEST PHASE 1 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 104 THROUGH 109, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT Q (STORMWATER RETENTION AREA) AND TRACT R (STORMWATER RETENTION AREA), REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 75 THROUGH 82, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PREPARED BY AND UPON RECORDING

PLEASE RETURN TO:

Zelica M. Quigley, Esq.
Nelson Mullins Riley & Scarborough LLP
d/b/a Nelson Mullins Broad and Cassel
1905 NW Corporate Blvd., Suite 310
Boca Raton, Florida 33431

Parcel No.: 23-25-27-4925-0001-00K0; 22-25-27-4924-0001-00R0;
22-25-27-4924-0001-00Q0; 22-25-27-4926-0001-00B0;
22-25-27-4926-0001-00D0; and 22-25-27-4926-0001-00E0

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made as of the _____ day of _____, 2020, by **REUNION WEST CLUB, LLC**, a Florida limited liability company, whose address is 7635 Fairfax Drive, Reunion, Florida 34747 (“**Grantor**”), to **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government, whose address is c/o Government Management Services Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“**Grantee**”).

Wherever used herein the terms “Grantor” and “Grantee” shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH, that the said Grantor for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand that the said Grantor has in and to the property situate, lying and being in the County of Osceola, State of Florida and described on **Exhibit “A”** attached hereto (“**Property**”).

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has executed this Quit-Claim Deed as of the date set forth above.

WITNESSES:

Print Name: _____

Print Name: _____

GRANTOR:

REUNION WEST CLUB LLC,
a Florida limited liability company

By: Reunion West I LLC,
a Florida limited liability company,
its sole member

By: _____
John Chiste, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this ____ day of _____, 2020, by John Chiste, as President of Reunion West I LLC, a Florida limited liability company, the sole member of Reunion West Club LLC, a Florida limited liability company, who is personally known to me or who has produced a Florida driver's license as identification.

Notary Public State of Florida

EXHIBIT "A"

TRACT K (RIGHT OF WAY), REUNION WEST PHASE 1 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 104 THROUGH 109, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

TRACT Q (STORMWATER RETENTION AREA) AND TRACT R (STORMWATER RETENTION AREA), REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 75 THROUGH 82, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

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AND

TRACT D (LANDSCAPE), AND TRACT E (LANDSCAPE), REUNION WEST PHASE 3 WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 59 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

BILL OF SALE ABSOLUTE AND AGREEMENT

Conveyance from Master Developer to Reunion West Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (the “**Agreement**”) is made as of this ____ day of _____, 2020, by and between **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “**District**”), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **REUNION WEST DEVELOPMENT PARTNERS LLLP**, a Florida limited liability limited partnership (hereinafter referred to as the “**Master Developer**”), whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486.

RECITALS:

WHEREAS, Master Developer owns certain public improvements and equipment, including landscaping, roadway and stormwater drainage system improvements associated with and located on those certain Tracts of real property within the boundaries of the District, as more fully described in **Exhibit “A”** attached hereto and incorporated herein by this reference (collectively, the “**Improvements**”); and

WHEREAS, both the Master Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements or to convey certain Improvements to other governments, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, the Master Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that the Master Developer, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt of which is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Master Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever.

3. All personal property described and conveyed herein is conveyed in “**AS IS**” condition without express or implied warranties of merchantability, fitness for use or other warranties not expressly stated herein.

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

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the said Master Developer has caused these presents to be executed on the day and year written below.

WITNESSES:

Signed, sealed and delivered in the presence of:

REUNION WEST DEVELOPMENT PARTNERS, LLLP, a Florida limited liability limited partnership

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2020, by _____, as _____ of **REUNION WEST DEVELOPMENT PARTNERS, LLLP**, a Florida limited liability limited partnership. He or she [] is personally known to me, or [] produced _____ as identification.

(NOTARY SEAL)

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT

Conveyance from Master Developer to Reunion West Community Development District

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

By: _____
Name: _____
Title: _____

WITNESS:

Signed, sealed and delivered in the
presence of:

Print Name: _____

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day by _____, as the _____ of the Board of Supervisors of the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, and was attested to by _____, as Secretary/Assistant Secretary of the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, both for and on behalf of the District. Said persons are ☐ personally known to me or ☐ have each produced _____ as identification.

(NOTARY SEAL)

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT "A"

List and Description of Improvements

All equipment, fixtures, landscaping and other improvements located upon or within:

TRACT B (PRIVATE RIGHT OF WAY), REUNION WEST PHASE 3 WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 59 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA;

AND

TRACT D (LANDSCAPE), AND TRACT E (LANDSCAPE), REUNION WEST PHASE 3 WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 59 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA;

AND

TRACT K (RIGHT OF WAY), REUNION WEST PHASE 1 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 104 THROUGH 109, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA;

AND

TRACT Q (STORMWATER RETENTION AREA) AND TRACT R (STORMWATER RETENTION AREA), REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 75 THROUGH 82, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA;

along with any and all permits and work product relating to such improvements, including but not limited to, surveys, reports, engineering, landscaping and other design plans and/or specifications.

SECTION VI

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

(Acquisition and Construction)

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

- (A) Requisition Number: **7**
- (B) Identify Assignment and Acquisition Agreement, if applicable:
- (C) Name of Payee pursuant to Assignment and Acquisition Agreement: **Governmental Management Services-CF, LLC**
- (D) Amount Payable: **\$3,500.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Invoice# 484 – FY2021 Construction Accounting Series 2019**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

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

The undersigned hereby certifies that:

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

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

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

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

REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

CONSULTING ENGINEER'S APPROVAL

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

Consulting Engineer

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 484**Invoice Date:** 10/26/20**Due Date:** 10/26/20**Case:****P.O. Number:****Bill To:**

Reunion West CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Construction Accounting Series 2019 Bonds - FY 2021		3,500.00	3,500.00
Please Wire Funds To: GMS-CF,LLC ABA 062005690 Account 0125331205 Contact Angela Dougal (865) 270-7875			
Total			\$3,500.00
Payments/Credits			\$0.00
Balance Due			\$3,500.00

SECTION VII

SECTION C

SECTION 1

Reunion East Community Development District

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
1	3/14/11	Irrigation Turnover	Kingwood / Carpenter	In Process	October 2020 Anticipating a written response from Kingwood's attorney regarding documentation request June 2020.
2	3/16/17	Allocation of 532 Costs	Carpenter	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/Carpenter	First Phase Implemented Second Phase Underway	No Parking Zones expanded 08.13.2020; Towing and towing enforcement agreements amended 09.09.20; No Parking Signs approved 09.09.20; No Parking signs installation underway November 2020.
4	2/13/20	Access to Reunion Village/Davenport Creek Bridge	Flint / Boyd	On Hold	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.
5	5/14/20	Amenity Status During Covid-19	Flint/Adams/Carl	Phase 3 Ongoing	As of 10.03.2020 all amenities except water fountains open per Phase 3 Reopening Guidelines.
6	5/14/20	Seven Eagles MSA	Flint/Carl	In Process	Kingwood cancelled MSA. Management transition scheduled November 30, 2020.
7	5/14/20	Golf Cart Community Status	Flint	Completed	PSA regarding golf carts on public roads released in October 2020.
8	7/9/20	Upgrade Terraces Sign Posts	Scheerer	In Process	Upgrade sign posts to decorative fluted posts with final. Sign Posts are on order November 2020.
9	8/13/20	Security / Technology Assessment	Adams / Dryburgh	In Process	OCSO met with Reunion Security 09.16.2020. Report presented to BOS in closed session 10.08.2020. Security Camera proposals to be reviewed by IT. Purchase NTE \$22K approved 10.08.2020. OCSO Traffic Hotline published on RECDD and RWCCDD websites 10.09.2020. Revised camera proposals to be presented 11.12.2020.
10	8/13/20	Entrance Monument at Spine Road	Scheerer / Goldstein	In Process	First proposal reviewed by BOS 10.08.2020; Alternative proposals are being solicited.

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
11	9/10/20	New Bond Issuance	Boyd / Carpenter / Flint / Bond Counsel	In Process	Resolution 2020-11 Authorizing District Staff / Bond Counsel to commence work approved 09.10.2020. Developer to retire Bond series 2015-1.2, & 3. Encore developing about 296 condos at Spectrum and 250 residences at Reunion Village (behind hospital parcel). Engineer's Report and Assessment Methodology on Agenda 11.12.2020
12	9/10/20	Secure Pool Access Gates	Cruz	In Process	Secure access gates so no one can reach over and unlock. Alternative solution is to install an exit only button nearby pool gates.
13	10/8/20	Intersection Improvements / Signalization of CR 532 / Reunion Blvd	Boyd / Greenstein	In Process	DE to review Nvision Development proposal and confer with County staff. DE will make recommendation and Chairman is delegated authority to sign off.
Reunion West Community Development District					
Item #	Meeting Assigned	Action Item	Assigned To	Status	Comments
1	2/21/19	Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd	In Process	All Terrain awarded the bid. Cost \$40,195. Construction started 09.21.20. Should be finished early November. Change order ratified at BOS meeting 10.08.2020.
2	NA	Exit Gates & Signage	Scheerer	Completed	To deter vehicles from entering the property using the exit gates on Sinclair Road, exit gate bars were reinstalled. Temporary sign posts installed "gates close as vehicles exit." Permanent sign posts to match community standard installed November 2020.
3	10/08/2020	Determine Recreational Use of 1 acre CDD parcel on Grand Traverse Parkway	Adams / Scheerer	In Process	Staff to administer preferred use survey via e mail distribution as first step.
4	NA	Sidewalk Extensions	Scheerer	Completed	Casile Pines should done October 2020.
5	NA	Lighting Monuments	Scheerer	In Process	Lights installed at most monuments completed as of 10.08.20. On Tradition Boulevard Masters Landing & Golden Bear pending directional bore and other details.
6	5/14/20	Street Parking Towaway Zones	Scheerer / Adams / Carpenter	In Process	Parking Rules Approved 08.13.2020. Towing and towing enforcement agreements and sign proposal approved 09.10.20. Sign installation is underway.

SECTION 2

Reunion West Community Development District

Summary of Check Register

October 1, 2020 to October 31, 2020

Fund	Date	Check No.'s		Amount
General Fund	10/1/20	1651	\$	600.00
	10/8/20	1652	\$	7,661.57
	10/14/20	1653-1655	\$	3,695.95
	10/21/20	1656-1658	\$	1,138.70
	10/28/20	1659-1660	\$	2,141.71
			\$	15,237.93
Replacement & Maintenance Fund	10/23/20	22	\$	31,159.50
			\$	31,159.50
Payroll	<u>October 2020</u>			
	David Burman	50492	\$	184.70
	Deborah Musser	50493	\$	184.70
	John Chiste	50494	\$	184.70
	Mark Greenstein	50495	\$	184.70
			\$	738.80
			\$	47,136.23

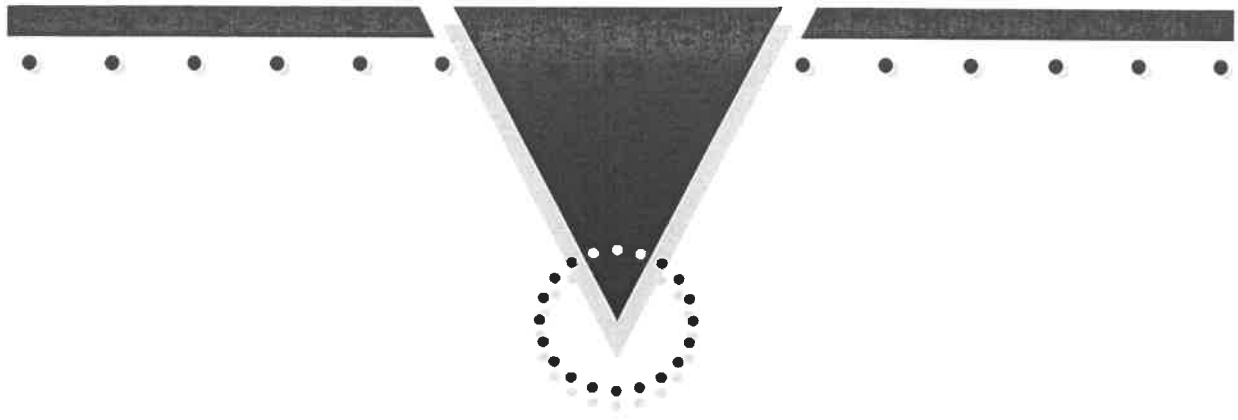
CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
10/01/20	00051	9/28/20	2765	202009 310-51300-31100		*	150.00	
		9/28/20	2766	202008 310-51300-31100		*	150.00	
		9/28/20	2766A	202009 310-51300-31100		*	300.00	
				PRE CONST MTG/PRMT DRAW				
				BOYD CIVIL ENGINEERING				600.00 001651
10/08/20	00020	10/01/20	482	202010 310-51300-34000		*	3,689.50	
				MANAGEMENT FEES OCT20				
		10/01/20	482	202010 310-51300-35100		*	183.33	
				INFORMATION TECH OCT20				
		10/01/20	482	202010 310-51300-31300		*	833.33	
				DISSEMINATION FEE OCT20				
		10/01/20	482	202010 310-51300-51000		*	15.45	
				OFFICE SUPPLIES				
		10/01/20	482	202010 310-51300-42000		*	19.51	
				POSTAGE				
		10/01/20	482	202010 310-51300-42500		*	73.95	
				COPIES				
		10/01/20	483	202010 320-53800-12000		*	2,846.50	
				FIELD MANAGEMENT OCT20				
				GOVERNMENTAL MANAGEMENT SERVICES				7,661.57 001652
10/14/20	00035	9/30/20	188786	202009 300-13100-10100		*	73.92	
				AQUATIC PLANT MGMT SEP20				
		9/30/20	188786	202009 320-53800-47000		*	58.08	
				AQUATIC PLANT MGMT SEP20				
				APPLIED AQUATIC MANAGEMENT, INC.				132.00 001653
10/14/20	00012	10/07/20	20198	202009 310-51300-31400		*	600.00	
				ARBITRAGE SERIES 2004				
				GRAU & ASSOCIATES				600.00 001654
10/14/20	00036	9/21/20	DUKE-DUK	202008 320-53800-43000		*	604.28	
				DUKE ENERGY #40845 34210				
		9/21/20	DUKE-DUK	202008 320-53800-43000		*	199.83	
				DUKE ENERGY #43303 35141				
		9/30/20	DUKE-DUK	202009 320-53800-43000		*	619.12	
				DUKE ENERGY #40845 34210				
		9/30/20	DUKE-DUK	202009 320-53800-43000		*	211.81	
				DUKE ENERGY #43303 35141				
		9/30/20	TOHO-TOH	202009 320-53800-43100		*	733.07	
				TOHO METER#62644093 SEP20				
		9/30/20	TOHO-TOH	202008 320-53800-43100		*	595.84	
				TOHO METER#62644093 AUG20				
				REUNION RESORT				2,963.95 001655
				REUW REUNION WEST				
				TVISCARRA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
10/21/20	00049	10/01/20	82882	202010	310-51300-54000				*	175.00	
			SPECIAL DISTRICT FEE-FY21								
10/21/20	00011	10/13/20	7-149-15	202010	310-51300-42000			DEPARTMENT OF ECONOMIC OPPORTUNITY	*	132.44	175.00 001656
			DELIVERY 10/03/20								
10/21/20	00005	9/30/20	25880675	202009	310-51300-48000			FEDEX	*	560.01	132.44 001657
			NOT.OF MEETING 09/10/20								
9/30/20			25880675	202009	310-51300-48000				*	271.25	
			NOT.OF FY21 MEETING DATES								
10/28/20	00011	10/20/20	7-156-14	202010	310-51300-42000			ORLANDO SENTINEL	*	26.71	831.26 001658
			DELIVERY 10/09/20								
10/28/20	00043	10/22/20	94312	202009	310-51300-31500			FEDEX	*	2,115.00	26.71 001659
			TOW AGREE/MGT/PRKG/CONVEY								
			LATHAM, LUNA, EDEN & BEAUDINE, LLP								2,115.00 001660
TOTAL FOR BANK A										15,237.93	
TOTAL FOR REGISTER										15,237.93	

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
10/23/20	00006	10/20/20	20-1949	202010	300-13100-10100					*	16,202.94	
			PART.BILL-PRK	IMPRV/SDWLK						*	14,956.56	
			PART.BILL-PRK	IMPRV/SDWLK								
									ALL TERRAIN TRACTOR SERVICE INC		31,159.50	000022
									TOTAL FOR BANK C		31,159.50	
									TOTAL FOR REGISTER		31,159.50	

REUW REUNION WEST TVISCARRA

SECTION 3



Reunion West
Community Development District

Unaudited Financial Reporting

September 30, 2020



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Replacement & Maintenance Income Statement</u>
4	<u>Debt Service Series 2004-1 Income Statement</u>
5	<u>Debt Service Series 2015 Income Statement</u>
6	<u>Debt Service Series 2016 Income Statement</u>
7	<u>Debt Service Series 2017 Income Statement</u>
8	<u>Debt Service Series 2019 Income Statement</u>
9	<u>Capital Projects Series 2015 Income Statement</u>
10	<u>Capital Projects Series 2016 Income Statement</u>
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13-14	<u>Month to Month</u>
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Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
September 30, 2020

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2020
ASSETS:					
CASH	\$613,337	\$339,043	---	---	\$952,379
CUSTODY ACCOUNT	\$2,872	---	---	---	\$2,872
STATE BOARD OF ADMINISTRATION	---	\$840,154	---	---	\$840,154
ASSESSMENT RECEIVABLE	\$8,223	---	\$19,487	---	\$27,710
DUE FROM REUNION EAST	\$11,358	---	---	---	\$11,358
DUE FROM GENERAL FUND	---	---	---	---	\$0
DUE FROM OTHER	\$76,958	---	---	---	\$76,958
PREPAID EXPENSES	\$40,456	---	---	---	\$40,456
INVESTMENTS					
SERIES 2004-1					
Reserve	---	---	\$669,007	---	\$669,007
Revenue	---	---	\$674,003	---	\$674,003
General Redemption	---	---	\$394	---	\$394
SERIES 2015					
Reserve	---	---	\$163,442	---	\$163,442
Revenue	---	---	\$164,569	---	\$164,569
Construction	---	---	---	\$5	\$5
SERIES 2016					
Reserve	---	---	\$275,201	---	\$275,201
Revenue	---	---	\$405,944	---	\$405,944
Prepayment	---	---	\$23	---	\$23
Construction	---	---	---	\$67	\$67
SERIES 2017					
Reserve	---	---	\$254,625	---	\$254,625
Revenue	---	---	\$365,570	---	\$365,570
Prepayment	---	---	\$1,870	---	\$1,870
Construction	---	---	---	\$610	\$610
SERIES 2019					
Reserve	---	---	\$326,484	---	\$326,484
Revenue	---	---	\$159,703	---	\$159,703
Interest	---	---	\$3,030	---	\$3,030
Construction	---	---	---	\$92,785	\$92,785
TOTAL ASSETS	\$753,204	\$1,179,197	\$3,483,353	\$93,468	\$5,509,221
LIABILITIES:					
ACCOUNTS PAYABLE	\$7,242	---	---	---	\$7,242
DUE TO REUNION EAST	\$81,293	\$100,467	---	---	\$181,760
DUE TO DEVELOPER	\$2,883	---	---	---	\$2,883
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	---	\$1,078,730	---	---	\$1,078,730
UNASSIGNED	\$661,785	---	---	---	\$661,785
RESTRICTED FOR DEBT 2004-1	---	---	\$1,352,853	---	\$1,352,853
RESTRICTED FOR DEBT 2015	---	---	\$330,330	---	\$330,330
RESTRICTED FOR DEBT 2016	---	---	\$684,985	---	\$684,985
RESTRICTED FOR DEBT 2017	---	---	\$625,665	---	\$625,665
RESTRICTED FOR DEBT 2019	---	---	\$489,520	---	\$489,520
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	---	---	---	\$92,785	\$92,785
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$753,204	\$1,179,197	\$3,483,353	\$93,468	\$5,509,221

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

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

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
Special Assessments - Tax Collector	\$1,163,411	\$1,163,411	\$1,186,613	\$23,202
Special Assessments - Direct	\$133,920	\$133,920	\$133,920	\$0
Interest	\$0	\$0	\$2	\$2
TOTAL REVENUES	\$1,297,331	\$1,297,331	\$1,320,536	\$23,205

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$12,000	\$12,000	\$7,000	\$5,000
FICA	\$918	\$918	\$536	\$383
Engineering	\$8,000	\$8,000	\$12,608	(\$4,608)
Attorney	\$20,000	\$20,000	\$12,223	\$7,777
Trustee Fee	\$21,000	\$21,000	\$16,163	\$4,837
Dissemination	\$10,000	\$10,000	\$10,350	(\$350)
Arbitrage	\$2,400	\$2,400	\$6,000	(\$3,600)
Collection Agent	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser Fee	\$500	\$500	\$392	\$108
Annual Audit	\$5,200	\$5,200	\$7,226	(\$2,026)
Management Fees	\$44,274	\$44,274	\$44,274	\$0
Information Technology	\$3,400	\$3,400	\$2,200	\$1,200
Telephone	\$300	\$300	\$20	\$280
Postage	\$1,200	\$1,200	\$1,485	(\$285)
Printing & Binding	\$1,600	\$1,600	\$475	\$1,125
Insurance	\$9,400	\$9,400	\$8,754	\$646
Legal Advertising	\$1,500	\$1,500	\$4,879	(\$3,379)
Other Current Charges	\$350	\$350	\$4,401	(\$4,051)
Office Supplies	\$300	\$300	\$172	\$128
Travel Per Diem	\$600	\$600	\$0	\$600
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$150,617	\$150,617	\$146,832	\$3,785

MAINTENANCE-SHARED EXPENSES:

Field Management	\$31,312	\$31,312	\$32,810	\$1,498
Facility Lease Agreement	\$17,980	\$17,980	\$16,482	\$1,498
Telephone	\$3,740	\$3,740	\$3,738	\$2
Electric	\$268,400	\$268,400	\$170,233	\$98,167
Water & Sewer	\$35,200	\$35,200	\$27,598	\$7,602
Gas	\$33,880	\$33,880	\$15,300	\$18,580
Pool and Fountain Maintenance	\$79,200	\$79,200	\$93,547	(\$14,347)
Environmental	\$4,400	\$4,400	\$3,384	\$1,016
Property Insurance	\$20,130	\$20,130	\$19,604	\$526
Irrigation Repairs	\$6,600	\$6,600	\$8,382	(\$1,782)
Landscape Contract	\$341,568	\$341,568	\$328,614	\$12,954
Landscape Contingency	\$22,000	\$22,000	\$14,110	\$7,890
Landscape Consulting	\$17,160	\$17,160	\$8,474	\$8,686
Gate and Gatehouse Expenses	\$14,080	\$14,080	\$11,628	\$2,452
Roadways/Sidewalks	\$22,000	\$22,000	\$5,670	\$16,330
Lighting	\$4,400	\$4,400	\$967	\$3,433
MSA Building Repairs	\$11,000	\$11,000	\$1,188	\$9,812
Pressure Washing	\$15,400	\$15,400	\$15,730	(\$330)
Maintenance (Inspections)	\$770	\$770	\$328	\$442
Repairs & Maintenance	\$8,800	\$8,800	\$2,855	\$5,945
Pest Control	\$319	\$319	\$0	\$319
Signage	\$3,520	\$3,520	\$20,831	(\$17,311)
Security	\$61,600	\$61,600	\$61,600	\$0
Parking Violation Tags	\$0	\$0	\$32	(\$32)

MAINTENANCE-DIRECT EXPENSES:

Irrigation System Operations	\$20,000	\$20,000	\$0	\$20,000
Contingency	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$103,255	\$103,255	\$103,255	\$0
TOTAL MAINTENANCE	\$1,146,714	\$1,146,714	\$966,358	\$180,356
TOTAL EXPENDITURES	\$1,297,331	\$1,297,331	\$1,113,191	\$184,140
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$207,345	\$0
FUND BALANCE - Beginning	\$0	\$0	\$454,440	\$0
FUND BALANCE - Ending	\$0	\$0	\$661,785	\$0

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
REVENUES:				
Transfer In - General Fund	\$103,255	\$103,255	\$103,255	\$0
Interest	\$10,000	\$10,000	\$12,978	\$2,978
TOTAL REVENUES	\$113,255	\$113,255	\$116,233	\$2,978
EXPENDITURES:				
Building Improvements	\$92,400	\$92,400	\$87,627	\$4,773
Fountain Improvements	\$11,000	\$11,000	\$0	\$11,000
Gate/Gatehouse Improvements	\$4,400	\$4,400	\$0	\$4,400
Landscape Improvements	\$110,000	\$110,000	\$39,766	\$70,234
Lighting Improvements	\$3,520	\$3,520	\$0	\$3,520
Monument Improvements	\$11,000	\$11,000	\$17,019	(\$6,019)
Pool Furniture	\$6,600	\$6,600	\$6,222	\$378
Pool Repair & Replacements	\$37,400	\$37,400	\$10,595	\$26,805
Roadways/Sidewalks Improvements	\$6,820	\$6,820	\$31,738	(\$24,918)
Signage	\$22,000	\$22,000	\$0	\$22,000
Contingency	\$0	\$0	\$39,836	(\$39,836)
TOTAL EXPENDITURES	\$305,140	\$305,140	\$232,802	\$72,338
EXCESS REVENUES (EXPENDITURES)	(\$191,885)		(\$116,569)	
FUND BALANCE - Beginning	\$1,138,890		\$1,195,299	
FUND BALANCE - Ending	\$947,005		\$1,078,730	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,336,719	\$1,336,719	\$1,363,493	\$26,774
Interest	\$500	\$500	\$13,223	\$12,723
TOTAL REVENUES	\$1,337,219	\$1,337,219	\$1,376,716	\$39,497
<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)		\$28,591	
FUND BALANCE - Beginning	\$643,623		\$1,324,262	
FUND BALANCE - Ending	\$632,717		\$1,352,853	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$326,875	\$334,588	\$7,713
Interest	\$100	\$100	\$2,545	\$2,445
TOTAL REVENUES	\$326,975	\$326,975	\$337,134	\$10,159
<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)		\$7,846	
FUND BALANCE - Beginning	\$155,168		\$322,484	
FUND BALANCE - Ending	\$152,856		\$330,330	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$549,750	\$549,750	\$550,720	\$970
Interest	\$0	\$0	\$4,257	\$4,257
TOTAL REVENUES	\$549,750	\$549,750	\$554,977	\$5,227
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$193,953	\$193,953	\$193,953	\$0
Prindpal 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		\$24,699	
FUND BALANCE - Beginning	\$383,954		\$660,286	
FUND BALANCE - Ending	\$403,426		\$684,985	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$509,250	\$509,250	\$519,547	\$10,297
Special Assessments - Prepayments	\$0	\$0	\$60,876	\$60,876
Interest	\$0	\$0	\$3,923	\$3,923
TOTAL REVENUES	\$509,250	\$509,250	\$584,346	\$75,096
EXPENDITURES:				
Interest Expense 11/01	\$182,900	\$182,900	\$182,900	\$0
Prindpal Expense 11/01	\$140,000	\$140,000	\$140,000	\$0
Interest Expense 05/01	\$180,450	\$180,450	\$180,450	\$0
Spedal Call 05/01	\$0	\$0	\$60,000	(\$60,000)
Interest Expense 08/03	\$0	\$0	\$63	(\$63)
Spedal Call 08/03	\$0	\$0	\$5,000	(\$5,000)
TOTAL EXPENDITURES	\$503,350	\$503,350	\$568,413	(\$65,063)
EXCESS REVENUES (EXPENDITURES)	\$5,900		\$15,933	
FUND BALANCE - Beginning	\$350,127		\$609,732	
FUND BALANCE - Ending	\$356,027		\$625,665	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$42,500	\$42,500	\$43,642	\$1,142
Special Assessments - Direct Billed	\$392,813	\$392,813	\$115,383	(\$277,430)
Interest	\$0	\$0	\$4,864	\$4,864
Transfer In	\$0	\$0	\$101	\$101
TOTAL REVENUES	\$435,313	\$435,313	\$163,991	(\$271,322)
<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	\$3,981	(\$3,981)
TOTAL EXPENDITURES	\$290,073	\$290,073	\$294,054	(\$3,981)
EXCESS REVENUES (EXPENDITURES)	\$145,240		(\$130,063)	
FUND BALANCE - Beginning	\$291,755		\$619,583	
FUND BALANCE - Ending	\$436,995		\$489,520	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED THRU 9/30/20	ACTUAL THRU 9/30/20	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 September 30, 2020

	ADOPTED BUDGET	PRORATED THRU 9/30/20	ACTUAL THRU 9/30/20	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 September 30, 2020

	ADOPTED BUDGET	PRORATED THRU 9/30/20	ACTUAL THRU 9/30/20	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 September 30, 2020

	ADOPTED BUDGET	PRORATED THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$10,109	\$10,109
TOTAL REVENUES	\$0	\$0	\$10,109	\$10,109
<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	\$3,880	\$3,880
TOTAL OTHER	\$0	\$0	\$3,880	\$3,880
EXCESS REVENUES (EXPENDITURES)	\$0		\$9,288	
FUND BALANCE - Beginning	\$0		\$83,497	
FUND BALANCE - Ending	\$0		\$92,785	

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	\$13	\$0	\$8,223	\$1,186,613
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	\$13	\$0	\$8,223	\$1,320,556
Expenses													
Supervisor Fees	\$800	\$0	\$800	\$800	\$0	\$600	\$0	\$800	\$800	\$800	\$800	\$800	\$7,000
FICA	\$61	\$0	\$61	\$61	\$0	\$46	\$0	\$61	\$61	\$61	\$61	\$61	\$536
Engineering	\$832	\$120	\$252	\$849	\$1,680	\$1,430	\$1,559	\$1,153	\$1,200	\$2,300	\$785	\$450	\$12,608
Attorney	\$1,306	\$446	\$520	\$919	\$946	\$1,423	\$75	\$967	\$2,171	\$790	\$545	\$2,115	\$12,223
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,364	\$8,081	\$0	\$3,717	\$0	\$16,163
Dissemination	\$833	\$833	\$833	\$833	\$833	\$1,083	\$833	\$833	\$833	\$833	\$933	\$833	\$10,350
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$1,200	\$1,200	\$0	\$600	\$6,000
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	\$1,500	\$3,000	\$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	\$3,690	\$3,690	\$3,690	\$44,274
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$2,200
Telephone	\$7	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20
Postage	\$141	\$130	\$129	\$137	\$51	\$177	\$28	\$43	\$187	\$160	\$146	\$157	\$1,485
Printing & Binding	\$36	\$50	\$3	\$53	\$68	\$15	\$53	\$2	\$18	\$61	\$44	\$72	\$475
Insurance	\$8,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,754
Legal Advertising	\$0	\$0	\$0	\$153	\$181	\$0	\$0	\$571	\$553	\$2,590	\$0	\$831	\$4,879
Other Current Charges	\$3,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,351	\$0	\$4,401
Office Supplies	\$16	\$16	\$15	\$15	\$16	\$15	\$16	\$0	\$3	\$15	\$30	\$15	\$172
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	\$12,683	\$12,286	\$9,808	\$146,832

Reunion West CDD
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Field Management	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$4,108	\$32,810
Facility Lease Agreement	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$0	\$16,482
Telephone	\$320	\$327	\$324	\$324	\$322	\$331	\$289	\$330	\$330	\$276	\$284	\$781	\$3,738
Electric	\$22,896	\$22,357	(\$56,620)	\$18,651	\$19,602	\$20,291	\$21,837	\$18,434	\$20,747	\$20,574	\$20,472	\$20,993	\$170,233
Water & Sewer	\$2,464	\$1,982	\$5,125	\$1,882	\$1,743	\$1,752	\$1,506	\$1,619	\$2,308	\$3,343	\$2,284	\$1,592	\$27,598
Gas	\$412	\$912	\$1,303	\$3,100	\$2,985	\$2,771	\$2,080	\$1,263	\$93	\$128	\$111	\$143	\$15,300
Pool and Fountain Maintenance	\$6,163	\$6,672	\$7,887	\$11,728	\$7,441	\$9,471	\$4,898	\$7,510	\$10,087	\$6,440	\$7,994	\$7,257	\$93,547
Environmental	\$115	\$115	\$616	\$115	\$616	\$115	\$616	\$115	\$115	\$115	\$616	\$115	\$3,384
Property Insurance	\$18,899	\$683	\$0	\$0	\$0	\$0	\$0	\$21	\$0	\$0	\$0	\$0	\$19,604
Irrigation Repairs	\$1,545	\$0	\$409	\$432	\$437	\$1,032	\$465	\$1,690	\$2,373	\$0	\$0	\$0	\$8,382
Landscape Contract	\$23,844	\$47,536	\$30,687	\$23,844	\$23,844	\$30,316	\$22,749	\$23,600	\$31,075	\$22,070	\$22,070	\$26,978	\$328,614
Landscape Contingency	\$5,332	\$0	\$2,332	\$0	\$0	\$0	\$264	\$0	\$1,569	\$0	\$4,613	\$0	\$14,110
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	\$942	\$1,488	\$838	\$3,835	\$11,628
Roadways/Sidewalks	\$301	\$0	\$0	\$0	\$218	\$602	\$2,167	\$0	\$729	\$1,396	\$0	\$257	\$5,670
Lighting	\$0	\$0	\$0	\$0	\$0	\$883	\$0	\$0	\$0	\$83	\$0	\$0	\$967
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	\$57	\$220	\$669	\$0	\$2,855
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	\$1,214	\$264	\$178	\$20,831
Security	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$61,600
Parking Violation Tags	\$0	\$0	\$0	\$0	\$12	\$0	\$0	\$0	\$0	\$0	\$20	\$0	\$32
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	\$10,026	\$78,584	\$186,283	\$84,040	\$67,226	\$65,171	\$79,735	\$66,588	\$69,476	\$70,871	\$966,358
Total Expenses	\$124,216	\$98,032	\$16,513	\$86,277	\$195,432	\$96,094	\$76,662	\$77,838	\$100,415	\$79,272	\$81,762	\$80,679	\$1,113,191
Excess Revenues (Expenditures)	(\$57,255)	\$27,556	\$617,824	(\$3,752)	(\$134,524)	(\$63,313)	\$36,158	(\$17,075)	\$35,202	(\$79,258)	(\$81,762)	(\$72,456)	\$207,345

**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	General Fund 29.68%	Debt Svc Fund 34.10%	Debt Svc Fund 8.37%	Debt Svc Fund 13.77%	Debt Svc Fund 12.99%	Debt Svc Fund 1.09%	Total 100%
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	\$ 21,657.74
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	\$ 401,543.23
12/16/19	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	\$ 1,744,976.51
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	\$ 1,977.86
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	\$ 390,607.95
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	\$ 146,254.29
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	\$ 18,178.91
1/21/20	ACH	\$ -	\$ -	\$ -	\$ 835.49	\$ 835.49	\$ 247.94	\$ 284.90	\$ 69.91	\$ 115.07	\$ 108.56	\$ 9.12	\$ 835.49
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	\$ 205,244.29
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	\$ 110,463.08
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	\$ 369,390.21
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	\$ 10,542.60
4/20/20	ACH	\$ -	\$ -	\$ -	\$ 242.87	\$ 242.87	\$ 72.07	\$ 82.82	\$ 20.32	\$ 33.45	\$ 31.56	\$ 2.65	\$ 242.87
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	\$ 90,527.31
5/12/20	ACH	\$ 1,439.60	\$ -	\$ 28.79	\$ -	\$ 1,410.81	\$ 418.67	\$ 481.08	\$ 118.05	\$ 194.31	\$ 183.31	\$ 15.40	\$ 1,410.81
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	\$ 55,420.63
6/9/20	ACH	\$ 1,468.42	\$ -	\$ 29.37	\$ -	\$ 1,439.05	\$ 427.05	\$ 490.70	\$ 120.41	\$ 198.20	\$ 186.98	\$ 15.71	\$ 1,439.05
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	\$ 400,136.86
7/17/20	ACH	\$ -	\$ -	\$ -	\$ 44.44	\$ 44.44	\$ 13.19	\$ 15.15	\$ 3.72	\$ 6.12	\$ 5.77	\$ 0.49	\$ 44.44
10/20/20	ACH	\$ 27,477.38	\$ -	\$ -	\$ 232.74	\$ 27,710.12	\$ 8,223.17	\$ 9,448.93	\$ 2,318.68	\$ 3,816.46	\$ 3,600.44	\$ 302.44	\$ 27,710.12
Totals		\$ 4,197,702.89	\$ 119,438.43	\$ 81,015.75	\$ 1,355.54	\$ 3,998,604.25	\$ 1,186,613.27	\$ 1,363,492.88	\$ 334,588.51	\$ 550,730.22	\$ 519,547.38	\$ 43,641.98	\$ 3,998,604.25

OFF ROLL ASSESSMENTS

REUNION WEST DEVELOPMENT PARTNERS, LLP										\$249,303.47	\$133,920.00	\$115,383.47
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES						
10/31/19	11/1/19	263366	\$ 182,345.47	\$ 182,343.47	\$ 66,960.00	\$ 115,383.47						
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	\$ 248,303.47	\$ 133,920.00	\$ 115,383.47						

SECTION 4

Reunion East/West CDD Direct Billed Assessments for FY 2021

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								
		Nov				\$113,330	\$0	\$113,330	
		Feb				\$56,665	\$0	\$56,665	
		May				\$56,665	\$0	\$56,665	
	Totals	Total	\$226,659	\$0	\$226,659	\$226,659	\$0	\$226,659	
	Orlando Reunion Development LLC								
	35-25-27-4885-PRCL-0C30								
		Nov	\$2,386	\$5,636	\$8,022	\$1,193	\$2,818	\$4,011	
		Feb				\$597	\$1,409	\$2,006	
		May				\$597	\$1,409	\$2,006	
		Total	\$2,386	\$5,636	\$8,022	\$2,386	\$5,636	\$8,022	
	EHO/SPECTRUM								
	11-1-15 Interest								
	27-25-27-2985-TRAC-FD20/FD30								
		Nov	\$117,704	\$509,285	\$626,989	\$191,589	\$552,829	\$744,418	
		Feb	\$219,504	\$596,373	\$815,877	\$95,794	\$276,415	\$372,209	
	34-25-27-4936-0001-FD10								
	34-25-27-4936-0001-								
	0010/0020/0050/0031								
	Commercial								
		May	\$45,969	\$0	\$45,969	\$95,794	\$276,415	\$372,209	
		Total	\$385,177	\$1,105,658	\$1,488,835	\$383,177	\$1,105,658	\$1,488,835	

SECTION 5

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
\$57,560,000, SERIES 2004, WHICH HAVE BEEN
TRIFURCATED INTO THE \$16,905,000, \$40,405,000, AND \$250,000
SPECIAL ASSESSMENT BONDS,
SERIES 2004-1, SERIES 2004-2, AND SERIES 2004-3
ARBITRAGE REBATE REQUIREMENT
JULY 31, 2020**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

September 17, 2020

Reunion West Community Development District
Osceola County, Florida

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

Reunion West Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended July 31, 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 (\$3,962,874) for July 31, 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 (July 31, 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
Special Assessment Bonds, Series 2004 -Trifurcated
Summary of Rebate Calculations
\$ 57,560,000.00

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

<i>Anniversary Date.</i>	11/01/2012
<i>Future-Value Date.</i>	07/31/2020
<i>Arbitrage Yield Limit.</i>	6.2513383
<i>Total of Purpose Expenditures.</i>	\$56,929,835.00
<i>Internal Rate of Return.</i>	0.0881271
<i>90% of rebate liability.</i>	-\$3,566,586.85
<i>Full rebate liability.</i>	-\$3,962,874.28

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

Dated: 08/01/2012
Delivered: 08/01/2012
Future Valued To: 07/31/2020

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
8/1/2012	-1	COI	Beg. Arbitrage Gross Proceeds	16.0000000	-57,560,000.00	100.0000000	1.6363209	-94,186,629.88
8/21/2012	0		Remed Exp	15.8888889	-759,574.00	100.0000000	1.6307346	-1,238,663.57
8/21/2012	0	COI		15.8888889	15,000.00	100.0000000	1.6307346	24,461.02
8/21/2012	0		Bond Trifurcation	15.8888889	44,715,452.00	100.0000000	1.6307346	72,919,032.83
8/22/2012	0	COI		15.8833333	35,000.00	100.0000000	1.6304557	57,065.95
8/27/2012	0	COI		15.8555556	62,291.00	100.0000000	1.6290624	101,475.92
8/28/2012	0	COI		15.8500000	37,025.00	100.0000000	1.6287839	60,305.72
10/4/2012	0		Reserve 2004-1	15.6500000	-5.00	100.0000000	1.6187885	-8.09
11/19/2012	0		Remed Exp	15.4000000	1,733.00	100.0000000	1.6063804	2,783.86
11/21/2012	0		Remed Exp	15.3888889	6,294.00	100.0000000	1.6058312	10,107.10
11/21/2012	0	COI		15.3888889	10,000.00	100.0000000	1.6058312	16,058.31
12/14/2012	0	COI		15.2611111	25,534.00	100.0000000	1.5995282	40,842.35
12/19/2012	0		Remed Exp	15.2333333	13,061.00	100.0000000	1.5981613	20,873.58
1/15/2013	0	COI		15.0888889	6,338.00	100.0000000	1.5910721	10,084.21
4/10/2013	0		Remed Exp	14.6166667	27,474.00	100.0000000	1.5681145	43,082.38
5/7/2013	0		Remed Exp	14.4666667	134,729.00	100.0000000	1.5608916	210,297.36
6/18/2013	0		Remed Exp	14.2388889	11,881.00	100.0000000	1.5499871	18,415.40
6/26/2013	0		Remed Exp	14.1944444	6,453.00	100.0000000	1.5478683	9,988.39
7/23/2013	0		Remed Exp	14.0444444	655.00	100.0000000	1.5407387	1,009.18
7/25/2013	0		Remed Exp	14.0333333	-16,544.00	100.0000000	1.5402119	-25,481.27
8/19/2013	0		Remed Exp	13.9000000	3,395.00	100.0000000	1.5339042	5,207.60
10/15/2013	0		Remed Exp	13.5888889	-58,570.00	100.0000000	1.5192865	-88,984.61
10/28/2013	0		Remed Exp	13.5166667	55,483.00	100.0000000	1.5159131	84,107.41
11/1/2013	0		Reserve 2004-1	13.5000000	1,071.00	100.0000000	1.5151357	1,622.71
11/6/2013	0		Remed Exp	13.4722222	20,150.00	100.0000000	1.5138409	30,503.89
11/19/2013	0		Remed Exp	13.4000000	22,276.00	100.0000000	1.5104795	33,647.44
12/9/2013	0		Remed Exp	13.2888889	120.00	100.0000000	1.5053228	180.64
12/19/2013	0		Remed Exp	13.2333333	7,547.00	100.0000000	1.5027511	11,341.26
12/26/2013	0		Remed Exp	13.1944444	15,925.00	100.0000000	1.5009535	23,902.68
1/31/2014	0		Remed Exp	13.0055556	-2,600.00	100.0000000	1.4922528	-3,879.86
4/25/2014	0		Remed Exp	12.5333333	9,425.00	100.0000000	1.4707210	13,861.55
5/1/2014	0		Reserve 2004-1	12.5000000	51.00	100.0000000	1.4692129	74.93
5/21/2014	0		Remed Exp	12.3888889	35,636.00	100.0000000	1.4641971	52,178.13
5/21/2014	0	COI		12.3888889	3,943.00	100.0000000	1.4641971	5,773.33
8/14/2014	2015		Remed Exp	11.9277778	22,137.00	100.0000000	1.4435638	31,956.17
8/20/2014	2015		Remed Exp	11.8944444	3,092.00	100.0000000	1.4420835	4,458.92
8/22/2014	2015		Remed Exp	11.8833333	9,890.00	100.0000000	1.4415905	14,257.33
11/3/2014	2015		Reserve 2004-1	11.4888889	75.00	100.0000000	1.4241950	106.81
11/20/2014	2015		Remed Exp	11.3944444	31,833.00	100.0000000	1.4200611	45,204.80
12/15/2014	2015		Remed Exp	11.2555556	19,589.00	100.0000000	1.4140036	27,698.92
12/26/2014	2015		Remed Exp	11.1944444	-4,754.00	100.0000000	1.4113466	-6,709.54
2/18/2015	2015		Remed Exp	10.9055556	14,250.00	100.0000000	1.3988533	19,933.66
4/14/2015	2015		Remed Exp	10.5944444	4,685.00	100.0000000	1.3855226	6,491.17
5/1/2015	2015		Reserve 2004-1	10.5000000	68.00	100.0000000	1.3815009	93.94
5/19/2015	2015		Construction	10.4000000	4,695,000.00	100.0000000	1.3772555	6,466,214.45

REUNIONW04T-2012-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 09/17/2020 | 12:9 | Rpt15a

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

Dated: 08/01/2012
Delivered: 08/01/2012
Future Valued To: 07/31/2020

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
5/21/2015	2015		Remed Exp	10.3888889	1,377.00	100.0000000	1.3767846	1,895.83
6/3/2015	2015		Remed Exp	10.3222222	9,405.00	100.0000000	1.3739625	12,922.12
6/16/2015	2015		Remed Exp	10.2500000	9,500.00	100.0000000	1.3709117	13,023.66
6/26/2015	2015		Construction	10.1944444	7,278,391.00	100.0000000	1.3685696	9,960,984.71
8/6/2015	2016		Remed Exp	9.9722222	-31.00	100.0000000	1.3592411	-42.14
8/14/2015	2016		Remed Exp	9.9277778	55,854.00	100.0000000	1.3573830	75,815.27
10/16/2015	2016		Remed Exp	9.5833333	17,493.00	100.0000000	1.3430689	23,494.30
3/21/2016	2016		Remed Exp	8.7222222	10,000.00	100.0000000	1.3079406	13,079.41
3/24/2016	2016		Remed Exp	8.7055556	14,380.00	100.0000000	1.3072698	18,798.54
3/24/2016	2016		Remed Exp	8.7055556	236,920.00	100.0000000	1.3072698	309,718.37
5/2/2016	2016		Reserve	8.4944444	11,022.00	100.0000000	1.2988032	14,315.41
5/5/2016	2016		Remed Exp	8.4777778	-7.00	100.0000000	1.2981372	-9.09
6/17/2016	2016		Remed Exp	8.2444444	13,569.00	100.0000000	1.2888479	17,488.38
5/1/2018	2018		Reserve	4.5000000	6,253.00	100.0000000	1.1485516	7,181.89
5/2/2018	2018		Reserve	4.4944444	718.00	100.0000000	1.1483552	824.52
6/4/2018	2018		Reserve	4.3166667	775.00	100.0000000	1.1420890	885.12
7/3/2018	2018		Reserve	4.1555556	805.00	100.0000000	1.1364397	914.83
8/2/2018	2019		Reserve	3.9944444	878.00	100.0000000	1.1308184	992.86
9/5/2018	2019		Reserve	3.8111111	887.00	100.0000000	1.1244555	997.39
10/2/2018	2019		Reserve	3.6611111	893.00	100.0000000	1.1192762	999.51
11/2/2018	2019		Reserve	3.4944444	1,012.00	100.0000000	1.1135493	1,126.91
12/4/2018	2019		Reserve	3.3166667	1,011.00	100.0000000	1.1074730	1,119.66
1/3/2019	2019		Reserve	3.1555556	1,092.00	100.0000000	1.1019950	1,203.38
2/4/2019	2019		Reserve	2.9833333	1,151.00	100.0000000	1.0961691	1,261.69
3/4/2019	2019		Reserve	2.8166667	1,044.00	100.0000000	1.0905605	1,138.55
4/2/2019	2019		Reserve	2.6611111	1,163.00	100.0000000	1.0853517	1,262.26
5/2/2019	2019		Reserve	2.4944444	1,132.00	100.0000000	1.0797984	1,222.33
6/4/2019	2019		Reserve	2.3166667	1,160.00	100.0000000	1.0739063	1,245.73
7/2/2019	2019		Reserve	2.1611111	1,122.00	100.0000000	1.0687770	1,199.17
8/1/2019	2020		Reserve	2.0000000	1,142.00	100.0000000	1.0634904	1,214.51
9/1/2019	2020		Reserve	1.8333333	1,131.00	100.0000000	1.0580490	1,196.65
10/1/2019	2020		Reserve	1.6666667	997.00	100.0000000	1.0526354	1,049.48
11/1/2019	2020		Reserve	1.5000000	1,012.00	100.0000000	1.0472495	1,059.82
12/1/2019	2020		Reserve	1.3333333	852.00	100.0000000	1.0418912	887.69
1/1/2020	2020		Reserve	1.1666667	754.00	100.0000000	1.0365603	781.57
2/1/2020	2020		Reserve	1.0000000	719.00	100.0000000	1.0312567	741.47
3/1/2020	2020		Reserve	0.8333333	653.00	100.0000000	1.0259802	669.97
4/1/2020	2020		Reserve	0.6666667	692.00	100.0000000	1.0207307	706.35
5/1/2020	2020		Reserve	0.5000000	389.00	100.0000000	1.0155081	395.03
6/1/2020	2020		Reserve	0.3333333	6.00	100.0000000	1.0103122	6.06
7/1/2020	2020		Reserve	0.1666667	5.00	100.0000000	1.0051429	5.03
7/31/2020	-1		Unspent Proceeds as of 07/31/2020	0.0000000	669,007.00	100.0000000	1.0000000	669,007.00

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

Dated: 08/01/2012
Delivered: 08/01/2012
Future Valued To: 07/31/2020

<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>
					38,842.00			-3,962,874.28
			<i>Arbitrage Yield Limit (AYL)</i>		6.2513383			
			<i>Internal Rate of Return (IRR)</i>		0.0881271			
			<i>Future Valued To.....</i>		7/31/2020			

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

A.Y.L. Verification Report

57,560,000.00

Dated: 08/01/2012

Delivered: 08/01/2012

MSRB 30/360 SEMI 4/3

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

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

Dated: 08/01/2012

Delivered: 08/01/2012

A.Y.L. Verification Report

MSRB 30/360 SEMI 4/3

57,560,000.00

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

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

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

Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
T.I.C. Verification Report (Regular)
57,560,000.00

1
MSRB 30/360 SEMI 4/3
Dated: 8/1/2012
Delivered: 8/1/2012

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

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

57,560,000.00

2
MSRB 30/360 SEMI 4/3

Dated: 8/1/2012

Delivered: 8/1/2012

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

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

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

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

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

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

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

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

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

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Reunion West Community Development District
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Unspent Proceeds Report
\$ 57,560,000.00

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

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
03/24/2016	2016	Y		Remed Exp	14,380.00	100.0000000		14,380.00	921,117.00
03/24/2016	2016	Y		Remed Exp	236,920.00	100.0000000		236,920.00	684,197.00
05/02/2016	2016	Y		Reserve	11,022.00	100.0000000		11,022.00	673,175.00
05/05/2016	2016	Y		Remed Exp	-7.00	100.0000000		-7.00	673,182.00
06/17/2016	2016	Y		Remed Exp	13,569.00	100.0000000		13,569.00	659,613.00
05/01/2018	2018	Y		Reserve	6,253.00	100.0000000		6,253.00	653,360.00
05/02/2018	2018	Y		Reserve	718.00	100.0000000		718.00	652,642.00
06/04/2018	2018	Y		Reserve	775.00	100.0000000		775.00	651,867.00
07/03/2018	2018	Y		Reserve	805.00	100.0000000		805.00	651,062.00
08/02/2018	2019	Y		Reserve	878.00	100.0000000		878.00	650,184.00
09/05/2018	2019	Y		Reserve	887.00	100.0000000		887.00	649,297.00
10/02/2018	2019	Y		Reserve	893.00	100.0000000		893.00	648,404.00
11/02/2018	2019	Y		Reserve	1,012.00	100.0000000		1,012.00	647,392.00
12/04/2018	2019	Y		Reserve	1,011.00	100.0000000		1,011.00	646,381.00
01/03/2019	2019	Y		Reserve	1,092.00	100.0000000		1,092.00	645,289.00
02/04/2019	2019	Y		Reserve	1,151.00	100.0000000		1,151.00	644,138.00
03/04/2019	2019	Y		Reserve	1,044.00	100.0000000		1,044.00	643,094.00
04/02/2019	2019	Y		Reserve	1,163.00	100.0000000		1,163.00	641,931.00
05/02/2019	2019	Y		Reserve	1,132.00	100.0000000		1,132.00	640,799.00
06/04/2019	2019	Y		Reserve	1,160.00	100.0000000		1,160.00	639,639.00
07/02/2019	2019	Y		Reserve	1,122.00	100.0000000		1,122.00	638,517.00
08/01/2019	2020	Y		Reserve	1,142.00	100.0000000		1,142.00	637,375.00
09/01/2019	2020	Y		Reserve	1,131.00	100.0000000		1,131.00	636,244.00
10/01/2019	2020	Y		Reserve	997.00	100.0000000		997.00	635,247.00
11/01/2019	2020	Y		Reserve	1,012.00	100.0000000		1,012.00	634,235.00

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

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

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
12/01/2019	2020	Y		Reserve	852.00	100.0000000		852.00	633,383.00
01/01/2020	2020	Y		Reserve	754.00	100.0000000		754.00	632,629.00
02/01/2020	2020	Y		Reserve	719.00	100.0000000		719.00	631,910.00
03/01/2020	2020	Y		Reserve	653.00	100.0000000		653.00	631,257.00
04/01/2020	2020	Y		Reserve	692.00	100.0000000		692.00	630,565.00
05/01/2020	2020	Y		Reserve	389.00	100.0000000		389.00	630,176.00
06/01/2020	2020	Y		Reserve	6.00	100.0000000		6.00	630,170.00
07/01/2020	2020	Y		Reserve	5.00	100.0000000		5.00	630,165.00
					56,929,835.00		0.00	56,929,835.00	

<i>First Investment Date</i>	8/21/2012
<i>Calculation Date</i>	7/31/2020
<i>Arbitrage Yield Limit (AYL)</i>	6.2513383
<i>Internal Rate of Return (IRR)</i>	0.0881271

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

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

I.R.R. Report Via Purpose Expenditures

\$ 57,560,000.00

Grp	Trans	Fund	Day Count	Calculation Amt	Pool	** Internal Rate of Return **
ID	Date	ID	Factor	(Interest Earnings)	Pctg	PV Factor
-1	08/01/2012					
		Beg. Arbitrage Gross Proceeds	0.0000000	(57,560,000.00)	100.000	1.0000000
0	08/21/2012	Bond Trifurcation	0.1111111	44,715,452.00	100.000	0.9999511
	08/21/2012	Remed Exp	0.1111111	(759,574.00)	100.000	0.9999511
	08/21/2012	COI	0.1111111	15,000.00	100.000	0.9999511
	08/22/2012	COI	0.1166667	35,000.00	100.000	0.9999486
	08/27/2012	COI	0.1444444	62,291.00	100.000	0.9999364
	08/28/2012	COI	0.1500000	37,025.00	100.000	0.9999339
	10/04/2012	Reserve 2004-1	0.3500000	(5.00)	100.000	0.9998458
	11/19/2012	Remed Exp	0.6000000	1,733.00	100.000	0.9997357
	11/21/2012	Remed Exp	0.6111111	6,294.00	100.000	0.9997308
	11/21/2012	COI	0.6111111	10,000.00	100.000	0.9997308
	12/14/2012	COI	0.7388889	25,534.00	100.000	0.9996745
	12/19/2012	Remed Exp	0.7666667	13,061.00	100.000	0.9996623
	01/15/2013	COI	0.9111111	6,338.00	100.000	0.9995987
	04/10/2013	Remed Exp	1.3833333	27,474.00	100.000	0.9993908
	05/07/2013	Remed Exp	1.5333333	134,729.00	100.000	0.9993247
	06/18/2013	Remed Exp	1.7611111	11,881.00	100.000	0.9992245
	06/26/2013	Remed Exp	1.8055556	6,453.00	100.000	0.9992049
	07/23/2013	Remed Exp	1.9555556	655.00	100.000	0.9991389
	07/25/2013	Remed Exp	1.9666667	(16,544.00)	100.000	0.9991340
	08/19/2013	Remed Exp	2.1000000	3,395.00	100.000	0.9990753
	10/15/2013	Remed Exp	2.4111111	(58,570.00)	100.000	0.9989384
	10/28/2013	Remed Exp	2.4833333	55,483.00	100.000	0.9989066
	11/01/2013	Reserve 2004-1	2.5000000	1,071.00	100.000	0.9988993
	11/06/2013	Remed Exp	2.5277778	20,150.00	100.000	0.9988870
	11/19/2013	Remed Exp	2.6000000	22,276.00	100.000	0.9988553
	12/09/2013	Remed Exp	2.7111111	120.00	100.000	0.9988064
	12/19/2013	Remed Exp	2.7666667	7,547.00	100.000	0.9987819
	12/26/2013	Remed Exp	2.8055556	15,925.00	100.000	0.9987648
	01/31/2014	Remed Exp	3.0000000	(2,600.00)	100.000	0.9986793
	04/25/2014	Remed Exp	3.4666667	9,425.00	100.000	0.9984740
	05/01/2014	Reserve 2004-1	3.5000000	51.00	100.000	0.9984593
	05/21/2014	Remed Exp	3.6111111	35,636.00	100.000	0.9984104
	05/21/2014	COI	3.6111111	3,943.00	100.000	0.9984104
2015	08/14/2014	Remed Exp	4.0722222	22,137.00	100.000	0.9982076
	08/20/2014	Remed Exp	4.1055556	3,092.00	100.000	0.9981930
	08/22/2014	Remed Exp	4.1166667	9,890.00	100.000	0.9981881
	11/03/2014	Reserve 2004-1	4.5111111	75.00	100.000	0.9980147
	11/20/2014	Remed Exp	4.6055556	31,833.00	100.000	0.9979731
	12/15/2014	Remed Exp	4.7444444	19,589.00	100.000	0.9979121
	12/26/2014	Remed Exp	4.8055556	(4,754.00)	100.000	0.9978852
	02/18/2015	Remed Exp	5.0944444	14,250.00	100.000	0.9977582
	04/14/2015	Remed Exp	5.4055556	4,685.00	100.000	0.9976215
	05/01/2015	Reserve 2004-1	5.5000000	68.00	100.000	0.9975800
	05/19/2015	Construction	5.6000000	4,695,000.00	100.000	0.9975360
	05/21/2015	Remed Exp	5.6111111	1,377.00	100.000	0.9975311
	06/03/2015	Remed Exp	5.6777778	9,405.00	100.000	0.9975018
	06/16/2015	Remed Exp	5.7500000	9,500.00	100.000	0.9974701
	06/26/2015	Construction	5.8055556	7,278,391.00	100.000	0.9974457
2016	08/06/2015	Remed Exp	6.0277778	(31.00)	100.000	0.9973481
	08/14/2015	Remed Exp	6.0722222	55,854.00	100.000	0.9973285

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

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

I.R.R. Report Via Purpose Expenditures

\$ 57,560,000.00

Grp	Trans	Fund	Day Count	Calculation Amt	Pool	** Internal Rate of Return **	
ID	Date	ID	Factor	(Interest Earnings)	Pctg	PV Factor	PV Amt
2016	10/16/2015	Remed Exp	6.4166667	17,493.00	100.000	0.9971772	17,443.62
	03/21/2016	Remed Exp	7.2777778	10,000.00	100.000	0.9967990	9,967.99
	03/24/2016	Remed Exp	7.2944444	14,380.00	100.000	0.9967917	14,333.86
	03/24/2016	Remed Exp	7.2944444	236,920.00	100.000	0.9967917	236,159.88
	05/02/2016	Reserve	7.5055556	11,022.00	100.000	0.9966990	10,985.62
	05/05/2016	Remed Exp	7.5222222	(7.00)	100.000	0.9966917	(6.98)
	06/17/2016	Remed Exp	7.7555556	13,569.00	100.000	0.9965892	13,522.72
2018	05/01/2018	Reserve	11.5000000	6,253.00	100.000	0.9949466	6,221.40
	05/02/2018	Reserve	11.5055556	718.00	100.000	0.9949442	714.37
	06/04/2018	Reserve	11.6833333	775.00	100.000	0.9948663	771.02
	07/03/2018	Reserve	11.8444444	805.00	100.000	0.9947957	800.81
2019	08/02/2018	Reserve	12.0055556	878.00	100.000	0.9947251	873.37
	09/05/2018	Reserve	12.1888889	887.00	100.000	0.9946447	882.25
	10/02/2018	Reserve	12.3388889	893.00	100.000	0.9945790	888.16
	11/02/2018	Reserve	12.5055556	1,012.00	100.000	0.9945060	1,006.44
	12/04/2018	Reserve	12.6833333	1,011.00	100.000	0.9944281	1,005.37
	01/03/2019	Reserve	12.8444444	1,092.00	100.000	0.9943575	1,085.84
	02/04/2019	Reserve	13.0166667	1,151.00	100.000	0.9942821	1,144.42
	03/04/2019	Reserve	13.1833333	1,044.00	100.000	0.9942091	1,037.95
	04/02/2019	Reserve	13.3388889	1,163.00	100.000	0.9941409	1,156.19
	05/02/2019	Reserve	13.5055556	1,132.00	100.000	0.9940679	1,125.28
	06/04/2019	Reserve	13.6833333	1,160.00	100.000	0.9939901	1,153.03
	07/02/2019	Reserve	13.8388889	1,122.00	100.000	0.9939220	1,115.18
2020	08/01/2019	Reserve	14.0000000	1,142.00	100.000	0.9938514	1,134.98
	09/01/2019	Reserve	14.1666667	1,131.00	100.000	0.9937785	1,123.96
	10/01/2019	Reserve	14.3333333	997.00	100.000	0.9937055	990.72
	11/01/2019	Reserve	14.5000000	1,012.00	100.000	0.9936325	1,005.56
	12/01/2019	Reserve	14.6666667	852.00	100.000	0.9935596	846.51
	01/01/2020	Reserve	14.8333333	754.00	100.000	0.9934866	749.09
	02/01/2020	Reserve	15.0000000	719.00	100.000	0.9934137	714.26
	03/01/2020	Reserve	15.1666667	653.00	100.000	0.9933408	648.65
	04/01/2020	Reserve	15.3333333	692.00	100.000	0.9932678	687.34
	05/01/2020	Reserve	15.5000000	389.00	100.000	0.9931949	386.35
	06/01/2020	Reserve	15.6666667	6.00	100.000	0.9931220	5.96
	07/01/2020	Reserve	15.8333333	5.00	100.000	0.9930491	4.97
99999	07/31/2020	Unspent Proceeds as of 07/31/2020	16.0000000	669,007.00	100.000	0.9929762	664,308.01
				38,842.00			0.00

Arbitrage Yield Limit 6.2513383
Internal Rate of Return 0.0881271
Calculation Standard MSRB 30/360 SEMI 4/3